



OFFICIAL PUBLIC NOTICE

MEETING OF THE COMMON COUNCIL

TUESDAY, JUNE 04, 2024 AT 6:30 PM

COUNCIL ROOM, MUNICIPAL BUILDING, 450 S. MAIN ST., RICHLAND CENTER, WI 53581 & VIRTUALLY

Virtual **TEAMS** Meeting: https://teams.microsoft.com/l/meetup-join/19%3ameeting_MGY3YjM5YjEtYjYyYy00YTJhLWE3ZDgtY2M2NWQ2ZmQ5ZmNh%40threa d.v2/0?context=%7b%22Tid%22%3a%2214038f70-880a-4544-99f2-5408da444e94%22%2c%22Oid%22%3a%22fb0e81c0-5c7b-4e02-8c4a-f5b1b85a6a80%22%7d

Meeting ID:
220 631 265 539

Passcode:
8KcE7M

AMENDED AGENDA

CALL TO ORDER - *Pledge of Allegiance; Roll Call for the meeting, determine whether a quorum is present; determine whether the meeting has been properly noticed.*

APPROVAL OF MINUTES - *Entertain a motion to waive the reading of the minutes of the last meeting in lieu of printed copies and approve said minutes or correct and approve said minutes.*

APPROVAL OF AGENDA

CITY AND UTILITY DEPARTMENT HEAD REPORTS AND CONCERNS

MAYOR AND ALDERPERSONS - *Committee/Commission/Board Reports and Comments and/or items to be discussed at a future meeting.*

TREASURER'S REPORT

- [1.](#) Treasurer's Report for the Month of May

PAYMENT OF BILLS

- [2.](#) Bills for June 4, 2024

FINANCE COMMITTEE RECOMMENDATIONS AND ACTION

- [3.](#) Resolution 2024-3 Declaring Official Intent to Reimburse Expenditures for Utility Infrastructure Improvements (Steve Krueger)
- [4.](#) Municipal Building Generator Purchase & Installation (*Scott Gald*)
- [5.](#) Purchase of New Leaf Vacuum (*Public Works*)
- [6.](#) Purchase of One Set of Lighted Crosswalk Signs (*Public Works*)
- [7.](#) Fund Allocation and Lease Agreement Regarding Hill Country Land Acquisition (*Glasbrenner*)

PUBLIC SAFETY COMMITTEE RECOMMENDATIONS AND ACTION

- [8.](#) Temporary Class B Picnic License from Greater Richland Area Chamber of Commerce for Saturday, June 15, 2024 for Taste of the Hills
- [9.](#) Chamber Picnic License - Taste of the Hills June 15, 2024
- [10.](#) Ordinance Amendment Regarding Parking

ITEMS FOR DISCUSSION AND ACTION

- [11.](#) Report on Phase 1 Environmental Site Assessment on Hill Country Properties being acquired by the City
- [12.](#) Blight Resolution 2024-4 and Municipal Exemption for Hill Country property purchase
- [13.](#) Consider Potential Amendment to Pedestrian Plan for 8th Street Project (*Public Works*)
- [14.](#) Municipal License Renewals
15. Liquor License Renewals
16. Committee & Codification Review - Initial Findings by City Attorney

17. Approval of Personnel Investigator

APPOINTMENTS TO COMMITTEES, COMMISSIONS, BOARDS AND CONFIRM APPOINTMENTS

PUBLIC COMMENT - *No Council action will be taken on any matter originating under this item.*

CLOSED SESSION

18. The Chair may entertain a motion to enter into closed session pursuant to Wis. Stat, Sec 19.85(1)(e) Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session. The Council will consider the investment of public funds.
19. Reconvene in open session pursuant to Wisconsin Stat, Sec 19.85(2) to vote on matters discussed during closed session. Roll call vote if motion is not unanimous.

ADJOURNMENT

Posted this 3rd day of June, 2024 by 5:30 PM.
Copy to the official newspaper the Richland Observer.

PLEASE NOTE: That upon reasonable notice, a minimum of 24 hours in advance, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service contact Ashley Oliphant, City Administrator at 450 S. Main St., Richland Center, WI. 53581 or call 608-647-3466. Notice is hereby given that the council members who are not members of this committee may attend this meeting so as to constitute a quorum of the city council. Any such council member attendance will be for information gathering, discussion, and/or related purposes and will not result in the direct decision making by the city council at the committee meeting. The City of Richland Center is an equal opportunity employer, provider, and lender.

CITY OF RICHLAND CENTER					
Utility Report - Month May 31, 2024					
	TREASURER BAL			TREASURER BAL	
FUNDS	BEG OF MONTH	RECEIPTS	TOTAL	DISBURSEMENTS	END OF MONTH
GARBAGE		21,287.63			
PUBLIC BENEFIT		3,421.01			
ELECTRIC UTILITY	459,305.57	745,293.81	1,229,308.02	720,295.78	\$ 509,012.24
WATER UTILITY	465,908.22	149,969.66	615,877.88	97,592.13	\$ 518,285.75
SEWER UTILITY	51,398.21	171,337.33	222,735.54	176,923.04	\$ 45,812.50
Fund	Total	Location	% Interest		
Electric	24,849.80	Community First	Variable .30		
Electric	156,151.09	State/LGIP	Variable 5.38		
Electric Replacement Fund	536,231.02	State/LGIP	Variable 5.38		
Electric Bond Fund	178,052.30	State/LGIP	Variable 5.38		
Electric	229,431.57	State/LGIP	Variable 5.38		
Electric - AMI	362,362.78	State/LGIP	Variable 5.38		
Total Electric	1,487,078.56				
Water	57,063.23	Community First	Variable .30		
Water	643,982.68	State/LGIP	Variable 5.38		
Water Replacement Fund	348,851.12	State/LGIP	Variable 5.38		
Water - Clean Wa Loan#8-2028	26,669.51	State/LGIP	Variable 5.38		
Water - Reservoir Loan#5-2039	32,073.62	State/LGIP	Variable 5.38		
Water - AMI	163,158.95	State/LGIP	Variable 5.38		
Water DNR Loan	10.00	Richland Co Bank			
Total Water	1,271,809.11				
WWTP	26,760.89	Community First	Variable .30		
WWTP Replacement Fund	1,850,465.83	State/LGIP	Variable 5.38		
WWTP	12,187.26	State/LGIP	Variable 5.38		
WWTP Bond Fund	51,088.44	State/LGIP	Variable 5.38		
USDA Reserve Acct	625,000.00	State/LGIP	Variable 5.38		
WWTP -RATE STABILIZATION	800,039.25	State/LGIP	Variable 5.38		
USDA 2015 Bond Fund	53,435.10	Richland Co Bank	Variable 0.25		
Total WWTP	3,418,976.77				
Unrestricted					
Electric	181,000.89				
Water	57,073.23				
WWTP	38,948.15				
TOTAL UNRESTRICTED FUNDS	277,022.27				
Restricted - Restricted Funds are for Projects, Bond Payments and Equipment Replacement					
Electric	1,306,077.67				
Water	1,214,735.88				
WWTP	3,380,028.62				
TOTAL RESTRICTED FUNDS	5,900,842.17				

Report Criteria:

Invoices with totals above \$0.00 included.

Only unpaid invoices included.

Vendor Name	Invoice Date	Description	GL Account and Title	Net Invoice Amount
05/09/2024				
05-09-2024 PW & PROP				
HOLIDAY WHOLESAL	04/16/2024	ACCT #702701-PARKS/GROUNDS	10-51850-520 BLDG-PROP/SUP	241.43
WALSH'S ACE HARDWAR	04/15/2024	ACCT #100567-PARKS DEPT	10-51850-440 BLDG-PROP/EQU	35.38
WALSH'S ACE HARDWAR	05/06/2024	ACCT #100567-PARKS DEPT	10-51850-440 BLDG-PROP/EQU	57.98
Total CITY GENERAL FUND:				334.79
05/21/2024				
(0)				
AFLAC	05/21/2024	AFLAC AFLAC AFTER TAX Pay Period: 5/17/20	10-22240-000 EMPLOYEE SHA	71.24
AFLAC	05/21/2024	AFLAC AFLAC PRE TAX Pay Period: 5/17/2024	10-22240-000 EMPLOYEE SHA	74.88
RICHLAND CENTER POLI	05/21/2024	UNION DUES POLICE UNION DUES Pay Perio	10-22410-000 POLICE DEPT UN	211.50
SECURIAN FINANCIAL G	05/21/2024	LIFE INSURANCE LIFE INSURANCE - SP/DEP	10-22230-000 EMPLOYEE SHA	13.60
SECURIAN FINANCIAL G	05/21/2024	LIFE INSURANCE LIFE INSURANCE Pay Peri	10-22230-000 EMPLOYEE SHA	114.46
SECURIAN FINANCIAL G	05/21/2024	LIFE INSURANCE LIFE INSURANCE Pay Peri	10-22230-000 EMPLOYEE SHA	147.40
WI Dept of EE Trust Funds	05/21/2024	WRS WRS Additional Pay Period: 5/17/2024	10-22200-000 EMPLOYEE SHA	70.00
WI Dept of EE Trust Funds	05/21/2024	WRS WRS RETIREMENT Pay Period: 5/17/202	10-22200-000 EMPLOYEE SHA	2,266.94
WI Dept of EE Trust Funds	05/21/2024	WRS WRS RETIREMENT Pay Period: 5/17/202	10-22200-000 EMPLOYEE SHA	2,266.94
WI Dept of EE Trust Funds	05/21/2024	WRS PROTECTIVE W/ SS Employee Pay Peri	10-22200-000 EMPLOYEE SHA	2,103.82
WI Dept of EE Trust Funds	05/21/2024	WRS PROTECTIVE W/ SS Employee Pay Peri	10-22200-000 EMPLOYEE SHA	4,366.16
WI DEPT OF REVENUE	05/21/2024	SWT TAXES STATE WITHHOLDING TAX Pay	10-22120-000 W/H TAXES-STAT	2,451.62
Total CITY GENERAL FUND:				14,158.56
SECURIAN FINANCIAL G	05/21/2024	LIFE INSURANCE LIFE INSURANCE - SP/DEP	20-22230-000 LIB EMPLOYEE S	2.40
SECURIAN FINANCIAL G	05/21/2024	LIFE INSURANCE LIFE INSURANCE Pay Peri	20-22230-000 LIB EMPLOYEE S	7.38
SECURIAN FINANCIAL G	05/21/2024	LIFE INSURANCE LIFE INSURANCE Pay Peri	20-22230-000 LIB EMPLOYEE S	10.18
WI Dept of EE Trust Funds	05/21/2024	WRS WRS RETIREMENT Pay Period: 5/17/202	20-22200-000 LIB EMPLOYEE S	395.03
WI Dept of EE Trust Funds	05/21/2024	WRS WRS RETIREMENT Pay Period: 5/17/202	20-22200-000 LIB EMPLOYEE S	395.03
WI DEPT OF REVENUE	05/21/2024	SWT TAXES STATE WITHHOLDING TAX Pay	20-22120-000 LIBRARY STATE	177.11
Total LIBRARY FUND:				987.13
05/23/2024				
05-23-2024 MANUALS				
A T & T MOBILITY	04/27/2024	ACCT #287327444101-ECON DEV	10-56500-300 ECON DEV/TELE	80.69
ALLIANT ENERGY/WPL	05/16/2024	ACCT #5572730000-HWY14 WALMART	10-54230-320 SIGNS/UTILITIES	15.92
FRONTIER	05/08/2024	ACCT #60864784960208235-LANDFILL	10-54500-300 LANDFILL/TELEP	105.42
FRONTIER	05/09/2024	ACCT #60864742370209235-AIRPORT FUEL F	10-54900-300 AIRPORT/TELEP	118.18
FRONTIER	05/09/2024	ACCT #60838309690209235-TERMINAL BLDG	10-54900-300 AIRPORT/TELEP	118.18
GENUINE TELECOM	05/20/2024	ACCT #20300-CLERK	10-51300-300 CLK TREAS/TELE	48.96
GENUINE TELECOM	05/20/2024	ACCT #20300-CLERK	10-51300-300 CLK TREAS/TELE	13.89
GENUINE TELECOM	05/20/2024	ACCT #20300-CLERK	10-51300-300 CLK TREAS/TELE	36.88
GENUINE TELECOM	05/20/2024	ACCT #20300-MAYOR	10-51200-300 MAYOR/TELEPH	35.38
GENUINE TELECOM	05/20/2024	ACCT #20300-ASSESSOR	10-51600-300 ASSESSOR/TELE	35.38
GENUINE TELECOM	05/20/2024	ACCT #20300-CLERK	10-51300-300 CLK TREAS/TELE	35.38
GENUINE TELECOM	05/20/2024	ACCT #20300-CITY DSL	10-51400-590 DATA PROC/DSL	213.00
GENUINE TELECOM	05/20/2024	ACCT #20300-BLDG INSPECTOR	10-52400-300 BLDG SFTY/TELE	36.88
GENUINE TELECOM	05/20/2024	ACCT #641500- PD	10-52100-300 POLICE/TELEPH	151.29
GENUINE TELECOM	05/20/2024	ACCT #73700-COMM CENTER	10-55200-300 COMM CTR/TELE	45.30
GENUINE TELECOM	05/20/2024	ACCT #73700-COMM CENTER	10-55200-300 COMM CTR/TELE	41.88
GENUINE TELECOM	05/20/2024	ACCT #73700-COMM CENTER	10-55200-300 COMM CTR/TELE	35.38

Vendor Name	Invoice Date	Description	GL Account and Title	Net Invoice Amount
GENUINE TELECOM	05/20/2024	ACCT #73700-CC ALARM	10-55200-565 COMM CTR/FIRE	36.88
GENUINE TELECOM	05/20/2024	ACCT #73700-COMM CENTER	10-55200-300 COMM CTR/TELE	36.88
GENUINE TELECOM	05/20/2024	ACCT #73700-COMM CENTER	10-55200-300 COMM CTR/TELE	117.00
GENUINE TELECOM	05/20/2024	ACCT #73700-PARK SHOP	10-51850-300 BLDG-PROP/TEL	5.00
GENUINE TELECOM	05/20/2024	ACCT #641600-STREET SHOP	10-54100-300 GARAGE/TELEPH	36.13
RHYME BUSINESS PROD	05/06/2024	LATE CHARGES	10-55200-480 COMM CTR/MAIN	45.09
RHYME BUSINESS PROD	05/06/2024	CITY COPIERS INV #36498760	10-51450-480 COPIER/MAINT A	1,372.80
WIL-KIL PEST CONTROL	05/09/2024	ACCT #131539-MUN BLDG	10-51800-560 MUN BLDG/CONT	67.38
Total CITY GENERAL FUND:				2,885.15

06/04/2024

06-04-2024 COUNCIL

ABT SWAYNE LAW LLC	05/28/2024	ATTORNEY FEES-ORDINANCE	10-51700-570 ATTORNEY/FEES	1,135.00
ABT SWAYNE LAW LLC	05/28/2024	ATTORNEY FEES-ECONOMIC DEVELOPMENT	10-51700-570 ATTORNEY/FEES	87.50
ABT SWAYNE LAW LLC	05/28/2024	ATTORNEY FEES-COMMON COUNCIL	10-51700-570 ATTORNEY/FEES	700.00
ABT SWAYNE LAW LLC	05/28/2024	ATTORNEY FEES-ADMINISTRATOR	10-51700-570 ATTORNEY/FEES	6,062.50
ALLIANT ENERGY/WPL	05/09/2024	ACCT #1036510000-HANGAR	10-54900-322 AIRPORT/HANGA	101.47
AMAZON CAPITAL SERVI	05/22/2024	CITY ACCT #A2D4H70ZB1JL0D-PD EQUIP	10-52100-430 POLICE/PRIORIT	93.95
AMAZON CAPITAL SERVI	05/29/2024	CITY ACCT #A2D4H70ZB1JL0D-PD EQUIP	10-52100-430 POLICE/PRIORIT	123.70
BONGIOVANNI, JUSTIN	05/21/2024	RESTITUTION CASE #2017-443A	10-21100-000 ACCOUNTS PAYA	31.00
CITY UTILITIES	05/08/2024	INV #5698-EMPLOYEE DRUG TEST	10-53200-390 DRUG-ALCL/MIS	2.30
CITY UTILITIES	05/08/2024	INV #5743 MAPPING LICENSE	10-51400-580 DATA PROC/PRO	661.25
COMMUNITY INSURANC	05/28/2024	JUL-DEC 2024 W/C-INV #15565	10-51500-260 INSURANCE/WO	29,570.50
COMPLETE OFFICE OF	05/09/2024	ACCT #16479-PD PAPER	10-52100-340 POLICE/OFFICE	197.50
COMPUTER DOCTORS L	05/20/2024	INV #6349 LICENSES	10-51400-580 DATA PROC/PRO	915.81
COMPUTER DOCTORS L	05/27/2024	INV #6366 GLASBRENNER LAPTOP	10-51400-560 DATA PROC/CON	187.50
EHLERS INC	05/08/2024	INV #97651-PANORAMA 2 & 3 PROFORMA	10-56400-290 TIF/CONSULTANT	750.00
EMERGENCY SERVICE M	05/29/2024	PAGING TO CELL PHONE FOR SRT-5 YR	10-52100-480 POLICE/MAINT A	355.00
FRONTIER	05/01/2024	ACCT #26200109181030985-RCPD	10-52100-300 POLICE/TELEPH	10.70
IOWA COUNTY EMERGE	05/20/2024	POLICE DEPT INV #20240430-11	10-52100-860 POLICE/ADMINIS	51.05
JELINEK, GRETCHEN	05/29/2024	MAY ASSESSOR PYMT-G JELINEK	10-51600-560 ASSESSOR/CON	1,665.00
KOELSCH, BEN	05/31/2024	MAY CABLE SPONSORSHIP	10-55600-390 CABLE TV/MISC	1,933.75
LAMAR COMPANIES	05/13/2024	CUST #830158-RC DIGITAL CAMPAIGN	10-56100-390 COMM DEV/MISC	500.00
LANDRETTI & COMPANY,	05/24/2024	EXPERT WITNESS-WALMART APPRAISAL	10-51700-570 ATTORNEY/FEES	10,500.00
PITNEY BOWES GLOBAL	05/11/2024	ACCT #0016680642-CITY OF RC	10-51300-330 CLK TREAS/POST	192.30
R A R	05/30/2024	DOG CONTRACT INV #127419	10-53300-560 DOG/CONTRACT	180.00
RHYME BUSINESS PROD	05/16/2024	POLICE COPIER INV #36574080	10-52100-480 POLICE/MAINT A	245.22
RHYME BUSINESS PROD	05/27/2024	COMMUNITY CENTER COPIER MO PAYMENT	10-55200-480 COMM CTR/MAIN	380.98
RICHLAND COUNTY AMB	05/30/2024	MAY AMBULANCE PAYMENT	10-52600-560 AMBULANCE/CO	9,590.00
RICHLAND COUNTY CLE	05/24/2024	1ST 1/2 2024 SYMONS PAYMENT	10-55500-470 SYMONS/MAINT-	27,246.03
RICHLAND ELECTRIC CO	05/02/2024	ACCT #667401-FLOODWARNING	10-56200-320 FLOODPLN/UTILI	45.67
RICHLAND FIRE DISTRIC	05/04/2024	FIRE CALL- INCIDENT #224061 HATFIELD	10-52300-905 FIRE DIST/CITY F	600.00
RICHLAND FIRE DISTRIC	05/26/2024	FIRE CALL- INCIDENT #224077 PASSAGES	10-52300-905 FIRE DIST/CITY F	300.00
RICHLAND FIRE DISTRIC	05/26/2024	FIRE CALL- INCIDENT 224076 HILLSIDE DEPO	10-52300-905 FIRE DIST/CITY F	300.00
RICHLAND FIRE DISTRIC	05/22/2024	FIRE CALL- INCIDENT #224075 HILLSIDE DEP	10-52300-905 FIRE DIST/CITY F	300.00
RICHLAND FIRE DISTRIC	05/12/2024	FIRE CALL- INCIDENT #224070 HILLSIDE DEP	10-52300-905 FIRE DIST/CITY F	300.00
RICHLAND HOSPITAL, IN	05/09/2024	APR LAB SERVICES-RC POLICE	10-52100-810 POLICE/ENFORC	270.00
RICHLAND SCHOOL DIST	05/29/2024	2024 MH PARK TAX-SCHOOL DIST	10-25300-000 SCHOOL DISTRIC	10,315.14
RODRIGUEZ, JOEL M	05/26/2024	INTERPRETOR SERV-J RODRIGUEZ	10-52100-810 POLICE/ENFORC	62.50
RUNNING, INC	05/09/2024	INV #29577-APR TAXI EXP	10-54800-950 TRANSIT/TAXI	27,655.80
RUNNING, INC	05/09/2024	INV #29577-DEC TAXI REV	10-54800-950 TRANSIT/TAXI	9,033.50
SOUTHWESTERN WI RE	03/31/2024	INV #841-Q1 2024 MUNICIPAL SERVICES	10-61000-920 OUTLAY/CLERK/T	14,630.00
TEPLEY, KARIN	05/22/2024	HIDE-A-KEY REIMB-K TEPLEY	10-51250-340 ADMIN/OFFICE S	5.99
TOWN & COUNTRY SANI	05/01/2024	ACCT #8735-GARBAGE	10-54600-560 GARBAGE/CONT	6,130.79
TOWN & COUNTRY SANI	05/01/2024	ACCT #8735-OPERATOR	10-54500-020 LANDFILL/TCS O	864.00
TOWN & COUNTRY SANI	05/01/2024	ACCT #8735-UW CAMPUS	10-54600-560 GARBAGE/CONT	344.00

Vendor Name	Invoice Date	Description	GL Account and Title	Net Invoice Amount
TOWN & COUNTRY SANI	05/01/2024	ACCT #8783-RECYCLING	10-54700-560 RECYCLING/CON	9,174.10
TOWN & COUNTRY SANI	05/01/2024	ACCT #8784-LANDFILL	10-54500-660 LANDFILL/TRANS	3,093.46
TRIGGS, SUSAN	04/26/2024	COPY REQUEST	10-51700-570 ATTORNEY/FEES	10.00
U S CELLULAR	05/10/2024	ACCT #854828109-FLOODWARNING	10-56200-300 FLOODPLN/TELE	81.02
VERIZON WIRELESS	05/21/2024	ACCT #283186952-00001 PD CELLS/MOBILE C	10-52100-300 POLICE/TELEPH	768.42
VIERBICHER ASSOCIATE	05/08/2024	INV #15-ZONING ADMINISTRATOR	10-52450-000 ZONING/REGULA	4,800.00
WALLACE, COOPER & EL	06/03/2024	INV #1221-FERRIS MOWER ADDITION	10-51500-270 INSURANCE/PRO	119.00
WE ENERGIES	05/08/2024	ACCT #070894498700001-STREET SHOP	10-54100-310 GARAGE/HEAT	61.54
WE ENERGIES	05/08/2024	ACCT #071031598000001-PARK SHOP	10-51850-310 BLDG-PROP/HEA	47.06
WE ENERGIES	05/08/2024	ACCT #070047605100005-COMM CENTER	10-55200-310 COMM CTR/HEAT	153.50
WE ENERGIES	05/08/2024	ACCT #070047605100001-RR DEPOT	10-51825-310 RR DEPOT/HEAT	35.64
WE ENERGIES	05/08/2024	ACCT #070047605100006-MUN BLDG	10-51800-310 MUN BLDG/HEAT	119.11
WE ENERGIES	05/08/2024	ACCT #070047605100003-A/C CONC	10-55410-310 AQUA CTR/HEAT	10.56
WE ENERGIES	05/08/2024	ACCT #070047605100002-A/C POOL	10-55410-310 AQUA CTR/HEAT	27.20
WE ENERGIES	05/08/2024	ACCT #070852515300001-MEYERS BLDG	10-55300-655 PARKS/SHELTER	69.75
WE ENERGIES	05/08/2024	ACCT #070014806400001-CEMETERY	10-51850-315 BLDG-PROP/CEM	30.27
WESTERN TECHNICAL C	05/02/2024	ACCT #O002523611-RC POLICE	10-52100-410 POLICE/TRAININ	41.52
WEX BANK	05/31/2024	POLICE ACCT #0496-00-916807-1	10-52100-500 POLICE/GASOLIN	2,392.74
WI DEPT OF JUSTICE-CR	05/24/2024	ACCT #G2489-PD BACKGROUND CHECK	10-52100-860 POLICE/ADMINIS	7.00
WICONNECT WIRELESS	06/01/2024	INV #212718-AIRPORT INTERNET	10-54900-300 AIRPORT/TELEP	59.99
Total CITY GENERAL FUND:				167,662.28
Grand Totals:				186,027.91

The bills presented on this day (excluding any Library Fund invoices) having been referred to the Finance and Budget Committee, and said committee having duly investigated and audited these bills, hereby make the following recommendation:

THAT THE CITY BILLS PRESENTED ON THIS DAY BE PAID, WITH THE FOLLOWING ADJUSTMENTS AND/OR EXCEPTIONS:

Dated: _____

Finance: _____

Filed in the office of the City Clerk/Treasurer

Vendor Name	Invoice Date	Description	GL Account and Title	Net Invoice Amount
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Report Criteria:

- Invoices with totals above \$0.00 included.
 - Only unpaid invoices included.
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Report Criteria:

Invoices with totals above \$0.00 included.

