



**TWO
RIVERS**
WISCONSIN

CITY COUNCIL MEETING

Wednesday, July 05, 2023 at 6:00 PM

Council Chambers - City Hall, 3rd Floor
1717 E. Park Street, Two Rivers, WI 54241

AGENDA

NOTICE: Arrangements for Addressing the City Council by Telephone, During Public Hearings or Input from the Public can be made by Contacting the City Manager's Office at 920-793-5532 or City Clerk's Office at 920-793-5526 by 4:00 p.m. on the day of the meeting

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL BY CITY CLERK

Councilmembers: Jeff Dahlke, Bill LeClair, Darla LeClair, Tracey Koach, Tim Petri, Bonnie Shimulunas, Scott Stechmesser, Adam Wachowski

4. CONSIDERATION OF ANY COUNCIL MEMBER REQUESTS TO PARTICIPATE IN THIS MEETING FROM A REMOTE LOCATION

5. INPUT FROM THE PUBLIC

6. COUNCIL COMMUNICATIONS

Letters and other communications from citizens

7. COUNCIL REPORTS FROM BOARDS/COMMISSIONS/COMMITTEES

8. CITY MANAGER'S REPORT

A. Invited Guests

1. Tony Sachse Update on 2023 Snowfest

B. Status Update/Reports

1. Staffing Updates
2. Lincoln Street Reconstruction Project
3. Central Park West 365 Project
 - a. Project Status
 - b. Fund-Raising
 - c. Dedication Weekend Events
4. June 22 Major House Fire on Columbus Street
5. Scholarship Awarded to City Clerk for UW-GB Clerk's Institute
6. Coast Guard Station Two Rivers Not Staffed This Summer
7. Recent Electric Utility Power Adjustment Changes
8. July 4 Holiday Wrap Up
9. Upcoming Events:
 - a. Concert in Central Park, The Works, Thursday, July 6, 6:00 - 8:00 PM
 - b. Cool River Classic Boat Show, Saturday, July 8, 10:00 AM - 4:00 PM, Veteran's Park & Public Boat Launch
 - c. Bands on the Beach: Annex, Saturday, July 8, 5:00 - 9:00 PM, Neshotah Beach
 - d. Kids Night: Chalk It Up! Tuesday, July 11, 6:00 - 7:30 PM, Koenig School

- e. Schmitt Brothers Stage Dedication, Saturday, July 15, Central Park West
- f. Central Park West Dedication, Sunday, July 16
- 10. Other

C. Legislative/Intergovernmental Update

9. **CONSENT AGENDA**

A. Presentation of Minutes

- 1. City Council Meeting-June 19, 2023
- 2. City Council Work Session Meeting-June 26, 2023

Recommended Action:

Motion to waive reading and adopt the minutes

B. Finance Reports, May 2023

- 1. Debt Service
- 2. General Fund
- 3. Lester Library
- 4. Utilities Report

Recommended Action:

Motion to receive and file

C. Applications and Petitions

- 1. Temporary Class "B"/"Class B" Retailer's License from Woodland Dunes Nature Center for Heiknbrew Fundraiser, September 8, 2023, at Woodland Dunes
- 2. Temporary Class "B" Retailer's License from Rogers Street Fishing Village for Rogers Street Days Annual Fundraiser, August 11 & 12, 2023, at Rogers Street Fishing Village

Recommended Action:

Motion to approve the applications and authorize issuance of the licenses

- 3. Application for Commercial-Hauler's License - Recommended for Approval
 - a. GFL Environmental Midwest, 428 High Street, Chilton

Recommended Action:

Motion to approve the application and authorize the Engineering Department to issue the licenses

- 4. Alcohol Renewal Applications for the 2023-2024 Licensing Year

- a. Combination "Class B"/Class "B" - Qty 1
- b. Combination "Class A"/Class "A" - Qty 1

Recommended Action:

Motion to approve the application and authorize the City Clerk to issue the licenses

- D. Noise Ordinance Waiver for Snowfest 2023, July 28-30, until 12:00 AM at Neshotah Park- Waive the Porvisions of Sections 9-2-5B(2)(b) Regarding Noise Audible Within an Enclosed Structure Used for Residential Purposes and Section 9-2-5D, Pertaining to Vibration and Snowfest Road Closure of Pierce Street from 21st Street to Zlatnik Drive to run from 8:00am July 28th to July 30th at 7:00 pm and Snowfest Parade Road Closure of Columbus Street Between Memorial Drive/STH 42 and Highway 310, Saturday July 29, 2023, 8:00 AM-1:00 PM

Recommended Action:

Motion to approve the noise ordinance waiver

RECOMMENDED ACTION FOR CONSENT AGENDA

Motion to approve the Consent Agenda with the various actions recommended

10. CITY COUNCIL - FORMAL ITEMS

- A.** Consideration of Modification to Tax Incremental Financing, Cash Grant and Developer's Performance Agreement With West River Lofts, LLC (approved by City Council on June 19) Pertaining to Payment in Lieu of Taxes if Property Becomes Exempt in the Future and the Option to Purchase a Portion of the Development Site Located Adjacent of the CN Railroad
Recommended Action:
Motion to approve the modifications to this previously-approved agreement
- B.** Consideration of Location for Friendship Table Sculpture by Czech Sculptor Václav Fiala in Central Park East
Recommended Action:
Motion to place Friendship Table in Central Park East
- C.** Electric Utility Bucket Truck Replacement
Recommended Action:
Motion to approve the quote for 2025 Model International from Utility Sales and Service for the amount of \$356,067.00, as recommended by the Utility Committee on June 5, 2025
- D.** Proclamation for Bryan Lee Day, July 22, 2023
Recommended Action:
Motion to read and adopt the proclamation

11. FOR INFORMATION ONLY

- A. City Council Regular Meeting, Monday, July 17, 2023, 6:00 PM
- B. City Council Work Session Meeting, Monday, July 31, 2023, 6:00 PM

12. ADJOURNMENT

Motion to dispense with the reading of the minutes of this meeting and adjourn

Please note, upon reasonable notice, efforts will be made to accommodate the needs to disabled individuals through appropriate aids and services. For additional information or to request this service, please contact the Office of the City Manager by calling 793-5532.

It is possible that members of and possibly a quorum of governmental bodies of the municipality may be in attendance at the above stated meeting to gather information; no other action will be taken by any governmental body at the above-stated meeting other than the governmental body specifically referred to above in this notice.



CITY COUNCIL MEETING

Monday, June 19, 2023 at 6:00 PM

Council Chambers - City Hall, 3rd Floor
1717 E. Park Street, Two Rivers, WI 54241

MINUTES

1. CALL TO ORDER

The meeting was called to order by Council President Wachowski at 6:00 PM.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL BY CITY CLERK

Councilmembers: Jeff Dahlke, Bill LeClair, Darla LeClair, Tracey Koach, Tim Petri, Bonnie Shimulunas, Scott Stechmesser, Adam Wachowski. There is one vacancy on the Council at this time.

ALSO PRESENT: Jeff Dawson, Library Director; Ben Meinnert, Police Chief; Mike Mathis, Parks & Recreation Director; Dave Buss, Finance Director; Andrew Sukowaty, Water Director; Elizabeth Runge, Community Development Director/City Planner; Dave Murack, Fire Chief; Dave Casebeer, Wastewater Superintendent; Scott Ahl, Civil Engineer; Dave Dassey, IT Assistant; Greg Buckley, City Manager.

4. CONSIDERATION OF ANY COUNCIL MEMBER REQUESTS TO PARTICIPATE IN THIS MEETING FROM A REMOTE LOCATION

5. INPUT FROM THE PUBLIC

None.