Only paid invoices included.

Vendor Name	Invoice Date	Description	GL Account and Title	Net Invoice Amount
05/09/2024				
RICHLAND COUNTY BAN	05/01/2024	INT PYMT-2015 G/O PROM NOTE	10-58375-920 2014 NOTEINT-R	500.00
Total CITY GENERAL FUND:				500.00
05-09-2024 PW & PROP				
ALL AMERICAN DO IT CE	04/15/2024	ACCT #13005-PARK DEPARTMENT	10-51850-470 BLDG-PROP/MAI	184.19
ALL AMERICAN DO IT CE	04/16/2024	ACCT #13005-PARK DEPARTMENT	10-51850-470 BLDG-PROP/MAI	40.29
AUTO VALUE PARTS STO	04/19/2024	ACCT #529000051-STREET DEPT	10-54100-520 GARAGE/SUPPLI	133.92
AUTO VALUE PARTS STO	04/11/2024	ACCT #529000051-STREET DEPT	10-54200-420 ROADWAYS/TRU	62.99
AUTO VALUE PARTS STO	04/11/2024	ACCT #529000051-STREET DEPT	10-54200-420 ROADWAYS/TRU	48.84
AUTO VALUE PARTS STO	04/26/2024	ACCT #529000051-STREET DEPT	10-54300-440 ST CLEANG/EQUI	35.99
AUTO VALUE PARTS STO	04/12/2024	ACCT #52900049-PARK DEPT	10-51850-440 BLDG-PROP/EQU	11.98
AUTO VALUE PARTS STO	04/12/2024	ACCT #52900049-PARK DEPT	10-51850-440 BLDG-PROP/EQU	89.28
AUTO VALUE PARTS STO	04/16/2024	ACCT #52900049-PARK DEPT	10-51850-440 BLDG-PROP/EQU	179.82
AUTO VALUE PARTS STO	05/07/2024	ACCT #529000051-STREET DEPT	10-54100-520 GARAGE/SUPPLI	69.90
CITY UTILITIES	03/15/2024	INV #5684 DIKE LIGHTS	10-51850-470 BLDG-PROP/MAI	113.10
DECKER SUPPLY CO, IN	05/06/2024	STREET INV #927963	10-54230-520 SIGNS/SUPPLIES	120.88
DOG WASTE DEPOT	03/26/2024	PARK DEPT INV #700178	10-51850-520 BLDG-PROP/SUP	432.94
DON'S TIRE	05/02/2024	STREET DEPT INV #151450	10-54200-440 ROADWAYS/EQUI	387.50
GRAYBAR ELECTRIC CO	04/16/2024	INV #9336835976-DIKE LIGHTS	10-61000-961 OUTLAY/PARKS	16,547.15
HOLIDAY WHOLESale	04/09/2024	ACCT #702701-PARKS/GROUNDS	10-51850-520 BLDG-PROP/SUP	176.93
HOLIDAY WHOLESale	04/09/2024	ACCT #702701-PARK CONCESSIONS	10-51850-700 BLDG-PROP/CON	245.77
HOLIDAY WHOLESale	04/23/2024	ACCT #702701-PARKS/GROUNDS	10-51850-520 BLDG-PROP/SUP	343.14
HONEY CREEK TREE NU	04/28/2024	FORESTRY INV #2023-0137	10-56300-240 FORESTRY/TREE	3,570.00
KOCH, JASON	05/01/2024	REIMB SEALING SUPPLY-KOCH	10-54200-520 ROADWAYS/SUP	23.24
NAPA AUTO PARTS	04/19/2024	ACCT #1320-STREET DEPARTMENT	10-54200-420 ROADWAYS/TRU	77.53
NAPA AUTO PARTS	04/15/2024	ACCT #1320-STREET DEPT	10-54200-440 ROADWAYS/EQUI	16.51
OSBORNE STUMP REMO	04/12/2024	FORESTRY INV #745	10-56300-260 FORESTRY/STU	346.50
SIMPSON'S TRACTOR, IN	04/16/2024	PARK INV #CT229682	10-51850-440 BLDG-PROP/EQU	156.06
THE HOMESTEADER'S S	02/02/2024	ACCT #123174-PARKS/GROUNDS	10-51850-440 BLDG-PROP/EQU	470.78
THE HOMESTEADER'S S	02/09/2024	ACCT #123174-PARKS/GROUNDS	10-51850-440 BLDG-PROP/EQU	62.67
THE HOMESTEADER'S S	03/22/2024	ACCT #123174-PARKS/GROUNDS	10-51850-400 BLDG-PROP/SAF	41.09
THE HOMESTEADER'S S	04/02/2024	ACCT #123174-PARKS/GROUNDS	10-51850-440 BLDG-PROP/EQU	697.82
THE HOMESTEADER'S S	04/30/2024	ACCT #123174-PARKS/GROUNDS	10-51850-440 BLDG-PROP/EQU	421.66
THE HOMESTEADER'S S	05/02/2024	ACCT #123174-PARKS/GROUNDS	10-51850-440 BLDG-PROP/EQU	71.75
WALSH'S ACE HARDWAR	04/23/2024	ACCT #100601-STREET DEPT	10-54100-520 GARAGE/SUPPLI	19.51
WALSH'S ACE HARDWAR	04/11/2024	ACCT #100601-STREET DEPT	10-54100-520 GARAGE/SUPPLI	60.43
WALSH'S ACE HARDWAR	04/17/2024	ACCT #100601-STREET DEPT	10-54100-510 GARAGE/TOOLS	167.88
WALSH'S ACE HARDWAR	04/19/2024	ACCT #100601-STREET DEPT	10-54200-420 ROADWAYS/TRU	6.45
WALSH'S ACE HARDWAR	04/29/2024	ACCT #100601-STREET DEPT	10-54500-520 LANDFILL/SUPPL	22.30
WALSH'S ACE HARDWAR	05/02/2024	ACCT #100601-STREET DEPT	10-54100-520 GARAGE/SUPPLI	27.60
WALSH'S ACE HARDWAR	04/15/2024	ACCT #100567-PARKS DEPT	10-51850-520 BLDG-PROP/SUP	35.87
WALSH'S ACE HARDWAR	04/15/2024	ACCT #100567-PARKS DEPT	10-51850-520 BLDG-PROP/SUP	12.98
WALSH'S ACE HARDWAR	04/15/2024	ACCT #100567-PARKS DEPT	10-51850-440 BLDG-PROP/EQU	5.06
WALSH'S ACE HARDWAR	04/17/2024	ACCT #100567-PARKS DEPT	10-51850-470 BLDG-PROP/MAI	9.16
WALSH'S ACE HARDWAR	04/18/2024	ACCT #100567-PARKS DEPT	10-51850-470 BLDG-PROP/MAI	23.58
WALSH'S ACE HARDWAR	04/18/2024	ACCT #100567-PARKS DEPT	10-51850-470 BLDG-PROP/MAI	129.32
WALSH'S ACE HARDWAR	04/18/2024	ACCT #100567-PARKS DEPT	10-51850-470 BLDG-PROP/MAI	8.64
WALSH'S ACE HARDWAR	04/25/2024	ACCT #100567-PARKS DEPT	10-51850-470 BLDG-PROP/MAI	83.61
WALSH'S ACE HARDWAR	04/25/2024	ACCT #100567-PARKS DEPT	10-51850-470 BLDG-PROP/MAI	41.39
WALSH'S ACE HARDWAR	05/02/2024	ACCT #100567-PARKS DEPT	10-51850-470 BLDG-PROP/MAI	36.55

Vendor Name	Invoice Date	Description	GL Account and Title	Net Invoice Amount
WALSH'S ACE HARDWAR	04/18/2024	ACCT #100567-PARKS DEPT	10-51850-470 BLDG-PROP/MAI	38.60
WALSH'S ACE HARDWAR	05/09/2024	ACCT #100601-STREET DEPT	10-54100-340 GARAGE/OFFICE	12.78
Total CITY GENERAL FUND:				25,921.93
05/13/2024				
WI Dept of EE Trust Funds	04/30/2024	April WRS - Utility Portion	10-14500-000 A/R - GENERAL R	14,264.04
Total CITY GENERAL FUND:				14,264.04
05-13-2024 PARK BD				
AMAZON CAPITAL SERVI	04/21/2024	CITY ACCT #A2D4H70ZB1JL0D-PARKS	10-55410-520 AQUA CTR/SUPP	482.20
AMAZON CAPITAL SERVI	04/21/2024	CITY ACCT #A2D4H70ZB1JL0D-PARKS	10-55250-520 SENR CTR/SUPP	33.99
AMAZON CAPITAL SERVI	04/21/2024	CITY ACCT #A2D4H70ZB1JL0D-PARKS	10-55410-620 AQUA CTR/CHEM	22.49
AMAZON CAPITAL SERVI	04/27/2024	CITY ACCT #A2D4H70ZB1JL0D-PARKS	10-55200-520 COMM CTR/SUP	34.90
AMAZON CAPITAL SERVI	04/27/2024	CITY ACCT #A2D4H70ZB1JL0D-PARKS	10-55200-640 COMM CTR/REC	19.78
AMAZON CAPITAL SERVI	04/28/2024	CITY ACCT #A2D4H70ZB1JL0D-PARKS	10-55200-520 COMM CTR/SUP	39.10
AMAZON CAPITAL SERVI	04/28/2024	CITY ACCT #A2D4H70ZB1JL0D-PARKS	10-55200-640 COMM CTR/REC	40.68
AMAZON CAPITAL SERVI	04/28/2024	CITY ACCT #A2D4H70ZB1JL0D-PARKS	10-55250-390 SENR CTR/MISC	13.06
AMAZON CAPITAL SERVI	04/28/2024	CITY ACCT #A2D4H70ZB1JL0D-PARKS	10-55410-520 AQUA CTR/SUPP	20.38
JONES, MELINDA	04/16/2024	REFUND-RENTAL	10-46635-000 PARK SHELTER R	55.00
MIDWEST POOL SUPPLY	04/04/2024	ACCT #RIC010-AQUATIC CENTER	10-55410-620 AQUA CTR/CHEM	1,804.88
RHYME BUSINESS PROD	04/18/2024	ACCT #PTB051-COMM CENTER	10-55200-520 COMM CTR/SUP	8.66
RICHLAND OBSERVER	04/30/2024	ACCT #2066-COMM CTR/PARKS	10-55200-380 COMM CTR/PUBL	180.16
WARCO	04/25/2024	2024 SENIOR TRIPS	10-46615-000 SENIOR RECREA	1,325.00
WOODWARD COMMUNIT	04/30/2024	ACCT #22251-CC	10-55200-385 COMM CTR/PRO	1,463.61
Total CITY GENERAL FUND:				5,543.89
05/15/2024				
05-09-2024 PW & PROP				
JAY'S AG & TURF	05/15/2024	2023 BOBCAT MOWER	10-61000-961 OUTLAY/PARKS	18,633.00
THE HOMESTEADER'S S	04/02/2024	ACCT #105533-PARKS/GROUNDS	10-61000-961 OUTLAY/PARKS	14,599.90
Total CITY GENERAL FUND:				33,232.90
05/16/2024				
WI Dept of EE Trust Funds	05/14/2024	June 2024 Health Insurance - Utility Portion	10-14500-000 A/R - GENERAL R	35,192.32
WI Dept of EE Trust Funds	05/14/2024	June 2024 Health Insurance	10-22210-000 EMPLOYEE SHA	9,345.29
WI Dept of EE Trust Funds	05/14/2024	June 2024 Health Insurance	10-22325-000 PYRL DED-125 PL	41,001.23
WI DEPT OF REVENUE-A	04/30/2024	APRIL 2024 FUEL TAX REPORT	10-54900-505 AIRPORT/AVIATI	17.94
Total CITY GENERAL FUND:				85,556.78
WI Dept of EE Trust Funds	05/14/2024	June 2024 Health Insurance	20-22210-000 LIB EMPLOYEE S	509.18
WI Dept of EE Trust Funds	05/14/2024	June 2024 Health Insurance	20-22325-000 LIB PYRL DEDUC	3,106.48
Total LIBRARY FUND:				3,615.66
05/20/2024				
05-20-2024 LIBRARY				
BAKER & TAYLOR	04/03/2024	ACCT #L408232-ADULT ACCT	20-55100-720 LIBRARY/BOOKS	277.83
BAKER & TAYLOR	04/12/2024	ACCT #L408232-ADULT ACCT	20-55100-720 LIBRARY/BOOKS	358.18
BAKER & TAYLOR	04/24/2024	ACCT #L408232-ADULT ACCT	20-55100-720 LIBRARY/BOOKS	448.52
BAKER & TAYLOR	04/03/2024	ACCT #L4275042-YOUTH ACCOUNT	20-55100-720 LIBRARY/BOOKS	86.82

Vendor Name	Invoice Date	Description	GL Account and Title	Net Invoice Amount
BAKER & TAYLOR	04/17/2024	ACCT #L4275042-YOUTH ACCOUNT	20-55100-720 LIBRARY/BOOKS	35.28
BAKER & TAYLOR	04/26/2024	ACCT #L4275042-YOUTH ACCOUNT	20-55100-720 LIBRARY/BOOKS	242.83
BAKER & TAYLOR	04/29/2024	ACCT #L4275042-YOUTH ACCOUNT	20-55100-720 LIBRARY/BOOKS	71.71
CITY UTILITIES-BILLS	05/13/2024	EL BILLS-LIBRARY	20-55100-320 LIBRARY/UTILITI	535.82
CITY UTILITIES-BILLS	05/13/2024	WA/SE BILLS-LIBRARY	20-55100-320 LIBRARY/UTILITI	99.17
EGOLDFAX	04/15/2024	LIBRARY INV #EGOLD-12064676	20-55100-300 LIBRARY/PHONE/	29.99
EGOLDFAX	05/13/2024	LIBRARY INV #EGOLD-12068569	20-55100-300 LIBRARY/PHONE/	29.99
GENUINE TELECOM	05/05/2024	ACCT #99900 LIBRARY	20-55100-300 LIBRARY/PHONE/	301.34
MEAD PUBLIC LIBRARY	04/26/2024	LOST ITEM CHARGE-LIBRARY	20-55100-710 LIBRARY/AUDIO/	17.59
MIDWEST TAPE	05/13/2024	ACCT #2000006521-LIBRARY	20-55100-710 LIBRARY/AUDIO/	88.46
R C PARK DEPARTMENT	05/15/2024	DAILY POOL PASS	20-55100-740 LIBRARY/CHILDR	167.50
RHYME BUSINESS PROD	05/10/2024	LIB COPIER INV #36540259	20-55100-340 LIBRARY/OFFICE	145.75
VISA	03/31/2024	LIBRARY ACCT ENDING #6931	20-55100-340 LIBRARY/OFFICE	110.53
VISA	03/31/2024	LIBRARY ACCT ENDING #6931	20-55100-360 LIBRARY/PERIOD	48.88
VISA	03/31/2024	LIBRARY ACCT ENDING #6931	20-55100-530 LIBRARY/JANITO	95.77
VISA	03/31/2024	LIBRARY ACCT ENDING #6931	20-55100-710 LIBRARY/AUDIO/	208.56
VISA	03/31/2024	LIBRARY ACCT ENDING #6931	20-55100-720 LIBRARY/BOOKS	101.42
VISA	03/31/2024	LIBRARY ACCT ENDING #6931	20-55100-730 LIBRARY/IMPROV	29.99
VISA	03/31/2024	LIBRARY ACCT ENDING #6931	20-55100-740 LIBRARY/CHILDR	17.49
VISA	04/30/2024	LIBRARY ACCT ENDING #6931	20-55100-300 LIBRARY/PHONE/	149.90
VISA	04/30/2024	LIBRARY ACCT ENDING #6931	20-55100-340 LIBRARY/OFFICE	80.82
VISA	04/30/2024	LIBRARY ACCT ENDING #6931	20-55100-390 LIBRARY/MISC E	11.10
VISA	04/30/2024	LIBRARY ACCT ENDING #6931	20-55100-520 LIBRARY/PROCE	34.31
VISA	04/30/2024	LIBRARY ACCT ENDING #6931	20-55100-530 LIBRARY/JANITO	81.26
VISA	04/30/2024	LIBRARY ACCT ENDING #6931	20-55100-720 LIBRARY/BOOKS	39.97
VISA	04/30/2024	LIBRARY ACCT ENDING #6931	20-55100-390 LIBRARY/MISC E	20.00-
Total LIBRARY FUND:				3,926.78
05/21/2024				
(0)				
INTERNAL REVENUE SE	05/21/2024	FICA/FED TAXES SOCIAL SECURITY Pay Peri	10-22130-000 W/H TAXES-FICA/	3,922.59
INTERNAL REVENUE SE	05/21/2024	FICA/FED TAXES FEDERAL WITHHOLDING T	10-22110-000 W/H TAXES-FEDE	4,597.50
INTERNAL REVENUE SE	05/21/2024	FICA/FED TAXES SOCIAL SECURITY Pay Peri	10-22130-000 W/H TAXES-FICA/	3,922.59
INTERNAL REVENUE SE	05/21/2024	FICA/FED TAXES MEDICARE Pay Period: 5/17	10-22130-000 W/H TAXES-FICA/	917.36
INTERNAL REVENUE SE	05/21/2024	FICA/FED TAXES MEDICARE Pay Period: 5/17	10-22130-000 W/H TAXES-FICA/	917.36
WI Deferred Compensation	05/21/2024	DEFERRED COMP DEFERRED COMP AFTER	10-22310-000 PYRL DED-WI DE	79.68
WI Deferred Compensation	05/21/2024	DEFERRED COMP DEFERRED COMPENSATI	10-22310-000 PYRL DED-WI DE	245.00
WI Deferred Compensation	05/21/2024	DEFERRED COMP DEFERRED COMP AFTER	10-22310-000 PYRL DED-WI DE	100.00
Total CITY GENERAL FUND:				14,702.08
INTERNAL REVENUE SE	05/21/2024	FICA/FED TAXES FEDERAL WITHHOLDING T	20-22110-000 LIBRARY FEDER	260.80
INTERNAL REVENUE SE	05/21/2024	FICA/FED TAXES SOCIAL SECURITY Pay Peri	20-22130-000 LIBRARY FICA/M	461.16
INTERNAL REVENUE SE	05/21/2024	FICA/FED TAXES SOCIAL SECURITY Pay Peri	20-22130-000 LIBRARY FICA/M	461.16
INTERNAL REVENUE SE	05/21/2024	FICA/FED TAXES MEDICARE Pay Period: 5/17	20-22130-000 LIBRARY FICA/M	107.85
INTERNAL REVENUE SE	05/21/2024	FICA/FED TAXES MEDICARE Pay Period: 5/17	20-22130-000 LIBRARY FICA/M	107.85
Total LIBRARY FUND:				1,398.82
05/30/2024				
WISCONSIN HISTORICAL	05/30/2024	VERNON THOMSON MARKER APPLICATION	10-56100-390 COMM DEV/MISC	250.00
Total CITY GENERAL FUND:				250.00