6. COUNCIL COMMUNICATIONS

Letters and other communications from citizens

Councilmember Shimulunas reported that she received the following questions and comments from residents:

- She received a concern regarding the lack of room for guests attending concerts in Central Park West. City Manager Buckley stated that the green space south of the stage is slightly bigger than the green space that was on the south side of the old stage.
- She received a question regarding the amount of vehicles a resident could own. There is a property that has a large number of vehicles that cause parking issues for other residents on that block. City Manager Buckley stated all vehicles must be registered and road worthy. Police Chief Meinnert stated officers have responded to that property and the Police Department is working with the property owner to resolve the vehicle issue.

Councilmember Dahlke reported that he received the following questions and comments from residents:

- He received a question regarding the status of streaming City Council meetings on Spectrum. City Manager Buckley stated Spectrum is experiencing issues.

- He received a concern about parking on the side streets north of 22nd Street. The are crowded and the citizen was asking about one sided parking. Councilmember Stechmesser stated he will bring it to a future Public Works Committee meeting.
- He received a question regarding the status concrete replacement related to utility work. Civil Engineer Scott Ahl stated crews are completing them as time permits. Public Works is completing the Central Park West project and is also short staffed at this time.
- He received a question regarding completing operator licenses online. The City Clerk stated that the on-line application can be filled out and sent in with payment and a copy of the applicant's Photo ID and serving certificate.
- He received a question about the kayaks used during the visit from the Governor. Parks & Recreation Director Mike Mathis stated they were rented from Klein Hardware. The Coastal Management Grant will be used to purchase 14 kayaks for use of programs through the Parks & Recreation Department. These kayaks will not be rentable.
- He received a question regarding which property owner is responsible for paying for concrete replacement if the tree is on a neighboring property and not on the terrace. City Manager Buckley stated that it is a civil matter that would be between both parties. If a tree is on the terrace that is causing issues, please notify the Engineering Department.
- He received a question regarding the timeframe for operation of the sprinklers on Memorial Drive. City Manager Buckley stated the contractor recently laid sod on the medians and as soon as the sod is established, the sprinklers will not run as frequently.

Council President Wachowski stated he received the following questions and comments from citizens:

- He received a question regarding the process of having trees placed on the terrace by a property. He stated to contact the Parks & Recreation Department and there are grant programs available.
- He received a question regarding the schedule for street sweeping throughout the city. City Engineer Scott Ahl stated the Public Works Department has a schedule for street sweeping. Each street is swept roughly every four weeks, but crews have fallen behind in recent weeks due to short-staffing.
- He stated there was a large amount of vandalism in many city parks the past weekend. These activities need to stop in order to keep the restrooms, boat docks and equipment open to the public. People enjoy parks, please do not use them as a place to vandalize them. If you see someone vandalizing the park please notify the police department.

7. COUNCIL REPORTS FROM BOARDS/COMMISSIONS/COMMITTEES

Councilmember D. LeClair reported on the following Boards:

-- Environmental Advisory Board: The board meets every other month, the next meeting is scheduled in July. The front yard garden program has had one application so far but has had a lot of interest. The 2024 season is predicted to have a better turn out as people will have time to prepare their raised garden beds.

-- Main Street: The Classic Car Cruise and Show has many sponsors, and this event could not happen without them. They are still looking for volunteers for the car show, contact Mainstreet if interested in volunteering.

Councilmember Koach reported on the Library Board. The Summer Reading Program kicked off last week. There is also currently a treasure quest that has participants explore different parts of the city. The Youth area of the library recently changed themes to Food Trucks. Visit the Lester Public Library for more information and events.

8. CITY MANAGER'S REPORT

A. Invited Guests

B. Status Update/Reports

1. Staffing Updates

Mr. Buckley reported on the ongoing recruitments for: Public Works Maintenance Worker – Offer Accepted, Announcement Pending; Certified Water Operator – Interviews Completed; Police Officer – Accepting applications.

2. June 12 Visit by Governor Evers/Announcement of Coastal Management Grant Award

Mr. Buckley reported on June 12th Governor Evers visited the City of Two Rivers and awarded the City a \$30,000 Coastal Management Grant that will assist the City in developing adaptive kayaking programs, installing an adaptive kayak launch, and purchasing a fleet of 14 kayaks. In partnership with Woodland Dunes Nature Center and Preserve and NOAA's Wisconsin Shipwreck Coast National marine Sanctuary, the Recreation Department will develop educational programs that can accommodate almost anyone on a kayak.

3. Central Park West Update

--Fund-Raising

Mr. Buckley reported the City currently has fundraised \$829,902 for Central Park West. Paver donations total \$118,600 of the funds raised. There are currently 91 4x8 pavers left to sell.

--Construction

Mr. Buckley reported park improvements are in the home stretch and the park dedication weekend is scheduled for July 15 & 16, 2023.

4. Summer Reading Program at Lester Public Library

Mr. Buckley reported the Summer Reading Program has started at the Lester Public Library. There are prizes for participants. Visit the Library for more information.

5. Concession Stands at Neshotah Beach and Vietnam Veterans Park Are Open

Mr. Buckley reported the Neshotah Beach concessions are open. They have food, cold treats, drinks and City logo wear for sale. The concession stand will be open everyday from 11AM – 6PM (weather dependent) with occasional extended hours due to special events. The season begins June 14, 2023 through August.

6. Donation of Native Plants for Zander Park Storywalk Project

Mr. Buckley reported a collaborative project in Two Rivers benefitting birds and pollinators and encouraging families to read together will receive a \$500 donation of native plants from White Pelican Farm Native Plant Nursery in Wyocena as part of the SOS Save Our Songbirds action campaign. The donation will help jumpstart native plantings in a project under way to create a Story Walk Trail in Zander Park. Sign holders along the trail will display pages from featured books for families to enjoy as they walk or rest on benches, and the project will also feature a small wetland restoration with native plants.

7. Neshotah Park Playground Project

Mr. Buckley reported the playground installation is planned for late August into September. Donations for benches and trees around the playground are being accepted.

8. First Meeting of the Board for Explore Two Rivers, Inc.

Mr. Buckley reported the first meeting of the Board of Directors for Explore Two Rivers, Inc. was held on June 7, 2023. The board consist of 9 voting members and two non-voting, ex officio members.

9. Room Tax Update

Mr. Buckley reported Room Tax collections through April are comparable to 2022. Based on feedback from local lodging owners, this should be a very busy summer for tourism in Two Rivers.

10. Recent Electric Utility E-Cycle Event

Mr. Buckley reported on June 13, 2023, the Electric Utility Department held their annual E-Cycle Event. There was a large turnout for the event.

11. Recent Water Production Volumes

Mr. Buckley reported due to recent dry conditions, there has been a spike in demand for water. Normal usage for this time of year is 1.0 to 1.1 million gallons per day.

12. Electric Utility Purchase Power Adjustment

Mr. Buckley reported the Two Rivers Utilities has benefited from both lower market energy prices as well as lower system purchase costs. Two Rivers has experienced a PCAC Credit in four of the first six months of 2023. Year to date we are holding an overall credit of .0026 per kWh.

13. Upgrade of Downtown and Beach Public WiFi

Mr. Buckley reported internet provided NSight has quadrupled our speed at no cost. Upgraded equipment was installed by Ntech and the Two Rivers Electric Utility

14. New Chemical Treatment for Copper Control by Water Utility

Mr. Buckley reported in response to the Department Action Letter received by the City of Two Rivers Water utility by the WI DNR on September 28, 2021; the water utility is preparing to add 2 ppm Orthophosphate blend to the drinking water for corrosion control (for lead and copper). After several years of testing, and several attempts to have the DNR alter their recommendation; the City is being forced to comply with these requirements from the DNR by September 28, 2023. The department has partnered with CTW to ensure the work is completed by the deadline.

15. Downtown Yarn Bombing

Mr. Buckley reported the Yarn Bombing is on display downtown. Special thanks to organizers Crescent Woolen Mills (this year celebrating 100 years in Two Rivers), Intertwined Yarn Shop in the Schroeder's Marketplace and the Two Rivers Main Street Design Committee for organizing this amazing display of locally-produced art! Thank you to the local artists whose 11 unique creations now line Washington Street in the heart of downtown.

16. Upcoming Events:

- a. Sundae Thursday, June 22, 5:30 pm - 8:00 pm, Central Park West
- b. Cool City Classic Car Cruise Show, June 23-24, Central Park West & East
- c. Beach Bash, June 23-24, Neshotah Beach
- d. Optimists Club Bike Rodeo, Tuesday, June 27, 6:00 pm - 8:00 pm, Washington Park
- e. Concert in the Central Park West: Tony Rocker, Thursday, June 29, 6:00 pm - 8:00 pm
- f. Two Rivers Community Sponsored Fireworks, July 4, 6:20 pm, Walsh Field

17. Other

C. Legislative/Intergovernmental Update

1. Shared Revenues

Mr. Buckley reported the Governor and Legislative leadership announced they had reached a deal on June 8th. Legislation is consistent with that deal passed both houses of the Legislature on June 14th. The Bill provides all communities except Milwaukee will receive an increase of at least 20 percent in annual Shared Revenue payments. For Two Rivers, that's about \$750,000.

2. Other

9. CONSENT AGENDA

- A. Presentation of Minutes
 - 1. City Council Meeting - June 5, 2023
 - Recommended Action:
Motion to waive reading and adopt the minutes
- B. Minutes of Meetings
 - 1. Lester Public Library, May, 9, 2023
 - 2. Public Utilities Committee, June 5, 2023
 - 3. Public Works Committee, June 7, 2023
 - 4. Plan Commission, June 12, 2023
 - 5. Environmental Advisory Board, May 16, 2023
 - Recommended Action:
Motion to receive and file
- C. Department Reports, May 2023
 - 1. City Clerk
 - 2. Community Development
 - 3. Electric
 - 4. Fire
 - 5. Inspections
 - 6. Library
 - 7. Police
 - 8. Public Works
 - 9. Safety
 - 10. Water
 - Recommended Action:
Motion to receive and file
- D. Applications and Petitions
 - 1. Application for Temporary Class "B" Retailer's License from Two Rivers Youth Sports for Beach Bash, June 23 & 24, 2023, at Neshotah Beach
 - 2. Application for Temporary Class "B" Retailer's License from Friends of Two Rivers Snowfest for Snowfest 2023, July 28-30, 2023 at Neshotah Park
 - 3. Application for Temporary Class "B" Retailer's License from Two Rivers Rotary Club for Bands on the Beach, July 1, July 8, August 5, August 20, August 27, 2023 at Neshotah Beach
 - 4. Application for Temporary Class "B" Retailer's License from Two Rivers Rotary Club for Central Park West Dedication, July 16, 2023 at Central Park West
 - Recommended Action:
Motion to approve the applications and authorize the City Clerk to issue the licenses
- 3. Three Applications for Commercial-Hauler's License - Recommended for Approval
 - a. Pozorski Hauling & Recycling LLC, 2515 Viebahn Street, Manitowoc
 - b. Waste Management, 1861 Allouez Avenue E, Green Bay
 - c. Manitowoc Disposal Inc., 1800 Johnston Drive, Manitowoc
 - Recommended Action:
Motion to approve the application and authorize the Engineering Department to issue the licenses
- E.
 - 1. Combination Class "A" Beer/"Class A" Liquor Licenses - Qty 1
 - 2. Combination Class "B" Beer/"Class B" Liquor Licenses - Qty 7
 - 3. Landscaping/Tree Licenses - Qty 2
 - 4. Beer Garden - Qty 2

5. Cigarette / Tobacco - Qty 2

Recommended Action:

Motion to approve the applications and authorize the City Clerk to issue the licenses

- F. Block Party Permit Request for 1701 12th Street Half Way Down Monroe Street for June 24, 2023, from 8:00 AM-5:00 PM, Requested by Elizabeth Bell of the Two Rivers Historical Society

Recommended Action:

Motion to approve the permit and waive the \$35 permit fee for Two Rivers Historical Society non-profit group

- G. Schedule Public Hearing for Conditional Use Permit for a Beauty Shop Use - Eye Lash Extension Service, operating as a home business, at 2833 37th Street, Two Rivers, submitted by Teghen Kropidlowski

Recommended Action:

Motion to set public hearing on Wednesday, July 17, 2023 at 6:00 PM, as recommended by the Plan Commission

RECOMMENDED ACTION FOR CONSENT AGENDA

Motion to approve the Consent Agenda with the various actions recommended

Motion carried with a voice vote.

Motion made by Shimulunas, Seconded by D. LeClair.

Voting Yea: Dahlke, Koach, B. LeClair, D. LeClair, Petri, Shimulunas, Stechmesser

Abstain: Wachowski

10. CITY COUNCIL - FORMAL ITEMS

- A. Consideration of Amendment to Agreement for Sale of Real Estate with Wine Not, LLC, Pertaining to the Property at 2023 Washington Street

Recommended Action:

Motion to approve the amendment and authorize signatures by the City Manager and City Clerk

Motion carried with a roll call vote.

Motion made by Stechmesser, Seconded by Koach.

Voting Yea: Koach, B. LeClair, D. LeClair, Petri, Shimulunas, Stechmesser, Wachowski

Abstain: Dahlke

- B. Consideration of Tax Incremental Financing, Cash Grant and Developer's Performance Agreement With West River Lofts, LLC, Pertaining to 54-Unit Residential Development on a Portion of the Former Eggers Industrial Site on the West Twin River

Recommended Action:

Motion to approve the agreement and authorize signature by the City Manager and City Clerk on behalf of the City

Community Development Director/City Planner Elizabeth Runge presented information about the 54-unit residential development.

Councilmembers raised concerns about the location and the status of low income housing and how it might affect the City.

Motion carried with a roll call vote.

Motion made by Dahlke, Seconded by Stechmesser.

Voting Yea: Koach, B. LeClair, D. LeClair, Petri, Stechmesser

Voting Nay: Dahlke, Shimulunas, Wachowski

- C. Authorize Filing of a Simplified Water Rate Case with the Public Service Commission of Wisconsin--Would Result in 8 Percent Rate Increase (5 Years Since Last Rate Increase)

Recommended Action:

Motion to authorize the filing, as recommended by the Water Utility Director and the City Council Utilities Committee

Motion carried with a roll call vote.

Motion made by Petri, Seconded by B. LeClair.

Voting Yea: Dahlke, Koach, B. LeClair, D. LeClair, Petri, Shimulunas, Stechmesser

Voting Nay: Wachowski

- D. Resolution Regarding Wastewater Treatment Facility Compliance Maintenance Annual Report

Recommended Action:

Motion to waive reading and adopt the resolution

Wastewater Superintendent Dave Casebeer reviewed the report with the Council.

Motion carried with a roll call vote.

Motion made by Dahlke, Seconded by Stechmesser.

Voting Yea: Dahlke, Koach, B. LeClair, D. LeClair, Petri, Shimulunas, Stechmesser,

Wachowski

- E. Discussion of Draft Amendment to Section 10-1-24 B (2)(k.) to prohibit new access granted on Washington Street for the purposes of new drive through establishments to properties fronting Washington Street between the West Twin River and 20th Street

The City Council briefly discussed the ordinance and the modifications they requested initially. There was consensus that the proposed amendment is ready to be presented at a public hearing on July 17th.