Vendor Name	Invoice Date	Description	GL Account and Title	Net Invoice Amount
06/04/2024				
06-04-2024 Council				
RICHLAND CENTER UTIL	05/10/2024	450 S Main St	10-51800-320 MUN BLDG/UTILI	164.31
RICHLAND CENTER UTIL	05/10/2024	Dump Station-Old WWTP	10-55300-320 PARKS/UTILITIES	68.60
RICHLAND CENTER UTIL	05/10/2024	Fountain-Court/Central	10-55300-320 PARKS/UTILITIES	50.50
RICHLAND CENTER UTIL	05/10/2024	Cemetary Garage	10-51850-325 BLDG-PROP/CEM	42.31
RICHLAND CENTER UTIL	05/10/2024	Cemetery-Saloutus/Park	10-51850-325 BLDG-PROP/CEM	79.60
RICHLAND CENTER UTIL	05/10/2024	Westside Park-Footbridge	10-55300-320 PARKS/UTILITIES	68.60
RICHLAND CENTER UTIL	05/10/2024	N Orange-Meyer Bldg	10-55300-655 PARKS/SHELTER	129.08
RICHLAND CENTER UTIL	05/10/2024	1055 N Orange-Bath House	10-55410-320 AQUA CTR/UTILIT	44.00
RICHLAND CENTER UTIL	05/10/2024	Pippin (Fountain)	10-55300-655 PARKS/SHELTER	68.60
RICHLAND CENTER UTIL	05/10/2024	Ferguson (Fountain)	10-55300-655 PARKS/SHELTER	68.60
RICHLAND CENTER UTIL	05/10/2024	WA Fountain-Keepers	10-55300-655 PARKS/SHELTER	79.60
RICHLAND CENTER UTIL	05/10/2024	Park Dept Garage	10-51850-320 BLDG-PROP/UTIL	70.51
RICHLAND CENTER UTIL	05/10/2024	Anderson (Fountain)	10-55300-655 PARKS/SHELTER	28.60
RICHLAND CENTER UTIL	05/10/2024	Tennis Court (Fountain)	10-55300-320 PARKS/UTILITIES	68.60
RICHLAND CENTER UTIL	05/10/2024	Lions/Conc(Fountain)	10-55300-655 PARKS/SHELTER	68.60
RICHLAND CENTER UTIL	05/10/2024	Klingaman (Fountain)	10-55300-655 PARKS/SHELTER	10.50
RICHLAND CENTER UTIL	05/10/2024	Cemetery-10th Street	10-51850-325 BLDG-PROP/CEM	79.60
RICHLAND CENTER UTIL	05/10/2024	141 W Robb Rd Street Dep	10-54100-320 GARAGE/UTILITI	144.00
RICHLAND CENTER UTIL	05/10/2024	141 W Robb Rd Street Dep	10-54100-320 GARAGE/UTILITI	6.55
RICHLAND CENTER UTIL	05/10/2024	Cemetery-Parkinson/AA	10-51850-325 BLDG-PROP/CEM	79.60
RICHLAND CENTER UTIL	05/10/2024	W Mill-Linear Park	10-55300-320 PARKS/UTILITIES	26.17
RICHLAND CENTER UTIL	05/10/2024	397 W Seminary St	10-51825-320 RR DEPOT/UTILI	81.35
RICHLAND CENTER UTIL	05/10/2024	1050 N Orange St	10-55200-320 COMM CTR/UTILI	1,235.92
RICHLAND CENTER UTIL	05/10/2024	1055 N Orange-Park Pool	10-55410-320 AQUA CTR/UTILIT	232.00
RICHLAND CENTER UTIL	05/10/2024	450 S Main St	10-51800-320 MUN BLDG/UTILI	525.62
RICHLAND CENTER UTIL	05/10/2024	EV Charging Station	10-51800-320 MUN BLDG/UTILI	49.33
RICHLAND CENTER UTIL	05/10/2024	Cold Storage Bldg	10-55300-320 PARKS/UTILITIES	31.38
RICHLAND CENTER UTIL	05/10/2024	Aud City Parking Lot	10-51850-320 BLDG-PROP/UTIL	62.45
RICHLAND CENTER UTIL	05/10/2024	Cemetary Bldg	10-51850-325 BLDG-PROP/CEM	22.75
RICHLAND CENTER UTIL	05/10/2024	North End of Central	10-54230-930 SIGNS/STREET LI	23.66
RICHLAND CENTER UTIL	05/10/2024	Flashers Main & Seco	10-54230-930 SIGNS/STREET LI	12.50
RICHLAND CENTER UTIL	05/10/2024	Footbridge Congress	10-55300-320 PARKS/UTILITIES	71.77
RICHLAND CENTER UTIL	05/10/2024	Bike Path	10-55300-320 PARKS/UTILITIES	36.76
RICHLAND CENTER UTIL	05/10/2024	Between Dike&Scorebd	10-55300-320 PARKS/UTILITIES	12.60
RICHLAND CENTER UTIL	05/10/2024	Hi-Caster Booth	10-55300-320 PARKS/UTILITIES	12.50
RICHLAND CENTER UTIL	05/10/2024	Event Meter	10-55300-320 PARKS/UTILITIES	16.54
RICHLAND CENTER UTIL	05/10/2024	N Orange-Meyer Bldg	10-55300-655 PARKS/SHELTER	90.38
RICHLAND CENTER UTIL	05/10/2024	Pool Transformer	10-55410-320 AQUA CTR/UTILIT	82.63
RICHLAND CENTER UTIL	05/10/2024	Park Dept Garage	10-51850-320 BLDG-PROP/UTIL	69.00
RICHLAND CENTER UTIL	05/10/2024	Pavilion	10-55300-655 PARKS/SHELTER	16.21
RICHLAND CENTER UTIL	05/10/2024	8th/ Jefferson/Keepers	10-55300-655 PARKS/SHELTER	16.71
RICHLAND CENTER UTIL	05/10/2024	Anderson Shelter	10-55300-655 PARKS/SHELTER	13.71
RICHLAND CENTER UTIL	05/10/2024	Tennis Court Lights	10-55300-320 PARKS/UTILITIES	54.17
RICHLAND CENTER UTIL	05/10/2024	Williams Shelter	10-55300-655 PARKS/SHELTER	12.88
RICHLAND CENTER UTIL	05/10/2024	N Park Access Rd by Flag	10-55300-320 PARKS/UTILITIES	12.50
RICHLAND CENTER UTIL	05/10/2024	Pond-Klingaman Shelter	10-55300-655 PARKS/SHELTER	13.28
RICHLAND CENTER UTIL	05/10/2024	For Dike Alarm City	10-56200-320 FLOODPLN/UTILI	13.41
RICHLAND CENTER UTIL	05/10/2024	North Park Pond	10-55300-320 PARKS/UTILITIES	169.78
RICHLAND CENTER UTIL	05/10/2024	Lions Shelter/Conc	10-55300-655 PARKS/SHELTER	13.40
RICHLAND CENTER UTIL	05/10/2024	3 RT Landfill	10-54500-320 LANDFILL/UTILITI	109.44
RICHLAND CENTER UTIL	05/10/2024	141 W Robb Rd Street Dep	10-54100-320 GARAGE/UTILITI	142.82
RICHLAND CENTER UTIL	05/10/2024	Industrial Park Sign	10-55300-320 PARKS/UTILITIES	24.21
RICHLAND CENTER UTIL	05/10/2024	Bohmann Dr	10-55300-655 PARKS/SHELTER	13.08
RICHLAND CENTER UTIL	05/10/2024	N Park Ballfields	10-55300-320 PARKS/UTILITIES	194.18
RICHLAND CENTER UTIL	05/10/2024	US HWY 14 W-B.Fields	10-55300-320 PARKS/UTILITIES	232.62

Vendor Name	Invoice Date	Description	GL Account and Title	Net Invoice Amount
RICHLAND CENTER UTIL	05/10/2024	Mill Pond Campground	10-55300-320 PARKS/UTILITIES	187.55
RICHLAND CENTER UTIL	05/10/2024	151 Ind Drive-Dog Park	10-55300-320 PARKS/UTILITIES	93.26
RICHLAND CENTER UTIL	05/10/2024	Court & Church St	10-54230-930 SIGNS/STREET LI	475.01
RICHLAND CENTER UTIL	05/10/2024	14 New Highway East	10-54230-930 SIGNS/STREET LI	166.16
RICHLAND CENTER UTIL	05/10/2024	Burton & Main St	10-54230-930 SIGNS/STREET LI	123.09
RICHLAND CENTER UTIL	05/10/2024	Mill & Main	10-54230-930 SIGNS/STREET LI	790.72
RICHLAND CENTER UTIL	05/10/2024	5th & Main St	10-54230-930 SIGNS/STREET LI	224.00
RICHLAND CENTER UTIL	05/10/2024	Main & Sixth	10-54230-930 SIGNS/STREET LI	342.60
RICHLAND CENTER UTIL	05/10/2024	Intersection First &	10-54230-930 SIGNS/STREET LI	309.06
RICHLAND CENTER UTIL	05/10/2024	Foundry Dr	10-54230-930 SIGNS/STREET LI	799.15
RICHLAND CENTER UTIL	05/10/2024	80 Highway & 14	10-54230-930 SIGNS/STREET LI	103.86
RICHLAND CENTER UTIL	05/10/2024	14 Intersection HWY & 8	10-54230-930 SIGNS/STREET LI	214.44
RICHLAND CENTER UTIL	05/10/2024	US HWY 14 W	10-54230-930 SIGNS/STREET LI	303.06
RICHLAND CENTER UTIL	05/10/2024	Krouskop Park	10-54230-930 SIGNS/STREET LI	118.59
RICHLAND CENTER UTIL	05/10/2024	West End of Foot Bri	10-54230-930 SIGNS/STREET LI	8.99
RICHLAND CENTER UTIL	05/10/2024	14 US HWY W	10-54230-930 SIGNS/STREET LI	370.44
RICHLAND CENTER UTIL	05/10/2024	Krouskop Park Footbr	10-55300-320 PARKS/UTILITIES	13.17
RICHLAND CENTER UTIL	05/10/2024	1100 Block N Main Parking	10-55300-320 PARKS/UTILITIES	12.17
RICHLAND CENTER UTIL	05/10/2024	80 HWY North Bridge	10-54230-930 SIGNS/STREET LI	171.29
RICHLAND CENTER UTIL	05/10/2024	North Park Footbridge	10-55300-320 PARKS/UTILITIES	25.36
RICHLAND CENTER UTIL	05/10/2024	US HWY 80 N & Ind	10-54230-930 SIGNS/STREET LI	43.98
RICHLAND CENTER UTIL	05/10/2024	Tenth & Cedar	10-54230-930 SIGNS/STREET LI	829.11
RICHLAND CENTER UTIL	05/10/2024	E Robb Rd	10-54230-930 SIGNS/STREET LI	799.15
RICHLAND CENTER UTIL	05/10/2024	W Robb Rd	10-54230-930 SIGNS/STREET LI	789.16
RICHLAND CENTER UTIL	05/10/2024	Park & Tenth Sts	10-54230-930 SIGNS/STREET LI	29.97
RICHLAND CENTER UTIL	05/10/2024	133 W Robb Rd	10-54230-930 SIGNS/STREET LI	197.32
Total CITY GENERAL FUND:				12,708.73
06-17-2024 LIBRARY				
RICHLAND CENTER UTIL	05/10/2024	325 N Central Ave	20-55100-320 LIBRARY/UTILITI	535.82
RICHLAND CENTER UTIL	05/10/2024	325 N Central Ave	20-55100-320 LIBRARY/UTILITI	99.17
Total LIBRARY FUND:				634.99
Grand Totals:				202,256.60

Vendor Name	Invoice Date	Description	GL Account and Title	Net Invoice Amount
-------------	--------------	-------------	----------------------	--------------------

The bills presented on this day (excluding any Library Fund invoices) having been referred to the Finance and Budget Committee, and said committee having duly investigated and audited these bills, hereby make the following recommendation:

THAT THE CITY BILLS PRESENTED ON THIS DAY BE PAID, WITH THE FOLLOWING ADJUSTMENTS AND/OR EXCEPTIONS:

Dated: _____

Finance: _____

Filed in the office of the City Clerk/Treasurer

Report Criteria:

Invoices with totals above \$0.00 included.

Only paid invoices included.

**RESOLUTION NO. 2024-3
CITY OF RICHLAND CENTER**

**RESOLUTION DECLARING OFFICIAL INTENT
TO REIMBURSE EXPENDITURES**

WHEREAS, the City of Richland Center, Richland County, Wisconsin (“the City”) plans to make several improvements to its lead service line removals, and other related facilities (“the Project”); and

WHEREAS, the City expects to borrow funds and incur debt from one or more possible sources on a long-term basis by issuing tax-exempt bonds, promissory notes, DNR EIF Funds, or other ‘debt’ to finance the Project (“the Loan”); and

WHEREAS, because proceeds of the debt which will provide project financing will not become available prior to commencement of the Project, the City may need to provide interim financing to cover costs of the Project incurred prior to receipt of the Loan; or other debt proceeds; and

WHEREAS, it is necessary, desirable, and in the best interests of the City to use moneys from its funds on an interim basis until the Loan becomes available.

NOW, THEREFORE, BE IT RESOLVED, by the Council of the City of Richland Center, Richland County, Wisconsin, that:

Section 1. Expenditure of Funds The City shall make expenditures as needed from its funds to pay the costs of the Project until loan proceeds become available.

Section 2. Declaration of Official Intent. The Council of the City of Richland Center hereby officially declares its intent under 26 CFR Section 1.150-2 to reimburse said expenditures with proceeds of the debt, the principal amount of which is not expected to exceed \$500,000.

Section 3. Effective Date. This Resolution shall become effective upon its adoption and approval.

Adopted the 4th day of June, 2024

CITY OF RICHLAND CENTER
RICHLAND COUNTY, WISCONSIN

Todd Coppernoll, Mayor

Attest: _____
Ashley Oliphant, City Administrator/Interim Clerk/Treasurer

Miller Electric of Southwest WI, LLC
 29125 US Hwy 14
 Lone Rock, WI 53556

City of Richland Center
 450 S. Main St.
 Richland Center, WI 53581

P.O. No.

Estimate

We hereby propose to furnish the materials and perform the labor necessary for the completion of:

Estimate #	Date	Rep
72703186	5/9/2024	MLM

Description	Qty	Cost	Total
Electrical estimate for the installation of new 25 KW natural gas generator at Richland Center city Hall building.		0.00	0.00
Generac 25 KW 120/208 three phase NG generator with sound attenuating corrosion resistant enclosure 400 amp service rated auto transfer switch.	1	31,970.72	31,970.72
Interlock contactors for solar inverter lock out during generator back up.	1	3,000.00	3,000.00
labor and installation materials.	1	15,152.00	15,152.00
Inspection, permit and utility fees by others if necessary.		0.00	0.00
Please call with any questions or email to schedule. Shop # 608-583-2746. millerelec@charter.net		0.00	0.00
Wisconsin Certified Master Electrician #694811 Wisconsin Licensed Electrical Contractor # 1159820.		0.00	0.00

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner for the sum listed.

Payments: 1/2 to start, 1/4 after rough in, & remainder upon completion.

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Note: This proposal may be withdrawn by us if not accepted within 30 days.

ACCEPTANCE OF PROPOSAL

The above prices, specifications & conditions are satisfactory & are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above, a 2% finance charge may be assessed per month. After 60 days, liens could be initiated with additional fees assessed.

Subtotal	\$50,122.72
Sales Tax (5.5%)	\$0.00
Total	\$50,122.72

Wallace Electric LLC
 1070 W. Kinder St.
 Richland Center, WI 53581 US
 608-604-6479
 wallaceelectric@charter.net



ADDRESS

Richland Utilities
 City Utilities
 450 S Main St
 Richland Center,
 Richland Center, WI 53581

Estimate 1584

DATE 04/29/2024

EXPIRATION DATE 05/31/2024

P.O. NUMBER

26 KW Generator

DATE	ACTIVITY	DESCRIPTION	QTY
		KOHLER	
	Generator	26 KW 3 Phase 240 Volt Kohler	1
	Transfer Switch	400 Amp RXT-JFNC-400ASE	1
	Circuit Breakers	Breaker Kit	1
	Yard Structure	Treat Lumber and Hardware	1
	2" PVC	2" PVC	30
	2" Pvc Fittings	2" Pvc Fittings	1
	3/4" Pvc	3/4" PVC Conduit	100
	3/4" Pvc	3/4" PVC Fittings	1
	3/4" Emt Conduit	3/4" Emt conduit	50
	3/4" Emt	3/4" EMT Fittings	1
	4/0 Thhn Wire	4/0 Awg Thhn / Thwn Stranded Wire	160
	6 AWG Thhn Wire	6 Awg Thhn / Thwn Stranded Wire	80
	12 AWG THNN Wire	12 Awg Thhn / Thwn Stranded Wire	500
	Shielded Cable	18 Awg 4 Conductor Shielded Cable	25
	Shunt Trip	40 Amp Shunt Trip Breaker	1
	Miscellaneous		1
	labor		24
		SUBTOTAL	19,732.95
		TAX	0.00

Wallace Electric LLC
 1070 W. Kinder St.
 Richland Center, WI 53581 US
 608-604-6479
 wallaceelectric@charter.net



Item 4.

ADDRESS
 Richland Utilities
 City Utilities
 450 S Main St
 Richland Center,
 Richland Center, WI 53581

Estimate 1679

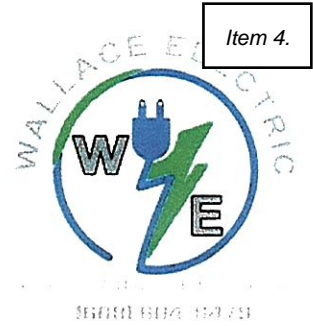
DATE 04/29/2024

EXPIRATION DATE 05/31/2024

P.O. NUMBER
 30 KW Generator

DATE	ACTIVITY	DESCRIPTION	QTY
		GENERAC	
	Generator	30 KW Generac	1
	Transfer Switch	400 Amp RXT-JFNC-400ASE	1
	Circuit Breakers	Breaker Kit	1
	Yard Structure	Treat Lumber and Hardware	1
	2" PVC	2" PVC Conduit	30
	2" Pvc Fittings	2" Pvc Fittings	1
	3/4" Pvc	3/4 PVC Conduit	100
	3/4" Pvc	3/4 PVC Fittings	1
	3/4" Emt	3/4" EMT Conduit	50
	3/4" Emt	3/4" EMT Fitting	1
	4/0 Thhn Wire	4/0 Thhn / Thwn Stranded Wire	160
	6 Awg Thhn	6 Awg Thhn	80
	12 AWG THHN Wire	12 AWG THHN Wire	500
	Shielded Cable	18 Awg 4 Conductor Shielded Cable	25
	Shunt Trip	QO2401021	1
	Miscellaneous	Hardware screws/nuts	1
	labor		24
		SUBTOTAL	31,180.45
		TAX	0.00

Wallace Electric LLC
 1070 W. Kinder St.
 Richland Center, WI 53581 US
 608-604-6479
 wallaceelectric@charter.net



ADDRESS

Richland Utilities
 City Utilities
 450 S Main St
 Richland Center,
 Richland Center, WI 53581

Estimate 1680

DATE 04/29/2024

P.O. NUMBER

30 KW Generator

DATE	ACTIVITY	DESCRIPTION	QTY
		GENERAC VIKING ELECTRIC	
	Generator	30 KW Generac	1
	Transfer Switch	400 Amp RXT-JFNC-400ASE	1
	Circuit Breakers	Breaker Kit	1
	Yard Structure	Treat Lumber and Hardware	1
	2" PVC	2" PVC Conduit	30
	2" Pvc Fittings	2" Pvc Fittings	1
	3/4" Pvc	3/4" PVC Conduit	100
	3/4" Pvc	3/4" PVC Fittings	1
	3/4" Emt	3/4" EMT Conduit	50
	3/4" Emt	3/4" EMT Fittings	1
	4/0 Thhn Wire	4/0 Thhn / Thwn Stranded Wire	160
	6 Awg Thhn	6 Awg Thhn Wire	80
	12 AWG THHN Wire	12 AWG THHN Wire	500
	Shielded Cable	18 Awg 4 Conductor Shielded Cable	25
	Shunt Trip	QO2401021	1
	Miscellaneous	Hardware screws/nuts	1
	labor		24
		SUBTOTAL	32,330.31
		TAX	0.00

CITY OF RICHLAND CENTER

AGENDA ITEM DATA SHEET

Agenda Item: Discussion & possible action on approving bid for purchase of a leaf vacuum

Meeting Date: 5/9 /2024

Requested by: Jason Koch, Street Crew Lead

Background: Due to the age and condition of the leaf vacuum the street department would like to request the purchase of a new(er) leaf vacuum

Funding Source: Outlay Street Machinery 10-6100-943. \$75,000 for new Leaf Vacuum

Bid process completed. Three bids were received as follows:

1. New Titan Leaf Pro from Macqueen equipment. Unit meets all bid requirements. \$76,777
18 month build time. 1 year warranty
2. New Titan Leaf Pro from Bonnell Industries. Unit meets all bid requirements. \$72,859
18-24 month production time. 1 year warranty
3. Used 2017 Xtreme Vac XV600 from Bonnell Industries. Unit does not meet all bid requirements.
\$45,000/ requires 10% nonrefundable deposit to hold the unit.

Department Recommendation: At this time I would recommend the purchase of the used 2017 Xtreme Vac XV600. Putting an Immediate 10% deposit down to ensure this leaf vac is held until after council in June.

Financial Impact: This would require \$4,500 down as soon as possible. Paying the remaining \$40,500 at time of receiving.

Attachments: Bids specification and quotes for leaf vacuum

**Bid Requirements for Tow
Behind Leaf Vac**

**Identify Each Line With An
X Identifying Yes or No**

- Leaf Vac to be mounted to a single axle trailer with a minimum of 7,000 lbs gross capacity Y x N
- Trailer to be equipped with 10 ply tires Y x N
- Trailer to be equipped with electric brakes Y x N
- Trailer to be equipped with adjustable pintle hitch Y x N
- Trailer to be equipped with strobe light/ Flashers with switch mounted to trailer. Y x N
- Trailer to be equipped with all necessary lights. Blinkers, brakes lights, flashers etc. Y x N
- Trailer to be equipped with manual jack Y x N
- Leaf Vac must have right hand pick up capability Y x N
- Diesel engine with a minimum of 70HP Y x N
- Pre screen mounted to engine radiator Y x N
- Impeller shall be 30" in diameter or larger Y x N
- Clean out door for fan Y x N
- Hand clutch operation Y x N
- A safety shutoff shall be equipped Y x N

- Trailer to have mounted tool rack Y x N _____
- Trailer to be equipped with spare tire Y x N _____
- Fuel capacity of at least 30 gallons Y x N _____
- Fuel cell to have level gauge Y x N _____
- Pickup hose shall be mounted to swing arm supporting the weight of the hose Y x N _____
- Pickup hose to have operators handle Y x N _____
- Dust control system Y x N _____

Leaf Vac Year and Model:
Titan Pro by Titan Leaf Solutions
Dixon, IL

Signature
Ben Schroeder
Sales Manager, MacQueen
5/7/24



City of Richland Center
450 S. Main Street
Richland Center, WI 53581
608-647-3559

Request For Quotes For Tow Behind Leaf Vac

The City of Richland Center Public Works Department is requesting quotes on a tow behind leaf vac.

If you have any questions, please contact Jason Koch at 608-604-0563.

Quotes must be submitted no later than 1:00 pm on May 7th, 2024

Signed Specification checklist must accompany the bid.

Quotes will be reviewed at the Public Works Committee meeting on May 9th

Submit bids (clearly marked Leaf Vac) to:

ATTN: Jason Koch

City of Richland Center

Public Works

Department

450 S Main St

Richland Center, WI

53581

Or

Publicworks@richlandcenterwi.gov

The City of Richland Center reserves the right to reject any and all bids. All bids are subject to City Council approval. The City of Richland Center is an equal opportunity employer, provider and lender.