11. FOR INFORMATION ONLY

A. City Council Work Session Meeting, Monday, June 26, 2023, 6:00 PM

B. City Hall will be closed on Monday, July 3, 2023

C. City Council Regular Meeting, Wednesday, July 5, 2023, 6:00 PM

12. ADJOURNMENT

Motion to dispense with the reading of the minutes of this meeting and adjourn the meeting at 8:51 PM.

Motion carried with a voice vote.

Motion made by Dahlke, Seconded by B. LeClair.

Voting Yea: Dahlke, Koach, B. LeClair, D. LeClair, Petri, Shimulunas, Stechmesser, Wachowski

Respectfully submitted,

Amanda Baryenbruch
City Clerk



**TWO
RIVERS**
WISCONSIN

Section 9, Item A.

CITY COUNCIL WORK SESSION

Monday, June 26, 2023 at 6:00 PM

Council Chambers - City Hall, 3rd Floor
1717 E. Park Street, Two Rivers, WI 54241

MINUTES

1. CALL TO ORDER

Council Vice-President Stechmesser called the meeting to order at 6:01 PM.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Councilmembers: Jeff Dahlke, Bill LeClair, Darla LeClair, Tracey Koach, Tim Petri, Bonnie Shimulunas, Scott Stechmesser

Absent: Adam Wachowski

ALSO PRESENT: Dave Buss, Finance Director; Rick Powell, IT Manager; Elizabeth Runge, Community Development Director/City Planner; Ben Meinnert, Police Chief; Matthew Heckenlaible, Public Works Director/City Engineer; Greg Buckley, City Manager

4. ACTION ITEMS

- A. Authorization fo Contract for Roof Replacement at Wastewater Treatment Plant Buildings, to be Funded Using Clean Water Fund Loan Monies Previously Authorized for Wastewater Treatment Plant and 17th Street Projects But Not Expended on Those Projects (Roof Projects Estimated at \$120,000; CWF Loan Monies Available on a 20-Year Payback at 2.145 Percent Annual Interest)

Recommended Action:

Motion to authorize staff to take the necessary actions, working with staff for the Clean Water Fund Program, to apply previously-approved Clean Water Fund loan monies to the roof projects at the wastewater treatment plant, and to contract for such work

City Engineer Matt Heckenlaible reviewed the proposed roof work and the funding sources.

Motion carried with a roll call vote.

Motion made by Petri, Seconded by D. LeClair.

Voting Yea: Dahlke, B. LeClair, D. LeClair, Koach, Petri, Shimulunas, Stechmesser

- B. Consider Authorizing Survey and Design Engineering Work Associated with Stormwater Design and Updated Subdivision Platting for Future Phases of Sandy Bay Highlands Conservation Subdivision (Remaining 17 Acres)--023--Resolution Amending 2023 Budget for Fund 290 to Provide \$80,000 in Funding for This Activity

Recommended Action:

Motion to waive reading and approve the Budget Amendment Resolution (requires 2/3 vote)

The City Manager and City Engineer reviewed the proposed work. Mr. Buckley noted that there are only 6 available lots at the subdivision. He noted that the resolution provides that the funds being advanced by Fund 290 would be repaid—with no interest—from proceeds from the sale of lots in the future phases.

Motion carried with a roll call vote.

Motion made by Shimulunas, Seconded by B. LeClair
Voting Yea: Dahlke, B. LeClair, D. LeClair, Koach, Petri, Shimulunas, Stechmesser, Wachowski

5. DISCUSSION ITEMS

A. Discussion and Possible Direction to Staff Regarding Code Enforcement Issues

Review of Key Ordinance Provisions and Enforcement Processes

1. Tall Grass and Noxious Weeds
2. Property Maintenance
3. Chronic Nuisance Premises
4. Other

Recommended Action:
Council Discretion

Police Chief Meinnert presented a timeline regarding Chronic Nuisance Premises and amendments to the ordinance that have been adopted over the past 15 years. Within the last 2 years, the Tall Grass and Noxious Weed ordinance has been updated to include the current process and fee schedule for citations.

Chief Meinnert spoke about the process regarding abandoned vehicles located on private property and public property including citation amounts.

Community Development Director Runge spoke regarding Property Maintenance and Chronic Nuisance Properties. Inspections for property maintenance are complaint driven. When a complaint is filed, staff inspects the property and takes pictures, a letter is sent, and the property owner has 30 days to clean up the property. Staff will reinspect the property after 30 days to ensure compliance.

Chief Meinnert stated within the last 2 years, a full-time Community Service Officer (CSO) was added to help with inspection and compliance of properties. The CSO works closely with the Inspections and Zoning office and the Fire Department. The Police Department, Fire Department and Community Development Department are continuing to hold meetings about concerning properties and amending ordinances to include specific requirements of property maintenance. They are also looking at a hotel/motel and prostitution ordinance.

Community Development Director Runge provided a Chronic Nuisance Flow Chart to the Councilmembers and explained the different processes including enforcement actions, abatement plans and citations.

The City Council did not take any action on this matter.

6. ADJOURNMENT

Motion to dispense with the reading of the minutes of this meeting and adjourn the meeting at 8:06 PM.

Motion carried with a voice vote.

Motion made by Dahlke, Seconded by D. LeClair.

Voting Yea: Dahlke, B. LeClair, D. LeClair, Koach, Petri, Shimulunas, Stechmesser, Wachowski

Respectfully Submitted,

Amanda Baryenbruch
City Clerk

Debt Service Fund Summary Financial Report May 2023

A detailed report can be provided upon request.



**TWO
RIVERS**
WISCONSIN

CITY OF TWO RIVERS
2023 MONTHLY DEBT SERVICE FUND REPORT
MAY 31, 2023 BUDGET

Section 9, ItemB.

DEBT SERVICE F 300 REVENUE AND EXPENSE DETAIL

	PERIOD ACTUAL	2023 BUDGET	2023 YTD ACTUAL	OVER (UNDER) BUDGET	% OF BUDGET	PRIOR YTD ACTUAL
<u>DEBT SERVICE</u>						
REVENUES						
<u>REVENUES</u>						
300-41110 GENERAL PROPERTY TAX	0	2,518,625	2,518,625	0	100.00	2,380,752
300-48100 INTEREST ON INVESTMENTS	18,373	35,000	94,640	59,640	270.40	1,939
300-49110 PROCEEDS FROM DEBT	0	0	6,486	6,486	.00	610
300-49417 TRNSFR FROM OTHER FUNDS	0	275,527	167,527	(108,000)	60.80	165,963
TOTAL REVENUES	18,373	2,829,152	2,787,277	(41,875)	98.52	2,549,264
<u>EXPENDITURES</u>						
300-58100-2940 PAYMENT BOND ESCROW AGENT	0	0	325	325	.00	325
300-58100-2950 DEBT ISSUANCE COSTS	0	0	29,583	29,583	.00	38,358
300-58100-2960 DEBT PREMIUM	0	0	(29,908)	(29,908)	.00	(88,474)
300-58100-2970 DEBT UNDERWRITERS DISCOUNT	0	0	0	0	.00	34,575
300-58100-5970 TRANSFER TO OTHER FUNDS	0	63,745	20,733	(43,012)	32.52	19,954
300-58100-6200 PRINCIPAL PAYMENTS	253	2,137,593	2,135,569	(2,024)	99.91	2,046,061
300-58100-6210 INTEREST PAYMENTS	0	515,717	307,234	(208,483)	59.57	288,551
300-58100-6220 PENSION LIABILITY PAYMENTS	0	0	0	0	.00	0
300-58100-6230 CAPITAL LEASE PAYMENTS	16,138	69,000	36,636	(32,364)	53.10	27,749
300-58100-6240 INTEREST EXP ON CAPITAL LEASES	948	13,265	5,340	(7,925)	40.26	4,692
300-58100-6900 OTHER SERVICES	0	3,500	0	(3,500)	.00	356
TOTAL EXPENDITURES	17,339	2,802,820	2,505,513	(297,307)	89.39	2,372,148
REVENUE OVER EXPENDITURES - YTD	1,034	26,332	281,764	255,432	1,070.05	177,116



**TWO
RIVERS**
WISCONSIN

May 2023

General Fund
Summary
Financial Report

A detailed report can be provided upon request.

CITY OF TWO RIVERS
FUND SUMMARY
FOR THE 5 MONTHS ENDING MAY 31, 2023

Section 9, ItemB.

GENERAL FUND

	PERIOD ACT	BUDGET	YTD ACTUAL	OVR (UND)	% OF BDGT	PR YTD ACT
REVENUE						
TAXES	71,867	3,192,020	2,607,589.62	(584,430)	81.69	2,567,905
SPECIAL ASSESSMENTS	0	169,000	70,036.81	(98,963)	41.44	92,784
INTERGOVERNMENTAL REVENUE	19,863	4,586,925	299,121.13	(4,287,804)	6.52	300,580
LICENSES & PERMITS	51,664	303,500	92,980.44	(210,520)	30.64	94,273
FINES & FORFEITURES	5,746	90,500	34,624.00	(55,876)	38.26	37,919
CHARGES FOR SERVICE	112,078	1,573,500	498,907.45	(1,074,593)	31.71	459,053
INTERDEPARTMENTAL REVENUE	19,080	585,500	51,400.21	(534,100)	8.78	126,529
MISCELLANEOUS REVENUE	65,382	322,000	192,099.72	(129,900)	59.66	118,616
OTHER FINANCING SOURCES	1,608	620,005	141,285.15	(478,720)	22.79	92,066
TOTAL FUND REVENUE	347,289	11,442,950	3,988,044.53	(7,454,905)	34.85	3,889,723
EXPENDITURES						
COUNCIL	583	15,937	4,650.65	(11,286)	29.18	5,589
JUDICIAL	4,538	62,635	23,280.58	(39,354)	37.17	30,991
LEGAL COUNSEL	8,125	54,868	21,438.84	(33,429)	39.07	21,750
CITY MANAGER	14,538	161,843	68,525.02	(93,318)	42.34	67,729
CLERK	6,892	93,568	34,890.24	(58,678)	37.29	29,940
ELECTION	265	17,300	6,129.18	(11,171)	35.43	5,073
INFORMATION SYSTEMS	9,371	115,872	51,247.23	(64,625)	44.23	35,863
FINANCE DEPARTMENT	12,099	151,773	64,466.11	(87,307)	42.48	57,961
ASSESSING	4,416	122,150	32,660.00	(89,490)	26.74	47,151
CITY HALL	6,431	87,764	39,815.76	(47,948)	45.37	36,823
GENERAL GOVERNMENT	505	17,800	11,488.72	(6,311)	64.54	2,436
INSURANCE	30,690	353,145	153,088.47	(200,057)	43.35	131,935
POLICE ADMINISTRATION	115,181	1,416,495	543,324.03	(873,171)	38.36	574,344
POLICE PATROL	160,879	1,936,220	805,451.13	(1,130,769)	41.60	709,964
POLICE CROSSING GUARDS	2,384	23,655	10,862.91	(12,792)	45.92	12,343
POLICE & FIRE COMMISSION	1,606	5,250	1,606.00	(3,644)	30.59	3,709
FIRE ADMINISTRATION	38,589	594,320	242,618.43	(351,702)	40.82	255,836
FIREFIGHTERS	151,332	1,647,550	679,824.56	(967,725)	41.26	661,748
AMBULANCE	35,571	495,600	198,981.56	(296,618)	40.15	206,547
INSPECTION	11,254	141,815	54,823.53	(86,991)	38.66	58,029
HIGHWAY ADMINISTRATION	16,500	179,935	79,323.00	(100,612)	44.08	73,898
PUBLIC WORKS SHOP	56,753	591,992	302,080.60	(289,911)	51.03	225,330
STREET MAINTENANCE	15,094	251,510	77,791.49	(173,719)	30.93	94,205
TRAFFIC CONTROL	5,518	66,671	21,657.48	(45,014)	32.48	19,074
SNOW & ICE	493	220,834	118,213.76	(102,620)	53.53	89,154
BRIDGE REPAIR/MAINTENANCE	1,522	44,443	8,697.73	(35,745)	19.57	13,303
TRANSIT	0	120,000	28,173.50	(91,827)	23.48	0
WORK DONE FOR OTHER DEPTS	20,031	159,649	59,987.28	(99,662)	37.57	78,536
SENIOR CENTER	15,722	192,408	77,872.15	(114,536)	40.47	61,573
CEMETERIES	20,615	186,964	68,446.52	(118,517)	36.61	56,293
COMMUNITY CENTER	37,979	446,583	180,359.15	(266,224)	40.39	158,873
PARKS	27,874	323,586	93,172.71	(230,413)	28.79	96,582
RECREATION	22,797	313,376	109,241.21	(204,135)	34.86	90,854
SPECIAL EVENTS	1,855	35,263	9,527.48	(25,736)	27.02	10,566
RECREATION FIELDS	7,151	106,254	31,219.39	(75,035)	29.38	30,907
TRAILS/MEDIAN MAINTENANCE	2,402	24,705	3,943.51	(20,761)	15.96	1,192
ECONOMIC DEVELOPMENT	0	0	1,465.00	1,465	.00	1,465
OTHER FINANCING USES	30,638	663,217	172,730.76	(490,486)	26.04	166,552

CITY OF TWO RIVERS
FUND SUMMARY
FOR THE 5 MONTHS ENDING MAY 31, 2023

Section 9, Item B.

GENERAL FUND

	PERIOD ACT	BUDGET	YTD ACTUAL	OVR (UND)	% OF BDGT	PR YTD ACT
TOTAL FUND EXPENDITURES	898,193	11,442,950	4,493,075.67	(6,949,874)	39.27	4,224,115
REVENUE OVER (UNDER) EXPENSES	(550,905)	0	(505,031.14)	(505,031)	.00	(334,392)

CITY OF TWO RIVERS
REVENUES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING MAY 31, 2023