**Bid Requirements for Tow
Behind Leaf Vac**

**Identify Each Line With An
X Identifying Yes or No**

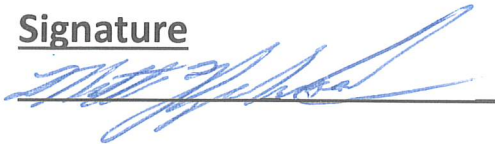
- Leaf Vac to be mounted to a single axle trailer with a minimum of 7,000 lbs gross capacity Y X N _____
- Trailer to be equipped with 10 ply tires Y X N _____
- Trailer to be equipped with electric brakes Y X N _____
- Trailer to be equipped with adjustable pintle hitch Y X N _____
- Trailer to be equipped with strobe light/ Flashers with switch mounted to trailer. Y X N _____
- Trailer to be equipped with all necessary lights. Blinkers, brakes lights, flashers etc. Y X N _____
- Trailer to be equipped with manual jack Y X N _____
- Leaf Vac must have right hand pick up capability Y X N _____
- Diesel engine with a minimum of 70HP Y X N _____
- Pre screen mounted to engine radiator Y X N _____
- Impeller shall be 30" in diameter or larger Y X N _____
- Clean out door for fan Y X N _____
- Hand clutch operation Y X N _____
- A safety shutoff shall be equipped Y X N _____

- Trailer to have mounted tool rack Y X N _____
- Trailer to be equipped with spare tire Y X N _____
- Fuel capacity of at least 30 gallons Y X N _____
- Fuel cell to have level gauge Y X N _____
- Pickup hose shall be mounted to swing arm supporting the weight of the hose Y X N _____
- Pickup hose to have operators handle Y X N _____
- Dust control system Y X N _____

Leaf Vac Year and Model:

2026 Titan Leaf Pro

Signature





1385 Franklin Grove Rd
 Dixon, IL 61021
 815-284-3819 * 815-284-8815 Fax
 800-851-9664
 www.bonnell.com * info@bonnell.com

Quote

Item 5.

Quote Number: 0177095
 Quote Date: 4/10/2024

**FINANCING AVAILABLE
 ASK US FOR DETAILS**

Bill To: 6473559
 CITY OF RICHLAND CENTER
 PUBLIC WORKS
 450 S MAIN STREET
 RICHLAND CENTER, WI 53581

Ship To: 01
 CITY OF RICHLAND
 PUBLIC WORKS
 141W ROBB DRIVE
 RICHLAND CENTER, WI 53581

Phone: (608) 647-3559 Fax: treasurer@richlandcenterwi.gov

Phone: (608) 647-3559
 Fax:

Confirm To: JASON KOCH **Comment:**

Customer P.O.	Ship VIA	F.O.B.	Terms	Quote Expiration
			Net 30 Days	5/10/2024

Ordered	Unit	Item Number	Each Price	Extended Price
1.00	EACH	TITAN II		
		MODEL: TITAN LEAF PRO		
1.00	EACH	T10002	66,606.00	66,606.00
		TITAN PRO BASE MODEL STANDARD FEATURES		
		*ELECTRIC TRAILER BRAKES WITH BREAK AWAY SYSTEM		
		*7000 LB SINGLE AXLE AND RUNNING GEAR		
		*DOT COMPLIANT LED LIGHTING AND MARKINGS		
		*TELESCOPING TONGUE WITH 7 POSITIONS SPANNING 36"		
		*ADJUSTABLE PINTLE HITCH RATED AT TRAILER CAPACITY		
		*MANUAL JACK WITH CASTER RATED AT 8000 LBS		
		*74 HP TIER IV KUBOTA DIESEL ENGINE		
		*MAGNETIC PREScreens ON ENGINE FOR ADDED FILTRATION		
		*50 GALLON ALUMINUM FUEL TANK WITH SIGHT GAUGE		
		*30" DIAMETER BELT DRIVEN IMPELLAR WITH 6 BLADES OF AR400		
		*BLOWER HOUSING LINER		
		*DISCHARGE ELBOW LINER		
		*5 GROOVE BELT AND SHEAVE SYSTEM FOR OPTIMUM PERFORMANCE		
		*11-1/2" CLUTCH TO FIT SAE #3 ENGINE HOUSING		
		*RIGID DISCHARGE TUBE WITH 4' HD RUBBER ADAPTOR HOSE		
		*CLEAR URETHANE COLLECTION HOSE. (.06" WALL)		
		*QUICK DISCONNECT AT BLOWER HOUSING FOR COLLECTION HOSE		
		*CURB SIDE PICKUP WITH OVERHEAD BOOM.		
		*12 VOLT DC POWER UNIT TO OPERATE RAISE/LOWER OF BOOM		
		*WHEEL CHOCKS		
		*YELLOW FLASHERS		
		*FIRE EXTINGUISHER		
1.00	EACH	T10704	736.00	736.00
		STROBE LIGHT INSTALLED ON A ELEVATED BRACKET. CONTROLLED BY THE FLASHER SWITCH		
1.00	EACH	T10706	3,661.00	3,661.00
		100 GALLON SINGLE TANK DUST CONTROL SYSTEM WITH SUPPLY PUMP AND THREE NOZZLES DIRECTED INTO THE AIR FLOW IN THE DISCHARGE ELBOW.		
1.00	EACH	T10708	530.00	530.00
		TOOL/RAKE HOLDER INSTALLED ON CHASSIS		
1.00	EACH	T10710	596.00	596.00
		SPARE TIRE INSTALLED ON CHASSIS		
1.00	EACH	T10713	730.00	730.00
		CLEAN OUT DOOR INSTALLED IN BLOWER HOUSTING COVER. ALLOWS CLEANOUT OF		



BONNELL
INDUSTRIES INC
 TRUCK & ROAD EQUIPMENT

1385 Franklin Grove Rd
 Dixon, IL 61021
 815-284-3819 * 815-284-8815 Fax
 800-851-9664
 www.bonnell.com * info@bonnell.com

Quote

Item 5.

Quote Number: 0177095
 Quote Date: 4/10/2024

FINANCING AVAILABLE
ASK US FOR DETAILS

Bill To: 6473559
 CITY OF RICHLAND CENTER
 PUBLIC WORKS
 450 S MAIN STREET
 RICHLAND CENTER, WI 53581

Ship To: 01
 CITY OF RICHLAND
 PUBLIC WORKS
 141W ROBB DRIVE
 RICHLAND CENTER, WI 53581

Phone: (608) 647-3559 Fax: treasurer@richlandcenterwi.gov

Phone: (608) 647-3559
 Fax:

Confirm To: JASON KOCH Comment:

Customer P.O.	Ship VIA	F.O.B.	Terms Net 30 Days	Quote Expiration 5/10/2024
---------------	----------	--------	----------------------	-------------------------------

Ordered	Unit	Item Number	Each Price	Extended Price
		BLOWER HOUSING WITH OUT REMOVING COVER.		

SIGNING THIS QUOTE CONSTITUTES YOUR ACCEPTANCE AND AGREEMENT TO THE FOLLOWING:

- o DUE TO THE CLIMATE OF CURRENT MARKET CONDITIONS FINAL INVOICE PRICE MAY VARY FROM ORIGINAL QUOTE PRICE.
- o NO PRODUCT/SPEC. CHANGES MAY BE MADE AFTER THE DATE OF SIGNATURE. ANY CHANGES REQUESTED AFTER THE DATE OF SIGNATURE WILL BE QUOTED SEPARATELY AND, IF APPLICABLE, WILL BE COMPLETED ON A SEPARATELY SCHEDULED TIME FRAME.
- o 15% RESTOCKING FEE ON RETURNED ITEMS. NO RETURNS ON ELECTRICAL ITEMS
- o THIS QUOTE IS VALID FOR 30 DAYS. ALL QUOTES OVER 30 DAYS OLD ARE SUBJECT TO CHANGE AND REQUIRE A REQUOTE PRIOR TO ACCEPTANCE OF A PURCHASE ORDER.

Net Order:	72,859.00
Less Discount:	0.00
Freight:	0.00
Sales Tax:	0.00
Quote Total:	72,859.00

AUTHORIZED APPROVAL CONTACT NAME (PRINTED): _____

AUTHORIZED APPROVAL CONTACT (SIGNATURE): _____

APPROVAL DATE: _____



MACQUEEN™

MacQueen
N60 W15835 Kohler Lane
Menomonee Falls, WI 53051
262-252-4744 • 800-252-4799

Item 5.

Ship To: CITY OF RICHLAND CENTER

Invoice To: CITY OF RICHLAND CENTER
450 So. Main St
Richland Center WI 53581

Branch 02 - MENOM FALLS WI		
Date 05/06/2024	Time 23:46:32 (O)	Page 1
Account No RICHL001	Phone No	Est No 01 Q01362
Ship Via GROUND	Purchase Order QUOTE	
Tax ID No		
BEN SCHROEDER		Salesperson 105

EQUIPMENT ESTIMATE - NOT AN INVOICE

Description ** Q U O T E ** EXPIRY DATE: 06/14/2024 Amount

New TITAN PRO II TRAILERED LEAF VACUUM 76777.00

- * STANDARD EQUIPMENT:
- Manual Pickup (right hand) overhead collection hose
- Manual Jack with Caster Wheel
- 74 H.P. liquid-cooled, Kubota diesel engine
- 50 gallon aluminum fuel tank with built in gauge
- 30" Impeller
- Heavy Duty hand clutch
- Rigid discharge snout with 4' hose
- Flx-Thane VHD clear urethane hose
- Single function, double acting electric over hydraulic power unit for power pickup arm up and down
- Quick Disconnect Suction Hose
- Elbow Liner
- Removable radiator screen
- Wheel Chocks
- Fire Extinguisher
- Yellow Flashers
- * INCLUDED IN PURCHASE:
- DUST CONTROL SYSTEM
- TOOL RACK
- SPARE TIRE
- IMPELLER CLEANOUT DOOR
- FREIGHT, DELIVERY AND TRAINING

Subtotal: 76777.00
Quote Total: 76777.00

Authorization: _____

QUOTED PRICES ARE BASED ON CURRENT COSTS AND THEREFORE SUBJECT TO CHANGE
WITH WRITTEN NOTICE TO ACCOUNT FOR PRICING CHANGES BEYOND SELLER'S CONTROL

Decker Supply Co Inc.
 1115 O'Neill Ave
 PO Box 8008
 Madison WI 53708

QUOTATION

Item 6.

Quote Number: 482311
 Quote Date: 03/06/24
 Page: 1
 Customer Phone: 608 647-3559
 Customer Fax:

B CITY OF RICHLAND CENTER
I 450 S MAIN ST
L RICHLAND CENTER, WI 53581
L

S CITY OF RICHLAND CENTER
H 141 W ROBB RD
I RICHLAND CENTER, WI 53581
P 608-604-0563
 ATTN: JASON KOCH

Entered By: JOSH
 Location:
 Account Cd: RICHL CWI
 Salesperson: 7250

RFQ Number:
 Ship Via: O/T
 Taxable: Y
 Pmt Terms: NET 30

Line	Order Qty	Part Number	Description	Price	UM	Ext Price	Est Ship
1	1.00	M75-SA300-CTL3	30 WATT SOLAR POWERED INTELLIGENT SIGN CONTROLLER (ALL FLASH, P2C, CHEVRON, OR CONFLICT INTERSECTION) - COMMUNICATES & COMMANDS TC COLLABORATORS, WI-FI & MESH NET COMMUNICATION - INCLUDES 30W SOLAR PANEL	\$1,179.0000	EA	\$1,179.00	03/06/24
1	1.00	M75-SA300-CLB3	30W SOLAR POWERED COLLABORATOR COMMUNICATES & COMMANDED BY TC CONTROLLER, MESH NET COMMUNICATION, NO WI-FI - INCLUDES 30W SOLAR PANEL	\$1,080.0000	EA	\$1,080.00	03/06/24
3	4.00	M75-SA328-0000	TRAFFIC CALM RECTANGULAR RAPID FLASHING BEACON, AMBER LED'S, WITH BLACK ALUMINUM HOUSING	\$631.4500	EA	\$2,525.80	03/06/24
4	2.00	M75-BDL34-0000	BDL3-Y BULLDOG III PUSHBUTTON W/PBF9X12-X PB FRAME(YEL), AND 9 X 12 "PUSH BUTTON TO TURN ON WARNING LIGHTS" SIGN	\$346.0000	EA	\$692.00	03/06/24
5	2.00	M75-SQTOP-0000	SQUARE TOP POLE MOUNT, TRUE SOUTH AIM, FOR TRAFFIC CALM SOLAR PANEL CONTROLLERS & COLLABORATORS	\$102.9000	EA	\$205.80	03/06/24
6	4.00	W11-2 S8FY30DI	PEDESTRIAN ADVANCE SYMBOL 30" DI DG/CS .080 (BLK/FLYL)	\$57.1000	EA	\$228.40	03/06/24

Decker Supply Co Inc.
 1115 O'Neill Ave
 PO Box 8008
 Madison WI 53708

QUOTATION

Item 6.

Quote Number: 482311
 Quote Date: 03/06/24
 Page: 2
 Customer Phone: 608 647-3559
 Customer Fax:

B CITY OF RICHLAND CENTER
I 450 S MAIN ST
L RICHLAND CENTER, WI 53581
L

S CITY OF RICHLAND CENTER
H 141 W ROBB RD
I RICHLAND CENTER, WI 53581
P 608-604-0563
 ATTN: JASON KOCH

Entered By: JOSH
 Location:
 Account Cd: RICHL CWI
 Salesperson: 7250

RFQ Number:
 Ship Via: O/T
 Taxable: Y
 Pmt Terms: NET 30

Line	Order Qty	Part Number	Description	Price	UM	Ext Price	Est Ship
7	2.00	W16-7L S8FY2412	DIAGONAL ARROW DOWN LEFT 24" X 12" DG3/CS (BLK/FLYL)	\$22.0000	EA	\$44.00	03/06/24
8	2.00	W16-7R S8FY2412	DIAGONAL ARROW DOWN RIGHT 24" X 12" DG/CS (BLK/FLYL)	\$22.0000	EA	\$44.00	03/06/24
9	2.00	PS22544H12G	4' X 2-1/4" SQ.TUBE 4-H 12GA	\$27.8500	EA	\$55.70	03/06/24
10	2.00	PS25018ODA12G	18" X 2-1/2" SQ.TUBE 4-H 12GA (OMNI DIRECTIONAL ANCHOR)	\$30.0000	EA	\$60.00	03/06/24
11	2.00	PS2124H12G	12' 2" X 2" SQ.TUBE 4-H 12GA	\$68.7000	EA	\$137.40	03/06/24

- ADD FREIGHT, LISTED BELOW
 - SALESPERSON: JOSH

Thank you for the opportunity
 of quoting.

Prices are good for 45 days
 from quotation date.

Subtotal: \$6,252.10
 Sales Tax: \$0.00
 Freight: \$0.00
 Total: \$6,252.10



1816 Louisville Road Bowling Green, KY 42101

Date	Quote No.
3/6/2024	08-132006

Customer
RICHLAND CENTER 450 SOUTH MAIN ST. RICHLAND CENTER , WI 53581

Ship To:
RICHLAND CENTER ATTN: JASON KOCH 141 W ROBB ST RICHLAND CENTER , WI 53581 608-647-3559

Customer Fax	Sales Rep	Customer No.	Terms	Production Time
	JJ		Net 30	

Qty	Item	Description	Rate	Total
2	2180-03030	30" X 30" BLINKER SIGN - ANY MUTCD STANDARD LEGEND - 13 W SOLAR POWERED - 8 LED LIGHTS SPECIFY MUTCD NUMBER: W11-2SHIA22 SPECIFY DESCRIPTION: BLACK ON YELLOW (PEDESTRIAN IN CROSSWALK) SPECIFY SHEETING: HIA	2,190.00	4,380.00T
2	101799	Sign Mounting Kit, Z-Bracket, 2-3/8", Anti-Vandal Mounts 1 Blinker or Static Sign to 2-3/8" OD Pole	57.00	114.00T
2	PP-8	8' ROUND GALVANIZED PIPE POST - 2 3/8" OD - 16 GAUGE - .065 WALL	39.57	79.14T
2	RP-BASE	SURFACE MOUNT BASE FOR 2 1/2" OR 2 3/8" OD PIPE POST - GALVANIZED STEEL *** 4 MOUNTING BOLT SOLD SEPARATELY	35.98	71.96T
8	RP-BASE-HRD	(ONE) 1/2" x 4" ZINC-PLATED SCREW ANCHOR BOLT	3.20	25.60T
2	PPB-12	ALUMINUM BRACKET FOR SIGN TO 2 3/8" DIAMETER PIPE POST - SOLD AS A PAIR	9.95	19.90T
1	FREIGHT	FREIGHT	432.17	432.17T

Due to the multiple price increases in 2021 on steel and aluminum, this quote is valid for 24 hours.
***** Free Items may be excluded from quoted**

Sales Tax (0.0%)	\$0.00
Total	\$5,122.77

CITY OF RICHLAND CENTER

AGENDA ITEM DATA SHEET

Agenda Item: Discussion & possible action on approving bid for purchase of one set of lighted crosswalk signs.

Meeting Date: 5/9 /2024

Requested by: Jason Koch, Street Crew Lead

Background: Additional lighted crosswalk sign being added this year in addition to the current ones. Location yet to be determined.

Funding Source: Signs/Markings supplies. 54230-520

Two bids were received as follows:

1. Decker Supply (Same set up as the current lights) \$6,252.10
2. Econo Signs (similar to the lighted stop signs down town) \$5,122.77

Department Recommendation: To accept the higher bid from decker supply, keeping all the lighted crosswalk signs uniform within the city.

Financial Impact: \$6,252.10

Attachments: Bids for lighted crosswalk signs

CITY OF RICHLAND CENTER AGENDA ITEM DATA SHEET

Item 7.

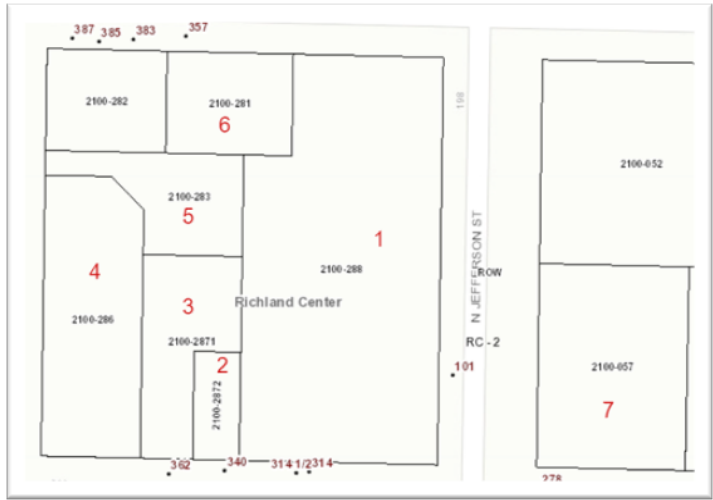
Agenda Item: Fund Allocation and Lease Agreement regarding Hill Country land acquisition

Meeting Dates: June 4, 2024 – City Finance Committee, City Council

Requested by: Jasen Glasbrenner, Economic Development Director & Ashley Oliphant, City Administrator

Background: On 2/6/2024 Council authorized personnel to carry out the acquisition of land owned by Hill Country Properties using cash on hand at a total cost not to exceed \$675,000.

Tax Parcels Subject to Negotiation		
No.	Address	Parcel ID
1	101 N Jefferson St	276-2100-2880
2	340 W Court St	276-2100-2872
3	362 W Court St	276-2100-2871
4	101 N Orange St	276-2100-2860
5	395 W Court St	276-2100-2830
6	357 W Mill St	276-2100-2810
7	278 W Court St	276-2100-0570



Progress Points	
a)	Transfer Agreement between parties executed on 3/14/2024 – See Attached
b)	Municipal Exemption Resolution –
c)	Phase 1 Environmental Completed by MSA - \$2,700
d)	Staff and the land sellers have agreed that a single closing involving all 7 parcels is preferred
e)	Closing date tentatively set for June 24th – Home must be removed prior to closing
f)	Anticipated Closing Costs – approximately \$6,541

Staff Recommendation: Approve the use of funds and the lease agreement to be executed as part of the closing of the land sale / purchase from Hill Country Rentals.

Financial Impact/Funding Source:

Use of approximately \$656,541 to close on the land acquisition.

- RLF Business Savings Fund Balance as of 4/30/2024: \$581,103.35
- Pool 5 - TIF Affordable Housing Extension Fund Balance as of 5/6/2024: \$1,056,147.14

Requested Actions:

Finance Motion: to recommend to Council the distribution of funds for the Hill Country land acquisition with monies from Pool 5 – Affordable Housing and the RLF Business Fund to be determined by City administration and legal counsel; and, approve the lease between the City and Advanced Pump & Well Solution, Inc. to be executed in conjunction with the land sale / purchase closing.

Council Motion: to authorize the distribution of funds for the Hill Country land acquisition with monies from Pool 5 – Affordable Housing and the RLF Business Fund to be determined by City administration and legal counsel and, approve the lease between the City and Advanced Pump & Well Solution, Inc. to be executed in conjunction with the land sale / purchase closing.

Supporting Documents: Lease Agreement and Transfer Agreement

LEASE AGREEMENT BETWEEN THE CITY OF RICHLAND CENTER, WI AND ADVANCED PUMP AND WELL SOLUTIONS, INC. – LARRY AND SHELLEY FERGUSON FOR THE PROPERTY LOCATED AT 278 W COURT ST., RICHLAND CENTER, WI

THIS AGREEMENT ("AGREEMENT") is made and entered into as of June 24th, 2024, by and between the City of Richland Center ("LANDLORD"), and Larry & Shelley Ferguson d/b/a Advanced Pump and Well Solutions, Inc. ("TENANT").

WHEREAS, the LANDLORD is the owner of the real property located at 278 W Court St, Richland Center, WI 53581 (the "PREMISE"); and

WHEREAS, the TENANT desires to lease the PREMISES from LANDLORD, and LANDLORD desires to lease the PREMISES to TENANT, upon the terms and conditions hereinafter set forth.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the parties agree as follows:

- 1. **LEASED PRMISES.** LANDLORD agrees to lease to TENANT, and TENANT agrees to lease from LANDLORD, the PREMISES, which are more particularly described as follows: Total acreage of the PREMISES is .30 and the building to be occupied is approximately 8,500 square feet and consists of retail and office space and shop and warehousing space.
- 2. **TERM & RENT**
 - A. **TERM.** The TERM of this Lease shall be for a period of **One Year**, commencing on **June 24th, 2024, and ending on June 23rd, 2025.**
 - B. **RENT.** Rent for the first TERM for the PREMISES shall be **\$9,000 – Nine Thousand Dollars**, payable in equal monthly installments of **\$750 – Seven Hundred and Fifty Dollars** on the first day of each month during the TERM. The rent shall be paid by TENANT to LANDLORD at **450 South Main Street, Richland Center, WI 53581** or electronically as may be offered by the City.
- 3. **RENEWAL.** Unless otherwise agreed to by the parties or terminated as described below, this Lease shall renew automatically. TENANT agrees that upon each automatic renewal of this Lease the RENT described in Section 2b shall increase by \$250.
- 4. **LATE FEE.** Any rent payment received by LANDLORD more than 10 days after the due date shall be subject to a late fee of \$100 – One Hundred Dollars.
- 5. **SECURITY DEPOSIT.** Upon execution of this AGREEMENT, TENANT shall pay to LANDLORD a security deposit of \$750 – Seven Hundred and Fifty dollars, which shall be returned to TENANT within 30 days following the termination of this AGREEMENT, less any deductions for unpaid rent, damages to the PREMISES beyond normal wear and tear, or other charges permitted by law.

LEASE AGREEMENT BETWEEN THE CITY OF RICHLAND CENTER, WI
AND ADVANCED PUMP AND WELL SOLUTIONS, INC. – LARRY AND
SHELLEY FERGUSON FOR THE PROPERTY LOCATED AT 278 W COURT
ST., RICHLAND CENTER, WI

Item 7.

6. **USE OF PREMISES.** TENANT shall use the PREMISES solely for the purpose of retail sales and business operations conducted by Advanced Pump and Well Solutions, Inc. TENANT shall not assign this AGREEMENT or sublet the PREMISES without the prior written consent of LANDLORD.
7. **MAINTENANCE AND REPAIR.** TENANT acknowledge that the LANDLORD purchased the PREMISES with the intent to redevelop the property and therefore assume sole and exclusive responsibility for all maintenance and repair of the PREMISES.
8. **UTILITIES & TRASH SERVICE.** TENANT shall be responsible for the payment of all utilities and services for the PREMISES, including but not limited to electric, water, sewer, gas, trash removal, lawn maintenance, and snow removal. TENANT shall arrange to have all bills from each service provider sent directly to TENANT. If the LANDLORD inadvertently pays for a TENANT expense, the TENANT shall promptly reimburse the LANDLORD upon presentation of the bill.
9. **INSURANCE.** TENANT shall maintain public liability and renters' insurance policies and shall have the LANDLORD named as an additional insured on such policies. Such insurance shall indemnify LANDLORD and hold it harmless from any claims, damages, judgments and expenses, including reasonable attorney's fees, resulting from the acts or omissions of the LANDLORD. The policy or policies shall provide that the insurance shall not be canceled, nor shall there be any change in the scope or amount of coverage of the policy unless 30 days prior written notice shall have been given to the LANDLORD and TENANT.
 - A. The policy or policies. or certificate thereof shall be delivered to the LANDLORD upon commencement of the term of this AGREEMENT, and upon each renewal of the insurance. The amount of insurance coverage provided in this paragraph shall be subject to reasonable revision by the LANDLORD.
10. **ACCESS.** LANDLORD shall have the right to enter the PREMISES at reasonable times upon reasonable notice to TENANT unless circumstances render such notice impossible.
11. **COMPLIANCE WITH LAWS.** TENANT shall comply with all applicable laws, ordinances, and regulations governing the use and occupancy of the PREMISES.
12. **DEFAULT.** This AGREEMENT shall be considered in default if TENANT fails to pay rent when due, breaches any other provision of this AGREEMENT, or becomes insolvent or bankrupt. In the event of default, LANDLORD may take any action permitted by law to enforce this AGREEMENT, including, but not limited to, terminating the Lease and evicting TENANT from the PREMISES.

LEASE AGREEMENT BETWEEN THE CITY OF RICHLAND CENTER, WI AND ADVANCED PUMP AND WELL SOLUTIONS, INC. – LARRY AND SHELLEY FERGUSON FOR THE PROPERTY LOCATED AT 278 W COURT ST., RICHLAND CENTER, WI

13. **TERMINATION.** This AGREEMENT may be terminated by either party for any reason or no reason and at any time by providing the other party 60 days written notice as detailed below.

14. **ENTIRE AGREEMENT.** This AGREEMENT constitutes the entire AGREEMENT between the parties with respect to the subject matter hereof and supersedes all prior or contemporaneous communications, representations, or AGREEMENTs, whether oral or written.

15. **GOVERNING LAW.** This AGREEMENT shall be governed by and construed in accordance with the laws of the State of Wisconsin.

16. **SEVERABILITY.** If any provision of this AGREEMENT is held to be invalid or unenforceable, such provision shall be struck and the remaining provisions shall remain in full force and effect.

17. **NOTICES.** All notices and other communications hereunder shall be in writing and shall be deemed to have been duly given when delivered personally or sent by certified or registered mail, return receipt requested, postage prepaid and addressed as follows:

If to LANDLORD:	If to TENANT:
City of Richland Center 450 South Main St. Richland Center, WI 53581 Attn: City Administrator	Advanced Pump and Well Solutions, Inc. 27490 Pauls Hill Dr. Richland Center, WI Attn: Larry and Shelley Ferguson

17. **WAIVER.** Failure to enforce any provision of this Lease shall not be deemed a waiver of any future right to enforce such provisions.

<SIGNATURE PAGE TO FOLLOW>

LEASE AGREEMENT BETWEEN THE CITY OF RICHLAND CENTER, WI
AND ADVANCED PUMP AND WELL SOLUTIONS, INC. – LARRY AND
SHELLEY FERGUSON FOR THE PROPERTY LOCATED AT 278 W COURT
ST., RICHLAND CENTER, WI

Item 7.

SIGNATURE & DATE

Dated this _____ day of _____,

LANDLORD: CITY OF RICHLAND CENTER, WI

By: _____

Ashley Oliphant, City Administrator

TENANT: LARRY & SHELLEY FERGUSON

By: _____

Larry Ferguson, Advanced Pump and Well Solutions, Inc.

By: _____

Shelley Ferguson, Advanced Pump and Well Solutions, Inc.

LAND TRANSFER AGREEMENT BETWEEN THE CITY OF RICHLAND CENTER, WI AND HILL COUNTRY RENTALS, LLC

WHEREAS THIS AGREEMENT is made by and between the City of Richland Center, Richland County, Wisconsin, alternatively referred to herein as the "City", and Hill Country Rentals, LLC, ("Hill Country") a corporation having its principal offices in Wisconsin, collectively referred to herein as the "Parties;"

AND WHEREAS, Hill Country has agreed to sell to the City several parcels of property, collectively referred to as the "Hill Country Property;"

AND WHEREAS, the Parties have signed a Letter of Intent, negotiated the general terms of the transfer, and the City's Common Council approved the purchase at its February 6, 2024 meeting;

NOW THEREFORE, in consideration of the premises and the covenants and agreements hereinafter contained it is hereby covenanted and agreed by and between the Parties hereto as follows, to-wit:

1. SALE OF PARCELS

The Parties agree that the City will purchase from Hill Country the following properties at the agreed upon price of Six-Hundred and Fifty Thousand Dollars (\$650,000):

Table 1.1

Property Number	Property Addresses	Parcel Tax ID
1.	101 N. Jefferson St.	276-2100-2880
2.	340 W. Court St.	276-2100-2872
3.	362 W. Court St.	276-2100-2871
4.	101 N. Orange St.	276-2100-2860
5.	395 W. Court St.	276-2100-2830
6.	357 W. Mill St.	276-2100-2810
7.	278 W. Court St.	276-2100-0570

2. MULTIPLE TRANSACTIONS ALLOWED

The sale of the above-listed parcels may occur in two or more parts, as agreed by the parties, so long as the entirety of the Hill Country Property is transferred to the City before January 31, 2025.

It is hereby agreed that the first sale / purchase transaction involving properties numbered 1 through 6 in Table 1.1 shall be scheduled immediately upon the fulfillment of the contingencies listed in Section 3. **OBLIGATIONS OF THE PARTIES**. Time is of the essence and both parties agree to act expediently.

A second sale / purchase transaction involving property numbered 7. in Table 1.1 shall also be contingent upon the fulfillment of Section 3. **OBLIGATIONS OF THE PARTIES** and shall have a closing date no later than January 31, 2025.

3. OBLIGATIONS OF THE PARTIES

(a) The City shall perform an environmental study on the Hill Country Property and obtain an Environmental Liability Exemption prior to the complete transfer of the Hill Country Property.

LAND TRANSFER AGREEMENT BETWEEN THE CITY OF RICHLAND CENTER, WI AND HILL COUNTRY RENTALS, LLC

Item 7.

(b) Hill Country shall, prior to closing and at their expense, raze all structures from Parcel 276-2100-2880, Property Number 1. in Table 1.1, in accordance with applicable local, state, and federal regulations.

4. LEASE OF CERTAIN PARCEL

Hill Country operates a business out of a building located on Parcel 276-2100-0570, Property Number 7. in Table 1.1. If Hill Country wishes to continue to utilize the building, the Parties will make all reasonable efforts to negotiate the terms of a lease or other agreement allowing Hill Country to continue to use the building. The term of any such agreement shall not be longer than one (1) year, but may offer the opportunity to extend this term. The agreed upon monthly rate associated with the first year of a lease shall be \$750.

5. DEFAULT

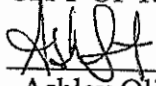
Should either Party default on any of the terms of this agreement, the harmed party shall provide notice of such default to the other party within fourteen (14) days of the default. The defaulting party shall make all reasonable efforts to cure the default, and failing to do so shall entitle the other party to terminate this agreement without further notice. Nothing in this section shall impair the Parties' right to seek any and all available remedies at law.

6. AMENDMENTS

This agreement may be amended only by mutual agreement of the parties hereto which is expressed in writing. No purported oral amendment shall be binding or effective.

IN WITNESS WHEREOF, the City, pursuant to resolution by the Common Council, enters into this agreement on the date below:

CITY OF RICHLAND CENTER, by:

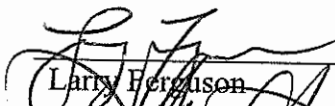


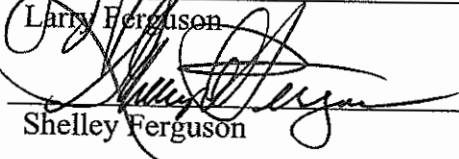
Ashley Oliphant, City Administrator

3/13/2024
Date:

IN WITNESS WHEREOF, Hill Country Rentals, LLC, has caused this instrument to be executed on its behalf by Larry and Shelley Ferguson on the date below:

HILL COUNTRY RENTALS, LLC, by:



Larry Ferguson


Shelley Ferguson

3/14/2024
Date:
3/14/2024
Date:

APPLICATION FOR TEMPORARY CLASS "B"/"CLASS B" RETAILER'S LICENSE

See Additional Information on reverse side. Contact the municipal clerk if you have questions.

FEE \$ 10.00

Application Date: 05/08/2024

Town Village City of Richland Center County of Richland

The named organization applies for: (check appropriate box(es).)

- A Temporary Class "B" license to sell fermented malt beverages at picnics or similar gatherings under s. 125.26(6), Wis. Stats.
A Temporary "Class B" license to sell wine at picnics or similar gatherings under s. 125.51(10), Wis. Stats.

at the premises described below during a special event beginning 06/15/2024 and ending 06/15/2024 and agrees to comply with all laws, resolutions, ordinances and regulations (state, federal or local) affecting the sale of fermented malt beverages and/or wine if the license is granted.

- 1. ORGANIZATION (check appropriate box) Bona fide Club Church Lodge/Society Veteran's Organization Fair Association
(a) Name Greater Richland Area Chamber of Commerce
(b) Address 397 West Seminary Street, Richland Center, WI
(c) Date organized 08/10/2017
(d) If corporation, give date of incorporation 08/10/2017
(e) If the named organization is not required to hold a Wisconsin seller's permit pursuant to s. 77.54 (7m), Wis. Stats., check this box:
(f) Names and addresses of all officers: President Christy Adsit, Vice President Craig Woodhouse, Secretary Katie Bedward, Treasurer John Edgington
(g) Name and address of manager or person in charge of affair: Christy Adsit 27105 Maple Ridge Ln. Richland Center, WI 53581

- 2. LOCATION OF PREMISES WHERE BEER AND/OR WINE WILL BE SOLD:
(a) Street number 950 North Orange Street
(b) Lot All Block 49 Schoolcraft
(c) Do premises occupy all or part of building? NO
(d) If part of building, describe fully all premises covered under this application, which floor or floors, or room or rooms, license is to cover:

- 3. NAME OF EVENT
(a) List name of the event Taste of the Hills
(b) Dates of event June 15, 2024 4:00pm-9:00pm

DECLARATION

The Officer(s) of the organization, individually and together, declare under penalties of law that the information provided in this application is true and correct to the best of their knowledge and belief.

Officer Craig Woodhouse 5-8-24
Officer Christy Adsit 5-8-24
Date Filed with Clerk 5-13-24

Richland Chamber of Commerce
Officer Katie Bedward 5/8/24
Officer John Edgington 5/8/24
Date Reported to Council or Board

Date Granted by Council

License No.

APPLICATION FOR TEMPORARY CLASS "B"/"CLASS B" RETAILER'S LICENSE

See Additional Information on reverse side. Contact the municipal clerk if you have questions.

FEE \$ 10.00

Application Date: 05/08/2024

Town Village City of Richland Center County of Richland

The named organization applies for: (check appropriate box(es).)

- A Temporary Class "B" license to sell fermented malt beverages at picnics or similar gatherings under s. 125.26(6), Wis. Stats.
A Temporary "Class B" license to sell wine at picnics or similar gatherings under s. 125.51(10), Wis. Stats.

at the premises described below during a special event beginning 07/19/2024 and ending 07/19/2024 and agrees to comply with all laws, resolutions, ordinances and regulations (state, federal or local) affecting the sale of fermented malt beverages and/or wine if the license is granted.

1. ORGANIZATION (check appropriate box) Bona fide Club Church Lodge/Society Veteran's Organization Fair Association

(a) Name Greater Richland Area Chamber of Commerce

(b) Address 397 West Seminary Street, Richland Center, WI (Street) Town Village City

(c) Date organized 08/10/2017

(d) If corporation, give date of incorporation 08/10/2017

(e) If the named organization is not required to hold a Wisconsin seller's permit pursuant to s. 77.54 (7m), Wis. Stats., check this box:

(f) Names and addresses of all officers:

President Christy Adsit

Vice President Craig Woodhouse

Secretary Katie Bedward

Treasurer John Edgington

(g) Name and address of manager or person in charge of affair: Christy Adsit 27105 Maple Ridge Ln. Richland Center, WI 53581

2. LOCATION OF PREMISES WHERE BEER AND/OR WINE WILL BE SOLD:

(a) Street number 397 West Seminary Street

(b) Lot 2 & 3 Block 40

(c) Do premises occupy all or part of building? NO

(d) If part of building, describe fully all premises covered under this application, which floor or floors, or room or rooms, license is to cover:

3. NAME OF EVENT

(a) List name of the event Midsummer's Night Market

(b) Dates of event July 19, 2024

DECLARATION

The Officer(s) of the organization, individually and together, declare under penalties of law that the information provided in this application is true and correct to the best of their knowledge and belief.

Richland Chamber of Commerce (Name of Organization)

Officer Craig Woodhouse 5-8-24 (Signature/date)

Officer Katie Bedward 5/8/24 (Signature/date)

Officer Christy Adsit 5-8-24 (Signature/date)

Officer John Edgington 5/8/2024 (Signature/date)

Date Filed with Clerk 5-13-24

Date Reported to Council or Board

Date Granted by Council

License No.

APPLICATION FOR TEMPORARY CLASS "B"/"CLASS B" RETAILER'S LICENSE

See Additional Information on reverse side. Contact the municipal clerk if you have questions.

FEE \$ 10.00

Application Date: 05/08/2024

Town Village City of Richland Center County of Richland

The named organization applies for: (check appropriate box(es).)

- A Temporary Class "B" license to sell fermented malt beverages at picnics or similar gatherings under s. 125.26(6), Wis. Stats.
- A Temporary "Class B" license to sell wine at picnics or similar gatherings under s. 125.51(10), Wis. Stats.

at the premises described below during a special event beginning 08/16/2024 and ending 08/16/2024 and agrees to comply with all laws, resolutions, ordinances and regulations (state, federal or local) affecting the sale of fermented malt beverages and/or wine if the license is granted.

1. ORGANIZATION (check appropriate box) Bona fide Club Church Lodge/Society Veteran's Organization Fair Association

(a) Name Greater Richland Area Chamber of Commerce

(b) Address 397 West Seminary Street, Richland Center, WI
(Street)

(c) Date organized 08/10/2017 Town Village City

(d) If corporation, give date of incorporation 08/10/2017

(e) If the named organization is not required to hold a Wisconsin seller's permit pursuant to s. 77.54 (7m), Wis. Stats., check this box:

(f) Names and addresses of all officers:

President Christy Adsit

Vice President Craig Woodhouse

Secretary Katie Bedward

Treasurer John Edgington

(g) Name and address of manager or person in charge of affair: Christy Adsit 27105 Maple Ridge Ln. Richland Center, WI 53581

2. LOCATION OF PREMISES WHERE BEER AND/OR WINE WILL BE SOLD:

(a) Street number 397 West Seminary Street

(b) Lot 2 & 3 Block 40

(c) Do premises occupy all or part of building? NO

(d) If part of building, describe fully all premises covered under this application, which floor or floors, or room or rooms, license is to cover:

3. NAME OF EVENT

(a) List name of the event Midsummer's Night Market

(b) Dates of event August 16, 2024

DECLARATION

The Officer(s) of the organization, individually and together, declare under penalties of law that the information provided in this application is true and correct to the best of their knowledge and belief.

Richland Chamber of Commerce
(Name of Organization)

Officer Craig Woodhouse 5-8-24
(Signature/date)

Officer Katie Bedward 5/8/24
(Signature/date)

Officer Christy Adsit 5-8-24
(Signature/date)

Officer John Edgington 5/8/24
(Signature/date)

Date Filed with Clerk 5-13-24

Date Reported to Council or Board _____

Date Granted by Council _____

License No. _____

APPLICATION FOR TEMPORARY CLASS "B"/"CLASS B" RETAILER'S LICENSE

See Additional Information on reverse side. Contact the municipal clerk if you have questions.

FEE \$ 10.00

Application Date: 05/08/2024

Town Village City of Richland Center County of Richland

The named organization applies for: (check appropriate box(es).)

- A Temporary Class "B" license to sell fermented malt beverages at picnics or similar gatherings under s. 125.26(6), Wis. Stats.
- A Temporary "Class B" license to sell wine at picnics or similar gatherings under s. 125.51(10), Wis. Stats.

at the premises described below during a special event beginning 09/20/2024 and ending 09/20/2024 and agrees to comply with all laws, resolutions, ordinances and regulations (state, federal or local) affecting the sale of fermented malt beverages and/or wine if the license is granted.

1. ORGANIZATION (check appropriate box) Bona fide Club Church Lodge/Society Veteran's Organization Fair Association

(a) Name Greater Richland Area Chamber of Commerce

(b) Address 397 West Seminary Street, Richland Center, WI
(Street) Town Village City

(c) Date organized 08/10/2017

(d) If corporation, give date of incorporation 08/10/2017

(e) If the named organization is not required to hold a Wisconsin seller's permit pursuant to s. 77.54 (7m), Wis. Stats., check this box:

(f) Names and addresses of all officers:

President Christy Adsit

Vice President Craig Woodhouse

Secretary Katie Bedward

Treasurer John Edgington

(g) Name and address of manager or person in charge of affair: Christy Adsit 27105 Maple Ridge Ln. Richland Center, WI 53581

2. LOCATION OF PREMISES WHERE BEER AND/OR WINE WILL BE SOLD:

(a) Street number 397 West Seminary Street

(b) Lot 2 & 3 Block 40

(c) Do premises occupy all or part of building? NO

(d) If part of building, describe fully all premises covered under this application, which floor or floors, or room or rooms, license is to cover:

3. NAME OF EVENT

(a) List name of the event Midsummer's Night Market

(b) Dates of event September 20, 2024

DECLARATION

The Officer(s) of the organization, individually and together, declare under penalties of law that the information provided in this application is true and correct to the best of their knowledge and belief.

Richland Chamber of Commerce
(Name of Organization)

Officer Craig Woodhouse 5-8-24
(Signature/date)

Officer Katie Bedward 5/8/24
(Signature/date)

Officer Christy Adsit 5-8-24
(Signature/date)

Officer John Edgington 5/8/24
(Signature/date)

Date Filed with Clerk 5-13-24

Date Reported to Council or Board _____

Date Granted by Council _____

License No. _____

Agenda Item: Amendment and Repeal of portions of Section 101.09 of the Code of Ordinances regarding Parking

Committee Review: Public Safety on 6/3/2024

Council Meeting Date: 6/4/2024

Requested by: Police Chief Billy Jones

Presented by: Police Chief Billy Jones

Background:

We are updating the Code of Ordinances as summarized below. Updates have been reviewed and approved by City Attorney Windle.

- Section 101.15(3)(c) – Alternate Side Parking change to the 400 Block of North Pearl Street.
- Sections 101.09(5)(a) and 101.09(5)(c) regarding parking around the former Jefferson and Lincoln Schools are being repealed as these buildings are no longer serving as schools.

Department Recommendation: Proceed with amendment and repeal

Financial Impact: None

Funding Source: No funding needed at this time

REQUESTED ACTIONS:

PUBLIC SAFETY: Motion to recommend the Ordinance amending 101.15(3)(c) and repealing 101.09(5)(a) and 101.09(5)(c) of the Code of Ordinances pertaining to Parking to City Council.

COUNCIL: Motion to approve the Ordinance to amend Section 101.15 and repeal sections 101.09(5)(a) and 101.09(5)(c) of the Code of Ordinances pertaining to Parking.

Attachment(s):

- The Ordinance

ORDINANCE NO. 2024 - _____

AN ORDINANCE AMENDING SECTION 101.15 AND REPEALING CERTAIN PROVISIONS OF SECTION 101.09 OF THE CODE OF ORDINANCES OF THE CITY OF RICHLAND CENTER REGARDING PARKING

IT IS HEREBY ORDAINED by the Common Council of the City of Richland Center that **Section 101.15(3)** of the Code of Ordinances of the City of Richland Center is amended to read:

(3) EFFECT OF ALTERNATE SIDE PARKING REGULATIONS UPON SPECIFIED STREETS OR PORTIONS OF STREETS. Due to conditions unique to the following streets or portions of streets, the following regulations shall apply where specified:

- (a) Court Street East of Sheldon Street. The foregoing requirement that vehicles be parked on alternate sides of the street between December 1 and February 28th (29th in the case of leap year) shall not apply to that portion of East Court Street lying East of a point which is 194 feet East of the east curb of Sheldon Street.
- (b) Miner Court. Between December 1 and February 28th (29th in the case of leap year) during the hours set forth in Paragraph (1), no person shall park any vehicle on the East side of Miner Court. Vehicles may be parked on the West side of Miner Court regardless of the parking restriction contained in Paragraph (1).
- (c) 400 Block of North Pearl Street. Between the dates of December 1 and February 28th (29th in the case of leap year), the provisions of Paragraph (1) above shall not apply to the East side of the 400 Block of North Pearl Street.

IT IS FURTHER ORDAINED that **Sections 101.09(5)(a) and 101.09(5)(c) RESTRICTIONS ON PARKING IN DESIGNATED AREAS NEAR SCHOOLS DURING CERTAIN HOURS ON DAYS WHEN SCHOOL IS IN SESSION** of the Code of Ordinances and their subsections, which pertain specifically to the former Jefferson and Lincoln schools, are repealed in their entirety.

Effective Date. This ordinance shall be in full force and effect from and after its passage and publication.