GENERAL FUND DETAIL

	PERIOD ACT	BUDGET	YTD ACTUAL	OV(UN)BUD	% OF BDGT	PR YTD ACT
<u>TAXES</u>						
100-41110 GENERAL PROPERTY TAX	0	2,250,000	2,250,001	1	100.00	2,230,500
100-41310 LOCAL UTILITY TAX EQUIV	70,211	932,000	351,055	(580,945)	37.67	337,335
100-41320 OTHER TAX EXEMPT ENTITIES	0	20	16	(4)	82.20	32
100-41800 INTEREST DELINQ. TAXES	1,656	10,000	6,517	(3,483)	65.17	37
100-41900 TIF/TID CLOSE REFUND	0	0	0	0	.00	0
TOTAL TAXES	71,867	3,192,020	2,607,590	(584,430)	81.69	2,567,905
<u>SPECIAL ASSESSMENTS</u>						
100-42100 WATER MAINS & LATERALS	0	0	0	0	.00	10,879
100-42200 SEWER MAINS & LATERALS	0	0	0	0	.00	12,199
100-42300 STREET PAVING & CONSTRUCT	0	160,000	68,026	(91,974)	42.52	65,506
100-42401 OTHER SPECIAL ASSESSMENTS	0	9,000	2,011	(6,989)	22.34	4,201
TOTAL SPECIAL ASSESSMENTS	0	169,000	70,037	(98,963)	41.44	92,784
<u>INTERGOVERNMENTAL REVENUE</u>						
100-43310 SHARED ELECTION EXPENSE	0	0	0	0	.00	161
100-43410 STATE SHARED TAXES	0	3,763,501	0	(3,763,501)	.00	0
100-43411 EXPENDITURE RESTRAINT	0	180,082	0	(180,082)	.00	0
100-43412 EXEMPT COMPUTER STATE AID	0	20,433	0	(20,433)	.00	0
100-43413 PERSONAL PROPERTY AID	19,863	19,863	19,863	0	100.00	20,852
100-43415 VIDEO SERVICE PROVIDER AID	0	0	0	0	.00	0
100-43420 STATE FIRE INS TAX	0	27,000	0	(27,000)	.00	0
100-43519 COVID ROUTES TO RECOVERY	0	0	0	0	.00	0
100-43520 STATE AID/POLICE TRAINING	0	10,000	433	(9,567)	4.33	889
100-43529 STATE AID-OTH PUB SAFETY	0	26,000	0	(26,000)	.00	0
100-43580 GRANT PROCEEDS	0	0	6,150	6,150	.00	0
100-43610 PAYMENT MUN. SERVICES	0	5,200	5,221	21	100.41	5,221
100-43620 OTHER STATE AID	0	0	0	0	.00	0
100-43710 HIGHWAY AIDS-LOCAL	0	443,689	221,874	(221,815)	50.01	228,499
100-43711 CONNECTING STREETS	0	91,157	45,580	(45,577)	50.00	44,957
TOTAL INTERGOVERNMENTAL REVE	19,863	4,586,925	299,121	(4,287,804)	6.52	300,580

CITY OF TWO RIVERS
REVENUES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING MAY 31, 2023

GENERAL FUND DETAIL

	PERIOD ACT	BUDGET	YTD ACTUAL	OV(UN)BUD	% OF BDGT	PR YTD ACT
<u>LICENSES & PERMITS</u>						
100-44110 LIQUOR LICENSE	11,295	16,000	14,349 (	1,651)	89.68	15,802
100-44120 BAR OPERATOR LICENSE	1,545	6,000	3,455 (	2,545)	57.58	2,800
100-44125 CIGARETTE LICENSE	0	1,000	0 (	1,000)	.00	1,000
100-44130 BUSINESS OR OCCUPATION	520	2,500	795 (	1,705)	31.80	595
100-44140 CABLE TV FRANCHISE	26,239	140,000	26,239 (	113,761)	18.74	26,150
100-44200 BICYCLE LIC/GOLF CART PERMIT	225	1,000	450 (	550)	45.00	525
100-44210 DOG LICENSE	0	7,000	4,299 (	2,701)	61.42	2,936
100-44300 BUILDING PERMITS	8,340	75,000	25,493 (	49,507)	33.99	25,789
100-44310 ELECTRICAL PERMITS	1,140	18,000	5,690 (	12,310)	31.61	6,375
100-44320 PLUMBING PERMITS	1,755	25,000	8,410 (	16,590)	33.64	7,405
100-44330 SIGN PERMIT	0	1,500	200 (	1,300)	13.33	1,030
100-44340 CONDITIONAL USE PERMIT	0	3,500	1,735 (	1,765)	49.57	700
100-44800 SHORT TERM RENTAL PERMIT FEE	300	0	750	750	.00	0
100-44900 OTHER PERMITS	305	7,000	1,115 (	5,885)	15.93	3,166
TOTAL LICENSES & PERMITS	51,664	303,500	92,980 (	210,520)	30.64	94,273
<u>FINES & FORFEITURES</u>						
100-45110 MUN. COURT FINES/COSTS	2,016	40,000	13,133 (	26,867)	32.83	9,026
100-45115 POLICE DEPT TRIP PAYMENTS	3,296	40,000	14,834 (	25,166)	37.08	25,925
100-45130 PARKING VIOLATIONS	430	10,000	6,701 (	3,299)	67.01	2,965
100-45131 UNPAID TRAFFIC JUDGEMENTS	4	0	(94)	(94)	.00	3
100-45220 ANIMAL TRANSPORTS	0	500	50 (	450)	10.00	0
TOTAL FINES & FORFEITURES	5,746	90,500	34,624 (	55,876)	38.26	37,919
<u>CHARGES FOR SERVICE</u>						
100-46110 GENERAL GOVERNMENT FEES	4,074	24,000	10,352 (	13,648)	43.13	12,408
100-46111 PUBLICATIONS FEES	0	0	0	0	.00	556
100-46210 LAW ENFORCEMENT FEES	286	2,500	886 (	1,614)	35.45	872
100-46220 FIRE DEPARTMENT FEES	286	2,000	1,952 (	48)	97.58	1,405
100-46225 FIRE DEPT TRIP PAYMENTS	3,493	60,000	24,314 (	35,686)	40.52	36,344
100-46230 AMBULANCE FEES	79,051	820,000	348,426 (	471,574)	42.49	317,099
100-46240 POLICE LIAISON FEES	0	152,000	0 (	152,000)	.00	0
100-46310 PUBLIC WORKS FEES	670	260,000	2,936 (	257,064)	1.13	1,775
100-46540 CEMETERY PLOTS	16,475	120,000	54,740 (	65,260)	45.62	40,765
100-46720 RECREATION FEES	6,647	85,000	37,528 (	47,472)	44.15	37,755
100-46743 COMMUNITY CENTER	1,095	30,000	17,774 (	12,226)	59.25	10,075
100-46745 SENIOR CENTER	0	18,000	0 (	18,000)	.00	0
TOTAL CHARGES FOR SERVICE	112,078	1,573,500	498,907 (	1,074,593)	31.71	459,053

CITY OF TWO RIVERS
REVENUES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING MAY 31, 2023

GENERAL FUND DETAIL

	PERIOD ACT	BUDGET	YTD ACTUAL	OV(UN)BUD	% OF BDGT	PR YTD ACT
<u>INTERDEPARTMENTAL REVENUE</u>						
100-47323 SHARED FIRE EXPENSE	0	500	0	(500)	.00	0
100-47430 PUBLIC WORKS CHARGES	19,080	525,000	51,400	(473,600)	9.79	126,529
100-47440 RECREATION CHARGES	0	30,000	0	(30,000)	.00	0
100-47450 ECONOMIC DEVELOPMENT CHRG	0	30,000	0	(30,000)	.00	0
TOTAL INTERDEPARTMENTAL REVEN	19,080	585,500	51,400	(534,100)	8.78	126,529
<u>MISCELLANEOUS REVENUE</u>						
100-48100 INTEREST ON INVESTMENTS	16,059	80,000	101,448	21,448	126.81	5,113
100-48120 INTEREST INCOME ON TIF ADVANCE	0	5,500	0	(5,500)	.00	0
100-48121 INT INC ON UTILITY ADVANCES	0	40,000	0	(40,000)	.00	0
100-48130 INTERST-SPECIAL ASSMTS	38	25,000	20,888	(4,112)	83.55	20,832
100-48200 RENT-CITY PROPERTY	47,490	70,000	54,633	(15,367)	78.05	67,481
100-48300 SALE OF PROP & EQUIP	0	60,000	13,300	(46,700)	22.17	23,770
100-48400 REFUND FOR PRIOR YEARS	0	36,500	0	(36,500)	.00	0
100-48440 INSURANCE CLAIMS	0	0	0	0	.00	0
100-48900 OTHER REVENUES	1,795	5,000	1,831	(3,169)	36.62	1,419
TOTAL MISCELLANEOUS REVENUE	65,382	322,000	192,100	(129,900)	59.66	118,616
<u>OTHER FINANCING SOURCES</u>						
100-49223 TRANS FROM OTHER FUNDS	1,608	320,005	141,285	(178,720)	44.15	92,066
100-49310 REAPPROPRIATED SURPLUS	0	300,000	0	(300,000)	.00	0
TOTAL OTHER FINANCING SOURCES	1,608	620,005	141,285	(478,720)	22.79	92,066
TOTAL FUND REVENUE	347,289	11,442,950	3,988,045	(7,454,905)	34.85	3,889,723

CITY OF TWO RIVERS

Section 9, ItemB.

EXPENDITURES WITH COMPARISON TO BUDGET BY OBJECT CODE FOR THE 5 MONTHS ENDING MAY 31, 2023

FUND 100 - GENERAL FUND - GENERAL GOVERNMENT

	PERIOD ACTUAL	2023 YTD ACTUAL	2023 BUDGET	OVR (UND) BUDGET	% OF BUDGET	PRIOR YTD ACTUAL
GEN GOVT ADMINISTRATION						
CITY COUNCIL						
PERSONNEL SERVICES	1,005	5,400	13,677	(8,277)	39.49	6,028
CONTRACTUAL SERVICES	0	2,518	9,000	(6,482)	27.98	3,398
OPERATING SUPPLIES & EXPENSE	0	100	4,800	(4,700)	2.08	210
CAPITAL OUTLAY	0	0	0	0	.00	0
ALLOCATION	(422)	(3,368)	(11,540)	8,172	(29.18)	(4,047)
TOTAL CITY COUNCIL	583	4,651	15,937	(11,286)	29.18	5,589
JUDICIAL						
PERSONNEL SERVICES	3,961	19,152	56,765	(37,613)	33.74	27,529
CONTRACTUAL SERVICES	0	212	1,420	(1,208)	14.93	0
OPERATING SUPPLIES & EXPENSE	577	1,517	2,250	(733)	67.41	1,262
FIXED CHARGES	0	0	0	0	.00	0
CAPITAL OUTLAY	0	2,400	2,200	200	109.09	2,200
TOTAL JUDICIAL	4,538	23,281	62,635	(39,354)	37.17	30,991
LEGAL DEPARTMENT						
PERSONNEL SERVICES	0	0	0	0	.00	0
CONTRACTUAL SERVICES	14,009	36,964	94,600	(57,636)	39.07	37,499
OPERATING SUPPLIES & EXPENSE	0	0	0	0	.00	0
CAPITAL OUTLAY	0	0	0	0	.00	0
ALLOCATION	(5,884)	(15,525)	(39,732)	24,207	(39.07)	(15,750)
TOTAL LEGAL DEPARTMENT	8,125	21,439	54,868	(33,429)	39.07	21,750
CITY MANAGER						
PERSONNEL SERVICES	19,957	100,563	246,210	(145,647)	40.84	96,686
CONTRACTUAL SERVICES	2,133	15,770	28,900	(13,130)	54.57	14,212
OPERATING SUPPLIES & EXPENSE	4,342	8,257	19,150	(10,893)	43.12	12,246
CAPITAL OUTLAY	0	0	0	0	.00	0
ALLOCATION	(11,894)	(56,066)	(132,417)	76,351	(42.34)	(55,414)
TOTAL CITY MANAGER	14,538	68,525	161,843	(93,318)	42.34	67,729

CITY OF TWO RIVERS

Section 9, ItemB.

EXPENDITURES WITH COMPARISON TO BUDGET BY OBJECT CODE FOR THE 5 MONTHS ENDING MAY 31, 2023

FUND 100 - GENERAL FUND - GENERAL GOVERNMENT

	PERIOD ACTUAL	2023 YTD ACTUAL	2023 BUDGET	OVR (UND) BUDGET	% OF BUDGET	PRIOR YTD ACTUAL
CITY CLERK						
PERSONNEL SERVICES	8,175	44,906	116,475	(71,569)	38.55	39,374
CONTRACTUAL SERVICES	30	578	6,200	(5,622)	9.33	122
OPERATING SUPPLIES & EXPENSE	1,237	2,311	5,500	(3,189)	42.01	1,518
CAPITAL OUTLAY	0	0	0	0	.00	0
ALLOCATION	(2,549)	(12,905)	(34,607)	21,702	(37.29)	(11,074)
TOTAL CITY CLERK	6,892	34,890	93,568	(58,678)	37.29	29,940
ELECTIONS						
PERSONNEL SERVICES	0	3,589	7,700	(4,111)	46.61	3,462
CONTRACTUAL SERVICES	0	639	4,500	(3,861)	14.21	232
OPERATING SUPPLIES & EXPENSE	265	1,901	5,100	(3,199)	37.27	1,379
CAPITAL OUTLAY	0	0	0	0	.00	0
TOTAL ELECTIONS	265	6,129	17,300	(11,171)	35.43	5,073
INFORMATION SYSTEMS						
PERSONNEL SERVICES	16,947	84,816	209,665	(124,849)	40.45	80,691
CONTRACTUAL SERVICES	5,896	38,679	71,200	(32,521)	54.32	6,376
OPERATING SUPPLIES & EXPENSE	13	1,498	1,750	(252)	85.59	404
FIXED CHARGES	0	0	0	0	.00	0
CAPITAL OUTLAY	0	0	0	0	.00	0
ALLOCATION	(13,486)	(73,746)	(166,743)	92,997	(44.23)	(51,608)
TOTAL INFORMATION SYSTEMS	9,371	51,247	115,872	(64,625)	44.23	35,863
TOTAL GEN GOVT ADMIN	44,313	210,162	522,023	(311,861)	40.26	196,934

CITY OF TWO RIVERS

Section 9, ItemB.

EXPENDITURES WITH COMPARISON TO BUDGET BY OBJECT CODE FOR THE 5 MONTHS ENDING MAY 31, 2023

FUND 100 - GENERAL FUND - GENERAL GOVERNMENT

	PERIOD ACTUAL	2023 YTD ACTUAL	2023 BUDGET	OVR (UND) BUDGET	% OF BUDGET	PRIOR YTD ACTUAL
***** SUMMARY OF GENERAL GOVERNMENT ADMINISTRATION EXPENSES *****						
PERSONNEL SERVICES	50,045	258,427	650,492	(392,065)	39.73	253,769
CONTRACTUAL SERVICES	22,069	95,360	215,820	(120,460)	44.19	61,839
OPERATING SUPPLIES & EXPENSE	6,434	15,584	38,550	(22,966)	40.42	17,019
FIXED CHARGES	0	0	0	0	.00	0
CAPITAL OUTLAY	0	2,400	2,200	200	109.09	
ALLOCATION	(34,235)	(161,609)	(385,039)	223,430	(41.97)	
TOTAL GEN GOVT ADMINISTRATION	44,313	210,162	522,023	(311,861)	40.26	196,934

CITY OF TWO RIVERS

Section 9, ItemB.