Enacted this _____ day of _____, 2024

CITY OF RICHLAND CENTER, WI:

Todd Coppernoll, Mayor

ATTEST:

Ashley Oliphant, City Administrator, Interim City Clerk

Phase I Environmental Site Assessment

**101 North Jefferson Street, 340 West Court Street, 362 West Court Street, 101 North Orange Street, 395 West Court Street, 357 West Mill Street and 278 West Court Street
Richland Center, Richland County, Wisconsin**

Project No. R00013084



MSA Professional Services, Inc.
1702 Pankratz Street
Madison, Wisconsin, 53704
Phone: (608) 242-7779

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EXECUTIVE SUMMARY

Mr. Jasen Glasbrenner, City Economic Development Director for the City of Richland Center (the Client), authorized MSA Professional Services (MSA) to conduct a Phase I Environmental Site Assessment (Phase I ESA) of the property consisting of Richland County parcel numbers 276-2100-2880, 276-2100-2872, 276-2100-2871, 276-2100-2860, 276-2100-2830, 276-2100-2810, and 276-2100-0570 located at 101 North Jefferson Street, 340 West Court Street, 362 West Court Street, 101 North Orange Street, 395 West Court Street, 357 West Mill Street and 278 West Court Street, respectively, in Richland Center, Richland County, Wisconsin (hereafter referred to as the Property). The Phase I ESA was performed in general conformance with the scope and limitations of ASTM Standard E1527-21 and the USEPA AAI Rule. This included reconnaissance of the Property; interviews with persons familiar with the Property; and review of Federal and State environmental databases and historical use records. Uses of the Property were traced back to 1885 or first developed use, whichever is earlier. Exceptions to or deletions from this practice are described in this report. The purpose of this Phase I ESA was to identify, to the extent feasible, “recognized environmental conditions” (RECs) in connection with the Property.

The Property is composed of parcels located at 101 North Jefferson Street, 340 West Court Street, 362 West Court Street, 101 North Orange Street, 395 West Court Street, 357 West Mill Street and 278 West Court Street, Richland Center, Richland County, Wisconsin, located on the northeast and northwest side of the intersection of West Court Street and North Jefferson Street. The Property consists of Richland County parcel numbers 276-2100-2880, 276-2100-2872, 276-2100-2871, 276-2100-2860, 276-2100-2830, 276-2100-2810, and 276-2100-0570 and is approximately 1.78 acres in size. Improvements to the Property consist of one, approximately 8,400 square foot, one-story, commercial building located at 278 West Court Street; one, approximately 1,400 square foot, two-story, building with a basement located at 314 West Court Street; and one, approximately 1,300 square foot, one-story garage located at 101 North Jefferson Street. The Property is currently owned by Hill Country Rentals LLC and the eastern portion of the Property is used as a commercial property and the south-central portion of the Property is used as a residential property. Historical property usage for the eastern parcel consists of commercial businesses from at least 1899 to the present. Historical property usage for the western parcels consists of mixed residential properties and commercial businesses from at least 1899 to the present. Current use of adjoining properties includes a parking lot and West Mill Street to the north with residential properties and an auto body garage beyond; commercial businesses and offices to the east with State Road 80 beyond; West Court Street to the south with a gas station, commercial businesses, and offices beyond; and North Orange Street (U.S. Route 14) to the west with a pharmacy beyond.

The Phase I ESA has revealed the following HREC associated with the Property:

1. A fuel oil release on the Property on May 5, 1999 which was granted closure by the WDNR on June 1, 1999, represents a HREC considering the release has been addressed to the satisfaction of the applicable regulatory authority, without subjecting the property to any property use restrictions or engineering controls.

INTRODUCTION

PURPOSE

The purpose of this Phase I Environmental Site Assessment (ESA) is to conduct an appropriate inquiry into the ownership and use of the Property with the goal of identifying recognized environmental conditions in connection with the Property. The term, *recognized environmental condition (REC)*, refers to the presence, or likely presence, of a hazardous substance or petroleum product on the Property under conditions that represent a release, a past release, or a material threat of a release into structures on the Property or into the ground, ground water, air, or surface water of the Property. De minimis conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action, if brought to the attention of appropriate government agencies, are not recognized environmental conditions. In 2013, the standard added two definitions, *controlled recognized environmental condition (CREC)*, and *historical recognized environmental condition (HREC)*. A controlled recognized environmental condition is a recognized environmental condition resulting from a past release at the property that has been addressed to the satisfaction of the applicable regulatory authority with hazardous substances allowed to remain in place subject to the implementation of required controls, including, for example, property use restrictions or engineering controls. In contrast, a historical recognized environmental condition is a past release of a substance at the property that has been addressed to the satisfaction of the applicable regulatory authority, without subjecting the property to any property use restrictions or engineering controls. The Phase I ESA will distinguish between these types for any environmental conditions that are noted in the course of performing the scope of work.

DETAILED SCOPE OF SERVICES

MSA Professional Services, Inc. was authorized by Mr. Jasen Glasbrenner of the City of Richland Center to perform a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-21. ASTM Practice E 1527-21 includes four components:

Records Review - Check standard federal and state environmental database records; review the current USGS 7.5-minute topographic map, and reasonably ascertainable historical documents.

Site Reconnaissance - Visit the site to visually and physically observe the property and the interior and exterior of any structures located on the property, to the extent not obstructed by bodies of water, adjacent buildings, or other obstacles.

Interviews - Interview the current and former owners of the property, a key site manager, occupants of the property, and at least one local government official.

Report - Evaluate and document the findings, opinions, and conclusions in the Phase I Environmental Site Assessment report (this document).

In addition, the User of this report is required to: Review recorded land title records for information on environmental liens and activity use restrictions filed against the property, and if found, provide the information to MSA. Evaluate whether the purchase price is lower than the fair market value as a result of known or suspected contamination and provide MSA with a written record of the evaluation. Provide MSA with any specialized knowledge of the property that could indicate the presence of a release or threat of a release of hazardous substances or petroleum products at the property.

SIGNIFICANT ASSUMPTIONS

Information provided to MSA by individuals familiar and/or associated with the property and adjacent properties has been accepted by MSA in good faith and is assumed to be accurate.

The information, findings, and conclusions contained in this report are based in part on technical documents included in the files of regulatory agencies. This information is assumed to be an accurate representation of facts, produced in good faith. MSA makes no guarantee as to the accuracy or completeness of this information.

LIMITATIONS AND EXCEPTIONS

No environmental assessment can wholly eliminate uncertainty regarding the potential for recognized environmental conditions in connection with a property. Performance of this assessment as prescribed by ASTM 1527-21 is intended to reduce, but not eliminate, uncertainty regarding the potential for recognized environmental conditions. The findings, opinions, and conclusions presented in this report are based on the information obtained through the records review, site reconnaissance and interviews conducted during this assessment. This report offers no certification, warranty or guarantee of the truthfulness, validity, accuracy, or completeness of governmental or regulatory records or databases, database search services, information provided by others, or observations made in connection with this assessment. Similarly, this report offers no certification, warranty or guarantee regarding the presence or absence of recognized environmental conditions, whether or not recognized environmental conditions are identified in this report.

USER RELIANCE

This report was prepared on behalf of and for the use of the City of Richland Center. No other individual or entity may rely on this report without written authorization from MSA Professional Services, Inc. (MSA).

SITE DESCRIPTION

LOCATION AND LEGAL DESCRIPTION

The Property is composed of parcels located at 101 North Jefferson Street, 340 West Court Street, 362 West Court Street, 101 North Orange Street, 395 West Court Street, 357 West Mill Street and 278 West Court Street in Richland Center, Richland County, Wisconsin, located northeast and northwest of the intersection of West Court Street and North Jefferson Street. The Property consists of Richland County parcel numbers 276-2100-2880, 276-2100-2872, 276-2100-2871, 276-2100-2860, 276-2100-2830, 276-2100-2810, and 276-2100-0570 and is approximately 1.78 acres in size. The Property location is shown on **Figure 1** in **Appendix A** of this report. The Richland County Parcel Summary forms are provided in **Appendix B**.

PROPERTY AND VICINITY GENERAL CHARACTERISTICS

The Property is situated in a high-density mixed residential and commercial area in Richland Center, Wisconsin. The Property consists of seven parcels that occupy approximately 1.78 acres and is approximately 728 feet above sea level (asl). The Property and the area immediately surrounding the Property is relatively level. Current use of surrounding properties includes a parking lot and West Mill Street to the north with residential properties and an auto body garage beyond; commercial businesses and offices to the east with State Road 80 beyond; West Court Street to the south with a gas station, commercial businesses and offices beyond; and North Orange Street (U.S. Route 14) to the west with a pharmacy beyond. The main features of the Property are shown on **Figure 2** provided in **Appendix A** of this report.

CURRENT USE OF THE PROPERTY

The current use of the Property was determined through observations during the property reconnaissance, interviews, or record reviews. The eastern portion of the Property is currently used as a commercial business and the south-central portion is used as a residential property.

DESCRIPTIONS OF STRUCTURES, ROADS, AND OTHER IMPROVEMENTS ON THE PROPERTY

Improvements to the Property consist of one, approximately 8,400 square foot, one-story, commercial building located at 278 West Court Street; one, approximately 1,400 square foot, two-story, building with a basement located at 314 West Court Street; and one, approximately 1,300 square foot, one-story garage located at 101 North Jefferson Street. The main features of the Property are shown on **Figure 2** provided in **Appendix A** of this report and photographs of the predominant features on the property are provided in **Appendix C**.

Available public utilities on the Property include municipal water, municipal sanitary sewer, electricity, natural gas, and telephone/cable.

CURRENT USES OF THE ADJOINING PROPERTIES

Current use of adjoining properties includes a parking lot and West Mill Street to the north with residential properties and an auto body garage beyond; commercial businesses and offices to the east with State Road 80 beyond; West Court Street to the south with a gas station, commercial businesses and offices beyond; and North Orange Street (U.S. Route 14) to the west with a pharmacy beyond. Photographs of adjacent properties are provided in **Appendix C**.

USER RESPONSIBILITIES

In accordance with ASTM E1527-21 and the USEPA AAI Rule, the Client was requested to provide the necessary information and/or documents to fulfill the User's responsibilities under the standard practice. The request was made via the proposal letter. The following summarizes the documents and information that were provided. Copies of User provided documents are included in **Appendix D**.

TITLE RECORDS

User did not provide copies of title records.

ENVIRONMENTAL LIENS OR ACTIVITY AND USE LIMITATIONS

User did not provide results of a search for environmental liens or use limitations.

SPECIALIZED KNOWLEDGE

User indicated that they are aware that the Property is a brownfield site and LUST site and was formerly used as a diesel car sales lot and as a printing press.

VALUATION REDUCTION FOR ENVIRONMENTAL ISSUES

User indicated that the current valuation for the subject Property is in line with market standards.

OWNER, PROPERTY MANAGER, AND OCCUPANT INFORMATION

The current owner of the property is Hill Country Rentals LLC.

REASON FOR PERFORMING THE PHASE I ESA

The User indicated the reason for requesting the Phase I ESA is to investigate the Property prior to a potential purchase of the land and buildings and permit the user to qualify for landowner liability protection in accordance with the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA).

OTHER USER PROVIDED INFORMATION

User did not provide any other information.

RECORDS REVIEW

STANDARD ENVIRONMENTAL RECORD SOURCES

A government records search was performed by ERIS (Environmental Risk Information Services) on April 8, 2024. A copy of the complete report is in **Appendix E**. The report includes the standard environmental record sources listed in ASTM Practice E 1527 as well as additional environmental record sources which are reasonably available and searchable by electronic methods. The search was a radius search with the property as the center. Search distances for each source are listed in the complete report from each service. Actual search distances equal or exceed the recommended search distances for each record.

The following records were identified in the report as being at or in the immediate vicinity of the property:

Port Truck Sales **0.00 mi/16.25 ft ENE**

Port Truck Sales was identified at 102 N Jefferson, Richland Center, Wisconsin and was listed in the WDNR Leaking Underground Storage Tank (LUST) list, the WDNR Brownfields list, and the WDNR Closed Remediation Sites (CRS) list. On May 5, 1999, a release of fuel oil from a LUST was reported to the WDNR. Laboratory analysis of soil samples collected from beneath the tank indicated only low concentrations of contaminants and on June 1, 1999, the site was granted closure by the WDNR with no further action required.

Port Truck Sales **0.00 mi/22.51 ft S**

Port Truck Sales was identified at 314 W Court St, Richland Center, Wisconsin and was listed the Wisconsin Department of Agriculture, Trade and Consumer Protection (WDATCP) Underground Storage Tanks (UST) list. The site had one 1,000-gallon fuel oil UST and one 500-gallon fuel oil UST that were closed/removed as of January 13, 1999.

Hynek Property **0.01 mi/27.44 ft WNW**

Hynek Property was identified at 175 N Orange St, Richland Center, Wisconsin and was listed in the WDNR Brownfields list. No other environmental records were available for this site.

Robb Warehouse **0.01 mi/27.44 ft WNW**

Robb Warehouse was identified at 101 N Orange St, Richland Center, Wisconsin and was listed in the WDNR Brownfields list. No other environmental records were available for this site.

Well #5 **0.01 mi/33.51 ft NE**

Well #5 was identified at 191 N. Jefferson, Richland Center, Wisconsin and was listed in the Tier 2 Report (Tier 2) list. The site is listed as an inactive facility in the Tier 2 list.

N Jefferson & Mill St **0.01 mi/35.12 ft NE**

The site was identified at N Jefferson & Mill St, Richland Center, Wisconsin and was listed in the WDNR Spills list. The WDNR was notified of a spill of approximately 20 gallons of fuel oil on February 1, 1990. The

spill occurred when a hole rusted through a tank. The spill was cleaned up using pads, sand, and oil dry and the site was closed by the WDNR with no further action required on February 1, 1990.

Pulvermacher Garden Center**0.01 mi/41.08 ft ESE**

Pulvermacher Garden Center was identified at 250 W Court St, Richland Center, Wisconsin and was listed in the WDNR Brownfields list and the WDATCP UST list. The site had one 200-gallon leaded gasoline UST that was closed and filled with inert material as of June 1, 1985 and one 1,000-gallon fuel oil UST that was closed and filled with inert material as of March 29, 1999.

Keegan Mills Inc/Richland Milling Facility**0.01 mi/42.34 ft SW**

Keegan Mills Inc/Richland Milling Facility was identified at 395 W Court St, Richland Center, Wisconsin and was listed in WDATCP UST list, the WDNR LUST list, the Wisconsin Bureau for Remediation and Redevelopment Tracking System (BRRTS), and the WDNR CRS list. The site had one 250-gallon unleaded gasoline UST that was closed/removed as of December 31, 1993. On December 30, 1998, a petroleum release from a LUST was reported to the WDNR. On March 1, 1999, the site was closed by the WDNR with no further action required. This site is listed in the BRRTS database as a No Action Required (NAR) site as of December 18, 1997.

Center Tire Mart**0.01 mi/47.82 ft WNW**

Center Tire Mart was identified at 190 N Orange St, Richland Center, Wisconsin and was listed in the WDNR LUST list, the WDNR Brownfields list the WDNR Environmental Repair (ERP) list, the WDNR CRS list, and the WDATCP UST list. On November 22, 1994, a release of tetrachloroethene (PCE), chlorinated solvents and trichloroethylene (TCE) was reported to the WDNR. A site investigation including soil and groundwater sampling and analysis was performed at the site to delineate the contamination plume. On June 24, 1999, the site was closed by the WDNR with residual groundwater contamination at the site. On March 22, 2006, a release of polynuclear aromatic hydrocarbons (PAHs) was reported to the WDNR. A site investigation including soil and groundwater sampling and analysis was performed at the site to delineate the contamination plume. On June 26, 2020, the site was closed by the WDNR with residual soil and groundwater contamination at the site and in the adjacent North Orange Street right of way. The site is listed as a licensed landfill or historic waste site. During a 2019 site investigation, PAHs and metals were detected in fill material throughout the site. The site had one 750-gallon fuel oil UST that was closed/removed as of April 11, 2006.

Autozone #1990**0.02 mi/104.02 ft WSW**

Autozone #1990 was identified at 110 S Orange St, Richland Center, Wisconsin and was listed in the US Environmental Protection Agency's (USEPA) Resource Conservation and Recovery Act (RCRA) Very Small Quantity Generators (RCRA VSQG) list, the USEPA Facility Registry Service/Facility Index (FINDS/FRS) database, and the WDNR Solid and Hazardous Waste Information Management System (SHWIMS) list. The site is listed as an operating very small quantity generator of hazardous materials and has no compliance monitoring and enforcement (violations) records associated with the facility. The site is listed as an automotive parts and accessories store on the FINDS/FRS database.

Precision Auto**0.03 mi/135.71 ft ENE**

Precision Auto was identified at 290 W Mill St, Richland Center, Wisconsin and was listed in the WDNR LUST list, the WDNR Spills list, the WDNR CRS list, and the WDATCP UST list. On April 16, 1998, a release of unleaded and leaded gasoline was reported to the WDNR. A site investigation including soil and groundwater sampling and analysis was performed at the site to delineate the contamination plume. On December 5, 2006, the site was closed by the WDNR with residual soil contamination at the site. The residual contamination is limited in extent and does not appear to affect or have the potential to migrate to the Property. On May 11, 1995, a petroleum release of 100 gallons was reported to the WDNR. The release occurred due to vandalism when a valve was opened on a tank containing used oil. The spill was cleaned using absorbents and the site was closed May 15, 1995 with no further action required. The site had one 3,000-gallon leaded gasoline UST and one 2,000-gallon leaded gasoline UST that were closed/removed as of March 29, 1998.

Buhmeyers Inc/Woodward Communications**0.03 mi/173.46 ft ENE**

Buhmeyers Inc/Woodward Communications was identified at 244 W Mill St, Richland Center, Wisconsin and was listed in the RCRA Non-Generators (RCRA NON-GEN) list, the WDATCP UST list, the WDNR LUST list, the WDNR CRS list, and the WDNR SHWIMS list. The facility is a verified NON GEN of hazardous materials with no compliance monitoring and enforcement (violation) records associated with the facility. The site had one 500-gallon unleaded gasoline UST that was closed/removed as of October 27, 1996 and one 1,000-gallon fuel oil UST that was closed/removed as of May 9, 2006. On October 28, 1996, a release of chlorinated solvents was reported to the WDNR. A site investigation including soil and groundwater sampling and analysis was performed at the site to delineate the contamination plume and contaminated soil was excavated from the site. On November 26, 1999, the site was closed by the WDNR with residual groundwater contamination at the site. The residual petroleum contamination does not appear to affect or have the potential to migrate to the Property considering the limited magnitude and the location of the contamination at 15 feet below ground surface. On July 25, 2006, a release of volatile organic compounds (VOCs) was reported to the WDNR. On November 9, 2006, the site was closed by the WDNR with no further action required.

Richard Breeden**0.04 mi/189.37 ft E**

The site was identified at 156 N Main St, Richland Center, Wisconsin and was listed in the WDATCP UST list. The site had one 500-gallon fuel oil UST that was closed/removed as of September 14, 1995.

Agri Dairy Service Inc**0.04 mi/206.16 ft E**

Agri Dairy Service Inc was identified at 181-182 N Main St, Richland Center, Wisconsin and was listed in the WDATCP UST list. The site had one 500-gallon unleaded gasoline UST that was closed/removed as of July 29, 1993 and one 550-gallon leaded gasoline UST that was closed/removed as of February 28, 1986.

Vacant Lot**0.04 mi/212.15 ft E**

The site was identified at 169 N Main St, Richland Center, Wisconsin and was listed in the WDATCP UST list. The site had one 250-gallon UST with unknown contents that was closed/removed as of August 4, 2005.

Ralph Marshall Excavating/Sutton Electric**0.04 mi/222.28 ft NW**

Ralph Marshall Excavating was identified at 270 N Orange St, Richland Center, Wisconsin and was listed in the WDATCP UST list and the WDNR Brownfields list. The site had one 300-gallon leaded gasoline UST and two 300-gallon diesel USTs that were closed/removed as of April 18, 1991.

Schwarting Partnership Prop/Cheese Hut Property**0.04 mi/225.46 ft E**

Schwarting Partnership Prop/Cheese Hut Property was identified at 185 N Main St, Richland Center, Wisconsin and was listed in the WDATCP UST list, the WDNR LUST list, and the WDNR CRS list. The site had one 1,000-gallon unleaded gasoline UST and one 500-gallon fuel oil UST that were closed/removed as of December 31, 1975. On November 10, 1995, a petroleum release was reported to the WDNR. A site investigation including soil and groundwater sampling and analysis was performed at the site to delineate the contamination plume. Groundwater flow at the site was determined to be to the south-southeast, away from the Property. On June 18, 2002, the site was closed by the WDNR with residual groundwater contamination at the site.

260 N Jefferson**0.04 mi/227.05 ft NNE**

The site was identified at 260 N Jefferson Richland Center, Wisconsin and was listed in the WDNR Spills list. On September 16, 1992, a release of approximately 30 gallons of fuel oil was reported to the WDNR. The release occurred when heavy rain flooded a basement and caused the pipe to a tank to break. The spill evaporated and the site was closed on December 1, 1992 with no further action required.

Winona Oil Company**0.05 mi/259.72 ft ENE**

Winona Oil Company was identified at Main & Mill Sts, Richland Center, Wisconsin and was listed in the historic director of service stations (Hist Gas Stations). There are no other environmental records available for this site.

Kwik Trip #788**0.06 mi/329.62 ft SE**

Kwik Trip #788 was identified at 172 S Main Street, Richland Center, Wisconsin and was listed in the WDATCP Delisted Storage Tanks (Del Storage Tank) database, the WDNR LUST list, and the WDNR CRS list. On January 31, 1995, a release of methyl tertiary butyl ether was reported to the WDNR. A site investigation including soil and groundwater sampling and analysis was performed at the site to delineate the contamination plume. On June 6, 2013, the site was closed by the WDNR with residual soil and groundwater contamination at the site and in the adjacent right of way to the south.

Richland Cnty Bank Property/Krouskops Service Station**0.07 mi/350.26 ft ESE**

Richland Cnty Bank Property/Krouskops Service Station was identified at 197 S Main St, Richland Center, Wisconsin and was listed in the WDATCP UST list, the WDNR LUST list, and the WDNR CRS list. On June 2, 1988, a release of VOCs was reported to the WDNR. A site investigation including soil and groundwater sampling and analysis was performed at the site to delineate the contamination plume. On March 8, 2000, the site was closed by the WDNR with residual groundwater contamination at the site and in the adjacent West Seminary Street right of way to the south. The site had one 4,000-gallon diesel UST, one 4,000-gallon unleaded gasoline UST, and one 4,000-gallon leaded gasoline UST that were closed/removed as of

February 22, 1990; and one 1,111-gallon waste/used motor oil UST that was closed/removed as of February 28, 1989.

Press Box**0.07 mi/350.57 ft ESE**

Press Box was identified at 165 W Court St, Richland Center, Wisconsin and was listed in the WDATCP UST list. The site had one 5,500-gallon fuel oil UST that was closed/removed at an unknown date.

Kwik Trip #788**0.07 mi/355.06 ft SE**

Kwik Trip #788 was identified at 378 W Seminary St, Richland Center, Wisconsin and was listed in the Alternative Fueling Stations (Alt Fuels) list and the WDATCP UST list. The site provides alternative fuels including E85 and the station has a blender pump capable of providing mid-level ethanol blends. The site had two 10,00-gallon unleaded gasoline USTs, one 20,00-gallon unleaded gasoline UST, one 10,00-gallon diesel UST, and one 10,00-gallon gas-ethanol blend UST that are in use.

Byron Dixon**0.07 mi/359.97 ft ENE**

The site was identified at 242 N Main St, Richland Center, Wisconsin and was listed in the WDATCP UST list. The site had two 250-gallon leaded gasoline USTs and one 500-gallon leaded gasoline UST that were closed/removed as of May 14, 2007; and one 500-gallon fuel oil UST that was closed/removed as of August 1, 2007.

Port Property**0.07 mi/370.89 ft W**

Port Property was identified at 180 N Congress St, Richland Center, Wisconsin and was listed in the WDNR LUST list and the WDNR CRS list. On May 17, 1994, a petroleum release was reported to the WDNR. A site investigation including soil and groundwater sampling and analysis was performed at the site to delineate the contamination plume. On April 6, 1998, the site was closed by the WDNR with residual groundwater contamination at the site and in the adjacent North Congress Street right of way.

Johns Iga**0.07 mi/375.31 ft SE**

The site was identified at 221 W Seminary St, Richland Center, Wisconsin and was listed in the WDATCP UST list, the WDNR LUST list, and the WDNR CRS list. On September 30, 1997, a release of heating oil was reported to the WDNR. Contaminated soil was excavated and a site investigation including soil and groundwater sampling and analysis was performed to delineate the contamination plume. On January 11, 2006, the site was closed by the WDNR with residual soil contamination at the site. The site had one 1,000-gallon fuel oil UST that was closed/removed as of September 29, 1997.

Raymond E Port**0.07 mi/375.76 ft W**

The site was identified at 180 N Congress, Richland Center, Wisconsin and was listed in the WDATCP UST list. The site had one 1,000-gallon fuel oil UST that was closed/removed as of May 16, 1994.

Kwik Trip #788**0.07 mi/377.92 ft S**

Kwik Trip #788 was identified at 397 W Seminary, Richland Center, Wisconsin and was listed in the WDATCP Del Storage Tank database. There are no other environmental records available for this site.

Richland Center Train Depot**0.07 mi/379.30 ft SSW**

Richland Center Train Depot was identified at 397 W Seminary, Richland Center, Wisconsin and was listed in the WDATCP UST list. The site had one 250-gallon fuel oil UST that was closed/removed as of May 17, 2000.

Leyda Enterprises**0.08 mi/388.19 feet SW**

Leyda Enterprises was identified at 420 W Seminary St, Richland Center, Wisconsin and was listed in the WDATCP UST list, the WDNR LUST list, and the WDNR CRS list. The site had one 8,000-gallon diesel UST that was closed/removed as of June 3, 1990. On June 21, 1990, a release of an unknown type of petroleum was reported to the WDNR. A site investigation including soil and groundwater sampling and analysis was performed at the site to delineate the contamination plume. On November 29, 1993, the site was closed by the WDNR with no further action required.

Richland Dairy Herd Improvement Assn**0.07 mi/388.41 ft SW**

Richland Dairy Herd Improvement Assn was identified at 411 W Seminary, Richland Center, Wisconsin and was listed in the WDNR SHWIMS list. The site is listed in the SHWIMS list as a hazardous waste generator with an unknown status.

City of Richland Center/Owen Smith Site 1**0.07 mi/393.71 ft WSW**

City of Richland Center/Owen Smith Site 1 was identified at 205 S Congress St, Richland Center, Wisconsin and was listed in the WDNR Delisted Leaking Tanks (Delisted Lst) database. There are no other environmental records available for this site.

City of Richland Center**0.08 mi/419.04 feet SSW**

City of Richland Center was identified at 200 S Orange, Richland Center, Wisconsin and was listed in the WDATCP UST list, the WDNR LUST list, and the WDNR CRS list. The site had one 500-gallon leaded gasoline UST that was closed/removed as of May 18, 1993. On May 20, 1993, a petroleum release was reported to the WDNR. On July 24, 1996, the site was closed by the WDNR with no further action required.

M&A Recycling (Former)/MA Repair & Recycling**0.08 mi/422.25 feet NW**

M&A Recycling (Former)/MA Repair & Recycling was identified at 430 W Union St, Richland Center, Wisconsin and was listed in the RCRA VSQG list, the WDNR Brownfields list, the WDNR ERP list, WDATCP UST list, the WDNR SHWIMS list, and the WDNR CRS list. The site is listed as a very small quantity generator of hazardous materials and has no compliance monitoring and enforcement (violations) records associated with the facility. On February 16, 2005, a release of metals and PAHs was reported to the WDNR. A site investigation including soil and groundwater sampling and analysis was performed at the site to delineate the contamination plume and contaminated soil was excavated from the site. On October 12, 2020, the site was closed by the WDNR with residual soil and groundwater contamination at the site. The site is listed as a licensed landfill or historic waste site. The site had one 250-gallon fuel oil UST that was closed/removed as of July 31, 2007.

Our House Facility**0.09 mi/460.67 feet NW**

Our House Facility was identified at 235 N Congress St, Richland Center, Wisconsin and was listed in the WDNR ERP list and the WDNR CRS list. On June 28, 2004, a release of metals including lead was reported to the WDNR. A site investigation including soil sampling and analysis was performed at the site to delineate the contamination plume. On September 24, 2008, the site was closed by the WDNR with residual soil contamination at the site.

Matts Auto Body**0.09 mi/460.67 ft NW**

Matts Auto Body was identified at 461 W Union St, Richland Center, Wisconsin and was listed in the WDNR Brownfields list. No other environmental records were available for this site.

Richland County Courthouse**0.09 mi/467.65 ft SE**

Richland County Courthouse was identified at 181 W Seminary, Richland Center, Wisconsin and was listed in the WDATCP UST list. The site had one 5,000-gallon fuel oil UST that was closed and filled with inert material as of June 23, 1998.

Darrell Rossing Trucking & Excavating**0.09 mi/476.01 ft SE**

Darrell Rossing Trucking & Excavating was identified at Richland Center, Wisconsin and was listed in the Mines Master Index File. The site is listed as a crushed and broken limestone mine which is permanently abandoned as of September 22, 2014. The site had several violations associated with the mine.

REC Property**0.09 mi/476.26 ft NNW**

REC Property was identified at 325 N Orange St, Richland Center, Wisconsin and was listed in the WDNR Brownfields list. No other environmental records were available for this site.

No other sites are identified in the immediate area of the property in the database search report. For the purposes of this report, the immediate area is defined as within 500 feet of the property boundary. The other sites listed in the database report were reviewed by MSA and determined to have no potential for an impact to the property based upon their location or type of listing.

ADDITIONAL ENVIRONMENTAL RECORD SOURCES

The WDATCP Storage Tank Search database was searched for current records of storage tanks currently or previously located on the Property. The database search revealed no additional storage tanks currently or previously located on the Property.

PHYSICAL SETTING SOURCE(S)

A Physical Setting Report search was performed by ERIS on April 5, 2024 (ERIS PSR). Physical information about the Property, including the current 7.5-minute USGS topographic map of the area, was reviewed and a copy of the report is provided in **Appendix G**. The property elevation was approximately 728 feet above mean sea level.

GEOLOGIC, HYDROGEOLOGIC, HYDROLOGIC, AND TOPOGRAPHIC CONDITIONS

According to the ERIS PSR, the slope and implied surface water and groundwater flow in the area is to the southwest. Soils on the Property are classified as Bearpen silt loam, 0-3 percent slopes, consisting of somewhat poorly drained silt loam underlain by silt loam, that has a moderately low runoff potential when drained and a high runoff potential when undrained. Bedrock on the Property consists of Cambrian sandstone of the Trempealeau, Tunnel City and Elk Mound Formations consisting of undivided sandstone with some dolomite and shale. According to Federal Emergency Management Agency (FEMA) maps, the Property is located in flood zone X-14 which is an area with reduced flood risk due to a levee. Based on US Fish and Wildlife data, there are no wetlands on the Property and the closest wetland is a freshwater forested/shrub wetland located approximately 700 feet southwest of the Property. The nearest water well was identified as Well ID 53000065 and is located on approximately 12 feet southeast of the Property. No additional information regarding the status, location or well details were available for the well. The nearest production well is an inactive transient non-community water system that is located at 242 North Central Avenue, Richland Center, approximately 581 feet to the east-northeast. Indoor radon screening levels for Richland County are predicted to average 1 pCi/L.

HISTORICAL USE INFORMATION ON THE PROPERTY

Aerial Photographs – Aerial photos were obtained from ERIS April 8, 2024 for the following years: 1937, 1940, 1949, 1955, 1962, 1968, 1978, 1982, 1992, 2004, 2005, 2006, 2008, 2010, 2013, 2015, 2017, 2018, 2020, and 2023. Copies of the aerial photos are provided in **Appendix H** of this report.

- 1937, 1940, 1949, 1955, 1962, 1968, 1978, 1982, 1992, 2004, 2005, 2006, 2008, 2010, 2013, and 2015 aerial photographs – Large, apparently commercial, structures are visible on the southeast and southwest corners of the Property and smaller, apparently residential, properties are visible on the south-central portion of the Property. Large trees and a paved or gravel area are visible on the northern portion of the Property. Medium to large structures are visible on most adjacent properties to the east, south, and west and smaller structures are visible to the north. Adjacent streets are visible in their present-day configuration. Area land use appears to be high density mixed commercial and residential.
- 2017, 2018, and 2020 aerial photographs – Several small to medium structures are visible on the south-central portion of the Property. A large structure is visible on the southeast corner and the large structure that was on the southwest corner previously is now gone. A medium structure is visible on the north-central portion of the Property and a small structure is visible on the north Property boundary between 2017 and 2018. Small structures are visible on adjacent land to the north and large structures are visible on adjacent land to the east, south, and west. There is a vacant lot adjacent to the west. Area land use appears to be high density mixed commercial and residential.
- 2023 aerial photographs – Two large structures are visible on the southeast portion of the Property and one small structure is visible on the south-central portion. A small structure is visible on the north-central portion of the Property. No other structures are visible on the Property in the 2023 photo. Small structures are visible on adjacent land to the north and large structures are visible on adjacent

land to the east, south, and west. Area land use appears to be high density mixed commercial and residential use.

Topographic Maps – Topographic maps were obtained from ERIS April 5, 2024 for the following years: 1960, 1983, 2016, and 2018. Copies of the aerial photos are provided in **Appendix I** of this report.

- 1960 and 1983 topographic maps – A railroad line is depicted running north-south along the western Property boundary. No other structures are depicted on the Property or on adjacent parcels. Surrounding streets are depicted in their present-day locations.
- 2016 and 2018 topographic maps – There are no structures depicted on the Property or on adjacent parcels. Surrounding streets are depicted in their present-day locations.

No additional environmental concerns were observed in the project area in the 1960 to 2018 topographic maps.

Fire Insurance Maps – A report of historic fire insurance company maps was obtained from ERIS on April 5, 2024 for the Property. Fire insurance maps were available for the Property for the following years: 1885, 1892, 1899, 1905, 1912, 1927, and 1949. The historical fire insurance map report is provided in **Appendix J** of this report.

- 1885 Fire Insurance Map – The Property is divided into two parcels which are divided by Jefferson Street. The map depicts three small dwellings and a feed barn on the Property. A well and pump are depicted on the southern portion of the Property. Adjacent streets including Orange Street, Court Street, Jefferson Street, and Mill Street are in their present-day configurations. Adjacent land use depictions include dwellings to the north, south, and west and commercial buildings to the east. Land use in the area appears to be medium density, mixed residential and commercial.
- 1892, 1899, 1905, 1912, 1927, and 1949 Fire Insurance Maps – The Property is divided into nine parcels. The map depicts several small structures on the Property, including dwellings and sheds. A medium-sized warehouse is depicted on the southeast parcel between 1892 and 1927. A car painting structure is depicted on the western part of the Property in the 1927 map. The eastern parcel is depicted as a junk yard in the 1927 map. Auto repair structures are depicted on the southern part of the Property in the 1949 map. Adjacent land use depictions include dwellings to the north and west and commercial buildings to the east and south. Land use in the area appears to be medium to high density, mixed residential and commercial.

Property Tax Files – The Property Summary Reports for the parcels were obtained from the Richland County GIS/Mapping webpage. A copy of the reports are provided in **Appendix B** of this report.

Local Street Directories – A Historical City Directory Listings report was obtained from ERIS on April 9, 2024 for the following years: 1964, 1998, 2000, 2003, 2008, 2012, 2016, 2020, and 2022. A copy of the report is provided in **Appendix K** of this report.

Listings for the Property includes:

101 North Jefferson Street: not listed

340 West Court Street: A&H Saw Sharpening Service Inc/Mels Construction Inc (1998, 2000, and 2003), Backroad Bicycle (2008 and 2012), and residential (2022)

362 West Court Street: residential (2000, 2003, 2008, and 2022)

101 North Orange Street: not listed

395 West Court Street: not listed

357 West Mill Street: residential (1964, 2000, 2003, 2008, 2016)

278 West Court Street: Keegan Implement Co (1998), Grand Rental Station (2000, 2003, 2008, 2012, 2016, 2020, and 2022), and Advanced Dairy Solutions/Agri-Dairy Service Inc/Jelinek Plumbing and Heating (2016, 2020, and 2022)

Based on the Local Street Directory Search, it appears that the Property has been used as residential properties since at least 1964 and as various commercial businesses since at least 1998.

Building Department Records – Building department records were not researched for this report.

Zoning and Land Use Records – Zoning and land use records were not researched for this report.

Prior Assessments – No prior assessments were identified for this Property.

Other Historical Sources – No other historical sources were used for this report.

PROPERTY RECONNAISSANCE AND INTERVIEWS

METHODOLOGY AND LIMITING CONDITIONS

Information included in this section of the report is based on a property visit performed by Ms. Carolyn Zulpo (MSA) on April 30, 2024 and the interviews identified in the next section. Photographs taken during the property tour are included as **Appendix C**.

INTERVIEWS

Interviews regarding this property were conducted with the following:

- Mr. Larry Ferguson, current owner of the Property, was interviewed regarding the Property during the site visit. Mr. Ferguson stated that the eastern parcel is currently a commercial business and was previously used for other commercial businesses. Mr. Ferguson also stated that utilities on the Property included City water and septic and that he was not aware of any wells or septic systems on the Property. Mr. Ferguson stated that he was aware of an auto dealer that previously occupied the parcel on the northwest corner of West Court Street and North Jefferson Street that had a petroleum release associated with it. Mr. Ferguson was not aware of any other tanks previously or currently on the Property. Mr. Ferguson stated that he was not aware of any environmental conditions associated with the Property.
- Ms. Danielle Keller, Environmental Program Associate for the WDNR was contacted regarding the Property. Ms. Keller was not aware of any environmental conditions associated with the Property.

GENERAL PROPERTY SETTING

Information describing the property and adjoining properties is included in the Introduction section to this report.

EXTERIOR OBSERVATIONS

An answer of yes to any of the items below will be described in further detail below the table.

Site		Adjacent Properties		Use or Condition
Yes	No	Yes	No	
	X	X		Hazardous Substances and Petroleum Products in Connection with Identified Uses
	X		X	Unidentified Substance Containers
	X		X	Storage Tanks
	X		X	Indications of PCBs
	X		X	Solid Waste Disposal (Landfill/Fill Material)
	X		X	Odors
	X		X	Pools of Liquid
	X		X	Drums
	X		X	Pits, Ponds, Lagoons
	X		X	Stained Soil or Pavement
	X		X	Stressed Vegetation
	X		X	Wastewater Discharges
	X		X	Wells
	X		X	Septic Systems

The Property has three buildings which consist of a commercial building, a residential home, and a garage. Overhead utility lines with pole-mounted transformers were observed on the Property. A retail gas station was observed on the adjacent property to the south. Photographs of exterior conditions and adjacent properties are provided in **Appendix C**.

INTERIOR OBSERVATIONS

An answer of yes to any of the items below will be described in further detail below the table.

Site		Use or Condition
Yes	No	
	X	Hazardous Substances and Petroleum Products in Connection with Identified Uses
	X	Unidentified Substance Containers
	X	Storage Tanks
	X	Indications of PCBs
	X	Odors
X		Pools of Liquid
X		Drums
X		Stains or Corrosion
X		Drains and Sumps

The interior of the buildings were observed and consisted of a commercial building on the eastern parcel, a house on the south-central portion, and an empty garage on the north-central portion. A floor drain was observed in the bathroom of the commercial building. Empty drums, empty storage totes, and commercially available cleaning chemicals were also observed in storage areas of the commercial building. Chemicals were stored using good housekeeping practices including proper labeling, storage, and no signs of leakage. A sump was observed in the basement of the house. Small pools of water and staining were observed on the floor of the basement. A water pipe was observed to be dripping in the basement during the inspection. Photographs of interior conditions are provided in **Appendix C**.

FINDINGS

This section includes a listing of potential environmental conditions identified during the course of this assessment, including known or suspect environmental conditions, and de minimis environmental conditions. It also includes the environmental professional's opinions of the impact on the property of each of the known or suspect environmental conditions. The logic and reasoning used by the environmental professional in evaluating information collected during the course of the investigation related to known or suspect environmental conditions is presented. The opinion specifically includes the environmental professional's rationale for concluding that a known or suspect environmental condition is or is not currently a recognized environmental condition.

ENVIRONMENTAL CONDITIONS

This assessment has revealed the following evidence of recognized environmental condition in connection with the Property:

1. A fuel oil release at the Property was reported to the WDNR on May 5, 1999. Laboratory analysis of soil samples collected from beneath the tank indicated only low concentrations of contaminants and on June 1, 1999, the site was granted closure by the WDNR with no further action required.
 - a. Opinion: MSA considers the release on the Property to represent a Historical Recognized Environmental Condition (HREC) due to the leak site having been addressed to the satisfaction of the applicable regulatory authority, without subjecting the Property to any property use restrictions or engineering controls. The closure packet for this site is provided in **Appendix F**.

CONCLUSIONS AND RECOMMENDATIONS

MSA has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-21 and the USEPA AAI Rule, of 101 North Jefferson Street, 340 West Court Street, 362 West Court Street, 101 North Orange Street, 395 West Court Street, 357 West Mill Street, and 278 West Court Street, Richland Center, Richland County, Wisconsin. Any exceptions to, or deletions from, this practice are described in the following section of this report.

The Phase I ESA has revealed the following HREC associated with the Property:

1. A fuel oil release on the Property on May 5, 1999 which was granted closure by the WDNR on June 1, 1999, represents a HREC considering the release has been addressed to the satisfaction of the applicable regulatory authority, without subjecting the property to any property use restrictions or engineering controls.

Except as described above, no additional recognized environmental conditions to the Property were identified during this Phase I ESA. Therefore, no additional environmental site assessment is recommended for the Property.

DEVIATIONS/DATA GAPS

Additions, deletions and deviations to ASTM Practice E 1527-21 in connection with the Phase I Environmental Site Assessment at this property are listed below. An opinion is offered to evaluate whether a deviation or data gap exists that affects the ability of the environmental professional to identify conditions indicative of a release or threatened release on the Property.


No deviations or data gaps were identified during this assessment.

QUALIFICATIONS

In accordance with 40 CFR 312.21(d):

"I declare that, to the best of my professional knowledge and belief, I meet the definition of *Environmental Professional* as defined in §312.10 of 40 CFR 312" and

"I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312."



Carolyn Zulpo, PG
Environmental Scientist Performing
this Assessment

5/28/2024

Date



Mark Davidson, PG
Environmental Professional Reviewing
this Report

5/28/2024

Date

Supporting documentation listing the qualifications of the environmental professional who performed this site assessment are included in **Appendix L** of this report.

REFERENCES CITED

ASTM International, Standards on Environmental Site Assessments for Commercial Real Estate, Publication E 1527-21

Environmental Protection Agency, 40 CFR Part 312 – Standards and Practices for All Appropriate Inquiries; Final Rule, November 1, 2005

CITY OF RICHLAND CENTER AGENDA ITEM DATA SHEET

Agenda Item: Blight Resolution and DNR - Local Government Environmental Liability Exemption for Hill Country Land acquisition

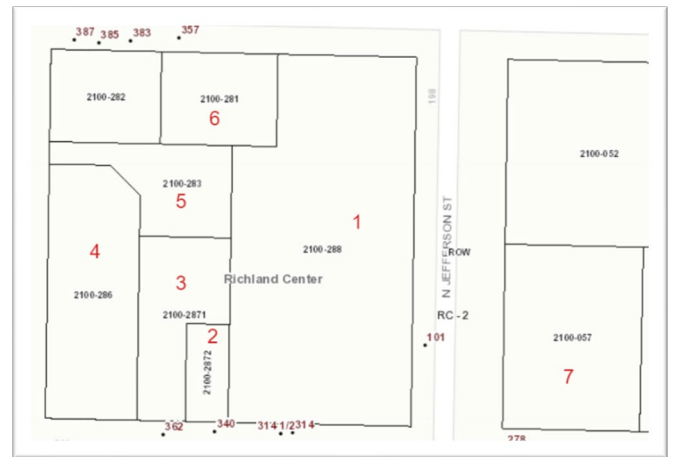
Meeting Dates: Council – June 4th, 2024

Requested by: Jasen Glasbrenner, Economic Development Director

Background: On 2/6/2024 the Council passed the motion to authorize personnel to carry out the acquisition of land owned by Hill Country Properties using cash on hand at a total cost not to exceed \$675,000.

The properties involved are;

Tax Parcels Subject to Negotiation		
No.	Address	Parcel ID
1	101 N Jefferson St	276-2100-2880
2	340 W Court St	276-2100-2872
3	362 W Court St	276-2100-2871
4	101 N Orange St	276-2100-2860
5	395 W Court St	276-2100-2830
6	357 W Mill St	276-2100-2810
7	278 W Court St	276-2100-0570



- A DNR - Local Government Environmental Liability Exemption is outlined under §292.11(9)(e) and “exempts counties, municipalities, and other local governmental units (LGUs) from environmental investigation and cleanup responsibilities at properties they own when the local government obtains title to a contaminated or potentially contaminated property in a specific way...”
- The Phase 1 Environmental Study has been completed and at no further action is being recommended or required at this time.

Action Needed: Pass blight resolution in order that staff may apply for the DNR - Local Government Environmental Liability Exemption for the properties.

Staff Recommendation: Proceed

Financial Impact/Funding Source: There is no expected expense for this process.

Requested Action by Common Council: Motion to approve the resolution

Attachments:

- Resolution
- DNR LGU Exemption Synopsis PDF

**CITY OF RICHLAND CENTER
RESOLUTION NO. 2024 -4**

**RESOLUTION DECLARING SEVEN LOTS IN BLOCK 28 OF THE HASELTINE
ADDITION AND BLOCK 5 OF THE RICHLAND CENTER ORIGINAL PLAT AS
BLIGHTED PROPERTY AND PURSUING A LOCAL GOVERNMENT
ENVIRONMENTAL LIABILITY EXEMPTION**

WHEREAS, Section 66.1331 and 66.1333 of the Wisconsin Statutes, (the "Statutes"), outlines that it is the policy of the state to protect and promote the health, safety, and general welfare of the people of the state in which blighted areas exist by the elimination and prevention of such areas; and

WHEREAS, the Statutes authorize the City of Richland Center to undertake certain activities within the City for the purpose of carrying out blight elimination, blight prevention, urban renewal, and redevelopment programs and projects, together with all powers necessary or incidental to effect adequate and comprehensive redevelopment, blight elimination, and urban renewal programs and projects; and

WHEREAS, the City, with assistance from DNR, the EPA, and a professional engineering firm has studied the facts and circumstances regarding these seven properties;

101 N Jefferson St – Tax ID# 276-2100-2880
340 W Court St – Tax ID# 276-2100-2872
362 W Court St – Tax ID# 276-2100-2871
101 N Orange St – Tax ID# 276-2100-2860
395 W Court St – Tax ID# 276-2100-2830
357 W Mill St – Tax ID# 276-2100-2810
278 W Court St – Tax ID# 276-2100-0570

WHEREAS, it has been found that these properties exhibit deterioration, underutilization, incompatible uses and concerns over potential brownfield conditions that justify a finding of blight as defined by Wisconsin Statutes 66.1333; and

WHEREAS, the City will invoke the DNR - Local Government Environmental Liability Exemption as outlined in §292.11(9)(e) and intends on purchasing these seven lots in order to undertake activities to eliminate blight and obsolescence and to promote redevelopment for the betterment of the City;

NOW, THEREFORE, BE IT RESOLVED, the Common Council of the City of Richland Center, Wisconsin declares the aforementioned properties as blighted; and

BE IT FURTHER RESOLVED, the staff of Richland Center, WI shall pursue the Local Government Environmental Liability Exemption for the properties.

ADOPTED by the Common Council of the City of Richland Center on this 4th day of June, 2024.

CITY OF RICHLAND CENTER
RICHLAND COUNTY, WISCONSIN

Todd Coppernoll, Mayor

Attest: _____
Ashley Oliphant, City Administrator/Interim Clerk/Treasurer



Remediation and Redevelopment Program July 2023

Local Government Environmental Liability Exemptions and Responsibilities in Wisconsin

Purpose: The purpose of this guidance is to provide basic information about Wisconsin’s local government unit environmental liability exemption (LGU exemption). The method of property acquisition used by an LGU determines if the exemption is acquired. DNR brownfields staff can help LGUs understand the exemption before taking title to a contaminated property, and also provide liability clarification letters.

Wisconsin Statute (Wis. Stat.) § 292.11, requires any person or entity that causes, possesses, or controls a hazardous substance discharge to take action to restore the environment to the extent practicable. Wis. Stat. § 292.11(9)(e) exempts counties, municipalities, and other local governmental units (LGUs) from environmental investigation and cleanup responsibilities at properties they own when the local government obtains title to a contaminated or potentially contaminated property in a specific way, and other conditions are satisfied. In addition, Wis. Stat. § 292.23 exempts an LGU from solid waste management standards and rules. Wis. Stat. § 292.26 provides civil immunity to LGUs for hazardous substances discovered at certain properties formerly owned by the LGU. An LGU is defined as any county, city, town, village, town sanitary district, county utility district, public inland lake protection and rehabilitation district, metropolitan sewage district, a redevelopment authority created under Wis. Stat. §

66.1333, a public body designated by a municipality under Wis. Stat. § 66.1337(4), a community development authority, or a housing authority.

The method used to acquire a property determines if the LGU exemption is in effect

To qualify for an LGU environmental liability exemption (LGU exemption) at a specific property, an LGU must acquire title to the property in one of the following ways: a) through tax delinquency proceedings; b) through an order of a bankruptcy court; c) from another LGU that is exempt; d) through condemnation under Wis. Stat. ch. 32; e) for the purpose of blight elimination (using a state or federal process law); f) through escheat; or g) with a DNR Warren Knowles-Gaylord Nelson Stewardship grant (Wis. Stat. § 292.11(9)(e)1m.).

Wisconsin’s LGU exemption has limits and conditions

The LGU exemption applies to pre-existing contamination on a property from a hazardous substance discharge to the environment that was caused by an individual or entity other than the LGU. No liability exemption is available for hazardous substance discharges caused or exacerbated, either actively or negligently, by the LGU. Wis. Stat. § 292.11(9)(e)(2) and (4) details the limitations.

The DNR recommends the LGU assess unidentified substances in containers stored above ground on the property and properly secure or dispose of the containers. Further, when property reuse is planned, an LGU should notify the DNR and work together to ensure any substantial health threats are mitigated before or during redevelopment work. Failing to do so may end the LGU exemption.

The LGU exemption only applies to the investigation and cleanup of contaminated property and solid waste management. LGUs are not exempt from other environmental laws, such as reporting newly discovered hazardous substance discharges to DNR per Wis. Stat § 292.11(2)(a). LGUs are also not exempt from removing

underground tanks per ch. ATCP 93, Wisconsin Administrative (Wis. Admin.) Code, which is the Department of Agriculture, Trade and Consumer Protection's (DATCP) administrative rule that governs installation, registration, maintenance, and abandonment of tanks. Visit datcp.wi.gov and search for "petroleum and hazardous storage tanks" for more information.

Wisconsin's LGU exemption is not the same as federal Superfund/CERCLA liability protections

Visit the U.S. EPA's website for information about federal environmental liability protections:

- <https://www.epa.gov/enforcement/superfund-landowner-liability-protections>
- <https://www.epa.gov/enforcement/state-and-local-government-activities-and-liability-protections>

DNR can provide liability clarification letters to local governments

The LGU exemption is automatically conferred when statutory conditions are satisfied. No document or other approval from the DNR is required. However, if an LGU would like a liability clarification letter for a specific property, or multiple properties, the DNR can provide a written liability clarification letter to an LGU before or after property acquisition occurs.

A fee is required for all types of environmental liability clarification letters per Wis. Admin. Code ch. NR 749. Use the DNR form *Technical Assistance, Environmental Liability Clarification or Post-Closure Modification Request* (Form 4400-237) to request a liability clarification letter; go to dnr.wi.gov, search "4400-237." See *Guidance: General Liability Clarification Letters* (RR-619) for more information about liability clarification letters; go to dnr.wi.gov, search "RR-619." Services and fee information is available at dnr.gov.wi, search "RR Fees."

Information to provide to the DNR when requesting liability clarification letters

When requesting a liability clarification letter from DNR or asserting fulfillment of the statutory requirements that confer the LGU exemption at a specific property, the DNR requests LGUs submit and verify the following information to inform the DNR's determination:

Identify how or why the property was acquired.

- Through tax delinquency foreclosure proceedings
- Through condemnation or other eminent domain proceedings under Wis. Stat. ch. 32
- For blight elimination
- From another local governmental unit that previously qualified for the LGU exemption at the property
- Through an order of a bankruptcy court or escheat
- With the use of Warren Knowles-Gaylord Nelson Stewardship grant

Provide documentation of the property acquisition method or purpose

Along with a memo summarizing how and why the property was acquired, provide one or more of the following documents, or other relevant documentation, to verify the method used to acquire title to the property:

For tax delinquency acquisitions: Court order assigning title; the new deed or a written explanation of the county's transfer to the LGU.

For acquisition via condemnation: Memo outlining the steps followed under Wis. Stat. ch. 32, a copy of the deed assigned to the LGU; and a copy of any negotiated agreement involved in the transfer.

For acquisitions that are for the purpose of blight elimination: Blight determination documentation based on a Wis. Stat. ch. 66 definition of blighted property or area and a related process and a municipal resolution approving the blight determination; or a local resolution approving the creation of a tax incremental financing district for blight elimination; or evidence of a blight designation via another state or federal law process.

For title transfers from another exempt LGU: Documentation of the prior LGU owner's method of property acquisition and the process used to transfer property to the current LGU owner.

For acquisition through bankruptcy: Bankruptcy court order, with language assigning property to the LGU highlighted.

For acquisition by escheat or with Warren Knowles-Gaylord Nelson Stewardship grant funds: Contact the RR program statewide Brownfields Contact for local government liability specialist for assistance; go to dnr.wi.gov, search "RR Staff."

Provide other property data:

- Property address, legal description and/or the PLSS 1/4, 1/4 section description
- A map or aerial photo of the property and a summary of current uses
- Name of current and previous owners (title holder)
- List of intended or potential new uses for the property
- Description of any environmental investigations at the property
- Summarize the DNR license history if the property was previously used as a dump or landfill
- The date, or proposed date, of title transfer and property acquisition.

The Wisconsin Department of Natural Resources (DNR) is committed to promoting diversity, fairness, equity and the principles of environmental justice. We ensure that we do not discriminate in employment, programs, decisions, actions or delivery of services. If you have questions or to request information in an alternative format (large print, Braille, audio tape, etc.), please contact us at 888-936-7463 or <https://dnr.wisconsin.gov/About/Nondiscrimination>

BRIEF OVERVIEW/SUMMARY OF THE CONCERN:

Planned sidewalk on the west side of N Park St (between 7th and 8th St intersections) will prevent resident from parking in their driveway and reduce the available yard space they are actively utilizing.

POTENTIAL OPTIONS TO MITIGATE OR ELIMINATE CONCERN:

1. Remove all sidewalk on N Park Street between the 7th and 8th Street intersections.
 - a. Pedestrian safety, connectivity, flow of foot traffic, and aesthetics should be considered if this is pursued.

2. Relocate sidewalk to the west side of N Park Street.
 - a. Not advisable. Sidewalk was not planned in this location due to elevation challenges.

3. Reduce the distance between the sidewalk and curb.
 - a. Consider snow removal impact to residents when street is plowed
 - b. If pursued, determine length of vehicle(s) to be parked in driveway and whether a change in distance between the sidewalk and curb can accommodate vehicle(s).

4. Other?

AMENDMENT OF THE PEDESTRIAN PLAN:

If the Public Works Committee determines the pedestrian plan should be modified in any of the ways listed above, a formal recommendation to do so should be forwarded to the Common Council to be considered at their next meeting.

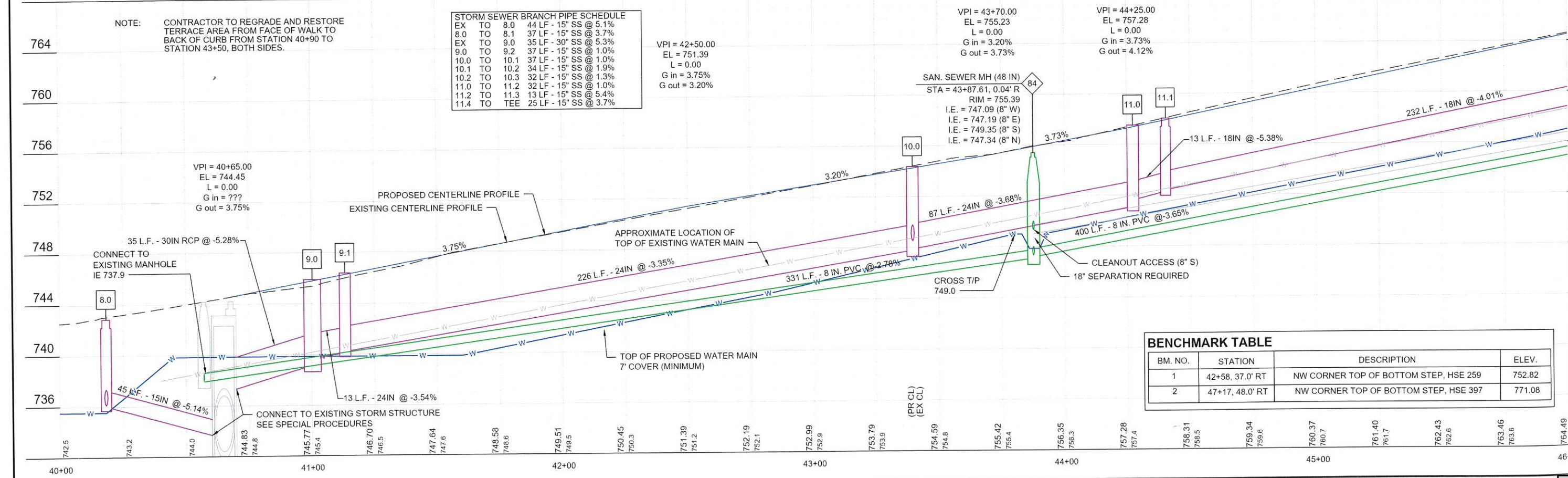
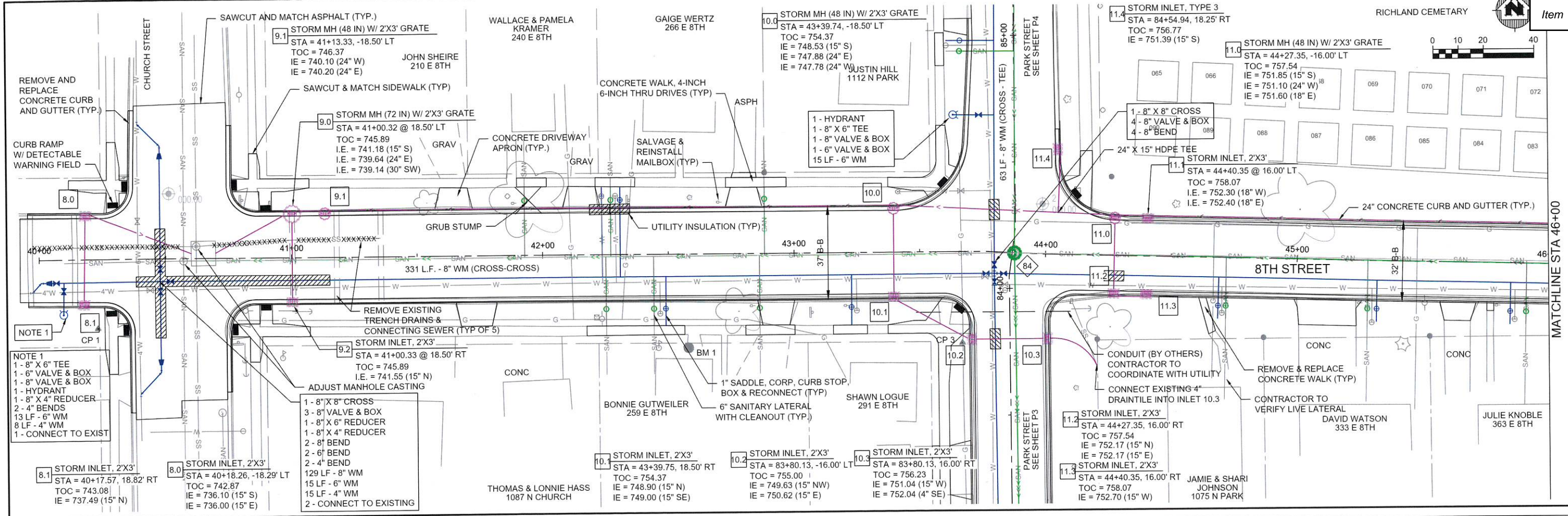
Motion to recommend to the Common Council to consider amending the pedestrian plan for the 8th Street roadway and utility improvement project to [INSERT RECOMMENDED OPTION].

Aerial Image Showing the Area of Concern as a Result of the New Sidewalk Location



Aerial Image Showing the Existing Sidewalk Pattern in the Area





STORM SEWER BRANCH PIPE SCHEDULE

EX	TO	Length	Material	Slope
8.0	44	44 LF	15" SS	@ 5.1%
8.0	8.1	37 LF	15" SS	@ 3.7%
8.0	9.0	35 LF	30" SS	@ 5.3%
9.0	9.2	37 LF	15" SS	@ 1.0%
10.0	10.1	37 LF	15" SS	@ 1.0%
10.1	10.2	34 LF	15" SS	@ 1.9%
10.2	10.3	32 LF	15" SS	@ 1.3%
11.0	11.2	32 LF	15" SS	@ 1.0%
11.2	11.3	13 LF	15" SS	@ 5.4%
11.4	TEE	25 LF	15" SS	@ 3.7%

BENCHMARK TABLE

BM. NO.	STATION	DESCRIPTION	ELEV.
1	42+58, 37.0' RT	NW CORNER TOP OF BOTTOM STEP, HSE 259	752.82
2	47+17, 48.0' RT	NW CORNER TOP OF BOTTOM STEP, HSE 397	771.08

PROJECT DATE	DRAWN BY	NO	DATE	REVISION	BY
	ZAJH				
	ZAJHKS				
	Int				

MSA ENGINEERING | ARCHITECTURE | SURVEYING
 FUNDING | PLANNING | ENVIRONMENTAL
 1230 South Boulevard, Baraboo WI 53913
 (608) 356-2771 www.msa-ps.com

2024 8TH STREET UTILITY AND ROADWAY IMPROVEMENTS
 CITY OF RICHLAND CENTER & CITY UTILITIES
 RICHLAND COUNTY, WISCONSIN



Notice is hereby given that a renewal application has been filed in the office of the Clerk of the City of Richland Center, Richland County Wisconsin for the following types of licenses.

"Class A" Beer:	Address:	Registered Agent:
Kwik Trip, Inc. #363	2393 Hwy 14 East	Lisa L. Granger
Tienda Mexicana Oasis	170 N. Main Street	Reynaldo Pedro-Landa
Delicias De Las 4 Hermanas LLC	146 S. Main St.	Joselin De La Cruz Garcia

Class "A" Liquor:		
Turnipseed Properties, dba Added Touch Floral & Gifts	339 N. Main St.	Angela Turnipseed

"Class A" Liquor: CIDER ONLY		
Kwik Trip Inc. #363	2393 Hwy 14 East	Lisa L. Granger

"Class A" Liquor and Beer:		
Ocooch Books & Libations LLC	130 S. Main St.	Daniel T. Miller
Wal-Mart Stores East, LP	2401 Hwy 14 East	Donald Fieldhouse
Jax Enterprises IV (Mobile Mart)	1001 Hwy 14 West	Dennie Jax
Jax Enterprises II (Eastside BP)	2407 Highway 14 East	Dennie Jax
Kwik Trip, Inc. #788	378 W. Seminary St.	Monica L. Wheaton
Richland Locker Co.	590 S. Main St.	Craig Huth
Shaa LLC (Triangle Kwik Stop)	845 Sextonville Road	Harmit Miranpuri

Class "B" Beer:		
Southern Wisconsin Huts, LLC	719 Hwy 14 East	Todd Hollman
Mellem's Fish House LLC	1885 Allison Park Drive	Brenda A. Walther
Richland Family Restaurant LLC	211 N. Main St.	Abidin Bajrami
Pine River Smoke Co.	249 W. Court	Douglas Kratochwill

Class "B" Liquor and Beer:		
Richland Center American Legion Club, Ltd.	900 Flag Park Drive	Richard Cairns
TKO BBQ Bar & Grill**	165 W. Court Street	Tim Oman
Center Lanes, Inc. dba The Phoenix Center	100 S. Orange Street	Amy Schoepp
Los Amigos II Mexican Restaurant, LLC**	100 N. Main St.	German Vasquez Hernandez
La Fritanga, LLC	1450 Veterans Drive	Marlon Lacayo
RC Tacos, LLC	2320 US Hwy 14 E.	Carolina Rodriguez

Class "C" Wine:		
Mellem's Fish House LLC	1885 Allison Park Dr.	Brenda A. Walther
Richland Family Restaurant LLC	211 N. Main St.	Abidin Bajrami

** Reserve License

The original license will expire June 30, 2024 and the renewal will be from July 1, 2024 through June 30, 2025. Persons having any objections to the granting of such license may file their objections with the City Clerk's office on or before June 4, 2024.

Dated this 10th day of May, 2024
 Aaron Joyce
 City Clerk

Trade Name	Agent	Premise Address	Premise Description	Type of License
Family Dollar Stores of Wisconsin, #24085	Todd Littler	390 S Main Street		Tobacco
Richland Smokes, LLC	Anan Barbarawi	165 Richland Square	Front area by the counter, display cases, slat wall panels for customers show room, storage room, and bathroom	Tobacco
Jax Enterprises IV Dba Richland Mobil Mart	Dennie Jax	1001 Hwy 14 West	C. Store Behind Counter	Tobacco
Jax Enterprises II Dba Eastside BP	Dennie Jax	2407 Hwy 14 East	C. Store Behind Counter	Tobacco
Wal-Mart Store East, LP	Donald Fieldhouse	2401 Hwy 14 East	1 room, 1 story building approx. 181,793 sq. ft., including receiving area and stalls and/or canopy locations in parking lot, specifically designated for online grocery pickup; records kept in management office	Tobacco
Kwik Trip, Inc #363	Lisa Granger	2393 Hwy 14 East	Behind Sales Counter	Tobacco
Kwik Trip, Inc #788	Monica Wheaton	378 W Seminary Street	Behind Sales Counter	Tobacco
Shaa LLC, Dba Triangle Kwik Stop	Harmit Miranpuri	845 Sextonville Road	Entire Sq. Footage of premise including store rooms	Tobacco
Richland Locker Co	Craig C Huth	590 S Main Street	N/A	Abattoir
Center Lanes, Inc, The Phoenix Center	Amy T Schoepp	100 S Orange Street	N/A	Arcade
Jax Enterprises IV Dba Richland Mobil Mart	Dennie Jax	1001 Hwy 14 West	N/A	Arcade
Jax Enterprises II Dba Eastside BP	Dennie Jax	2407 Hwy 14 East	N/A	Arcade
La Fritanga Latin Food	Marlon J Lacayo	1450 Veterans Drive	N/A	Arcade
Galaxy Skate Center		1215 E Haseltine Street	N/A	Arcade

Trade Name	Agent	Premise Address	Premise Description	Type of License
Greater Richland Area Chamber of Commerce	Christy Adsit, Craig Woodhouse, Katie Bedward, and John Edgington	950 North Orange Street	Taste of Hills, 4-9 pm, on June 15, 2024	Temporary Class "B"/"Class B" Picnic
Greater Richland Area Chamber of Commerce	Christy Adsit, Craig Woodhouse, Katie Bedward, and John Edgington	397 West Seminary Street	Midsummers Night Market, July 19, 2024	Temporary Class "B"/"Class B" Picnic
Greater Richland Area Chamber of Commerce	Christy Adsit, Craig Woodhouse, Katie Bedward, and John Edgington	397 West Seminary Street	Midsummers Night Market, August 16, 2024	Temporary Class "B"/"Class B" Picnic
Greater Richland Area Chamber of Commerce	Christy Adsit, Craig Woodhouse, Katie Bedward, and John Edgington	397 West Seminary Street	Midsummers Night Market, September 20, 2024	Temporary Class "B"/"Class B" Picnic