EXPENDITURES WITH COMPARISON TO BUDGET BY OBJECT CODE FOR THE 5 MONTHS ENDING MAY 31, 2023

FUND 100 - GENERAL FUND - GENERAL GOVERNMENT

	PERIOD ACTUAL	2023 YTD ACTUAL	2023 BUDGET	OVR (UND) BUDGET	% OF BUDGET	PRIOR YTD ACTUAL
FINANCE ADMINISTRATION						
FINANCE						
PERSONNEL SERVICES	26,111	130,347	320,565	(190,218)	40.66	120,821
CONTRACTUAL SERVICES	5,452	36,754	72,350	(35,596)	50.80	29,615
OPERATING SUPPLIES & EXPENSE	282	3,279	8,600	(5,321)	38.13	2,883
CAPITAL OUTLAY	0	0	0	0	.00	0
ALLOCATION	(19,745)	(105,915)	(249,742)	143,827	(42.41)	(95,359)
TOTAL FINANCE	12,099	64,466	151,773	(87,307)	42.48	57,961
ASSESSOR						
PERSONNEL SERVICES	4,393	21,520	53,000	(31,480)	40.60	19,331
CONTRACTUAL SERVICES	9	10,846	66,800	(55,954)	16.24	27,014
OPERATING SUPPLIES & EXPENSE	14	294	2,350	(2,056)	12.50	807
CAPITAL OUTLAY	0	0	0	0	.00	0
TOTAL ASSESSOR	4,416	32,660	122,150	(89,490)	26.74	47,151
TOTAL FINANCE ADMINISTRATION	16,516	97,126	273,923	(176,797)	35.46	105,112

***** SUMMARY OF FINANCE ADMINISTRATION EXPENSES *****

PERSONNEL SERVICES	30,504	151,868	373,565	(221,697)	40.65	140,152
CONTRACTUAL SERVICES	5,461	47,601	139,150	(91,549)	34.21	56,628
OPERATING SUPPLIES & EXPENSE	296	3,573	10,950	(7,377)	32.63	3,690
CAPITAL OUTLAY	0	0	0	0	.00	
ALLOCATION	(19,745)	(105,915)	(249,742)	143,827	(42.41)	
TOTAL FINANCE ADMINISTRATION	16,516	97,126	273,923	(176,797)	35.46	105,112

CITY OF TWO RIVERS

Section 9, ItemB.

EXPENDITURES WITH COMPARISON TO BUDGET BY OBJECT CODE FOR THE 5 MONTHS ENDING MAY 31, 2023

FUND 100 - GENERAL FUND - GENERAL GOVERNMENT

	PERIOD ACTUAL	2023 YTD ACTUAL	2023 BUDGET	OVR (UND) BUDGET	% OF BUDGET	PRIOR YTD ACTUAL
CITY HALL						
CITY HALL (BUILDING MAINTENANCE)						
PERSONNEL SERVICES	7,307	35,964	84,164	(48,200)	42.73	32,363
CONTRACTUAL SERVICES	2,669	22,901	49,054	(26,153)	46.68	20,869
OPERATING SUPPLIES & EXPENSE	1,111	9,783	18,100	(8,317)	54.05	10,257
CAPITAL OUTLAY	0	0	0	0	.00	0
ALLOCATION	(4,657)	(28,832)	(63,554)	34,722	(45.37)	(26,665)
TOTAL CITY HALL	6,431	39,816	87,764	(47,948)	45.37	36,823
OTHER GENERAL GOVERNMENT						
MISC GOVERNMENT						
CONTRACTUAL SERVICES	0	5,625	7,800	(2,175)	72.11	1,732
OPERATING SUPPLIES & EXPENSE	365	833	7,000	(6,167)	11.90	2,106
FIXED CHARGES	141	5,031	3,000	2,031	167.70	(1,402)
CAPITAL OUTLAY	0	0	0	0	.00	0
TOTAL MISC GOVERNMENT	505	11,489	17,800	(6,311)	64.54	2,436
GENERAL INSURANCE						
PERSONNEL SERVICES	0	0	0	0	.00	0
FIXED CHARGES	30,690	153,088	353,145	(200,057)	43.35	131,935
TOTAL GENERAL INSURANCE	30,690	153,088	353,145	(200,057)	43.35	131,935
TOTAL OTHER GEN GOVT	31,196	164,577	370,945	(206,368)	44.37	134,371

CITY OF TWO RIVERS

Section 9, ItemB.

EXPENDITURES WITH COMPARISON TO BUDGET BY OBJECT CODE FOR THE 5 MONTHS ENDING MAY 31, 2023

FUND 100 - GENERAL FUND - GENERAL GOVERNMENT

	PERIOD ACTUAL	2023 YTD ACTUAL	2023 BUDGET	OVR (UND) BUDGET	% OF BUDGET	PRIOR YTD ACTUAL
***** SUMMARY OF OTHER GENERAL GOVERNMENT EXPENSES *****						
PERSONNEL SERVICES	0	0	0	0	.00	0
CONTRACTUAL SERVICES	0	5,625	7,800	(2,175)	72.11	1,732
OPERATING SUPPLIES & EXPENSE	365	833	7,000	(6,167)	11.90	2,106
FIXED CHARGES	30,831	158,119	356,145	(198,026)	44.40	130,533
CAPITAL OUTLAY	0	0	0	0	.00	
TOTAL OTHER GEN GOVT	31,196	164,577	370,945	(206,368)	44.37	134,371
***** SUMMARY OF ALL GENERAL GOVERNMENT EXPENSES *****						
PERSONNEL SERVICES	87,856	446,258	1,108,221	(661,963)	40.27	426,284
CONTRACTUAL SERVICES	30,199	171,486	411,824	(240,338)	41.64	141,068
OPERATING SUPPLIES & EXPENSE	8,206	29,773	74,600	(44,827)	39.91	33,072
FIXED CHARGES	30,831	158,119	356,145	(198,026)	44.40	130,533
CAPITAL OUTLAY	0	2,400	2,200	200	109.09	
ALLOCATION	(58,637)	(296,355)	(698,335)	401,980	(42.44)	
TOTAL GENERAL GOVERNMENT	98,455	511,681	1,254,655	(742,974)	40.78	473,240

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EXPENDITURES WITH COMPARISON TO BUDGET BY OBJECT CODE FOR THE 5 MONTHS ENDING MAY 31, 2023

FUND 100 - GENERAL FUND - PUBLIC SAFETY

	PERIOD ACTUAL	2023 YTD ACTUAL	2023 BUDGET	OVR (UND) BUDGET	% OF BUDGET	PRIOR YTD ACTUAL
<u>POLICE DEPARTMENT</u>						
<u>POLICE ADMINISTRATION</u>						
PERSONNEL SERVICES	104,851	475,121	1,299,175	(824,054)	36.57	513,736
CONTRACTUAL SERVICES	6,162	43,729	67,220	(23,491)	65.05	42,568
OPERATING SUPPLIES & EXPENSE	1,840	12,524	25,100	(12,576)	49.90	8,046
FIXED CHARGES	2,329	11,950	25,000	(13,050)	47.80	9,994
CAPITAL OUTLAY	0	0	0	0	.00	0
TOTAL POLICE ADMINISTRATION	115,181	543,324	1,416,495	(873,171)	38.36	574,344
<u>POLICE PATROL</u>						
PERSONNEL SERVICES	157,962	754,990	1,815,520	(1,060,530)	41.59	660,452
CONTRACTUAL SERVICES	2,254	22,640	77,925	(55,285)	29.05	21,687
OPERATING SUPPLIES & EXPENSE	664	27,821	42,775	(14,954)	65.04	27,825
TOTAL POLICE PATROL	160,879	805,451	1,936,220	(1,130,769)	41.60	709,964
<u>CROSSING GUARDS</u>						
PERSONNEL SERVICES	2,384	10,863	23,355	(12,492)	46.51	12,343
OPERATING SUPPLIES & EXPENSE	0	0	300	(300)	.00	0
TOTAL CROSSING GUARDS	2,384	10,863	23,655	(12,792)	45.92	12,343
TOTAL POLICE DEPARTMENT	278,444	1,359,638	3,376,370	(2,016,732)	40.27	1,296,651

CITY OF TWO RIVERS

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EXPENDITURES WITH COMPARISON TO BUDGET BY OBJECT CODE FOR THE 5 MONTHS ENDING MAY 31, 2023

FUND 100 - GENERAL FUND - PUBLIC SAFETY

	PERIOD ACTUAL	2023 YTD ACTUAL	2023 BUDGET	OVR (UND) BUDGET	% OF BUDGET	PRIOR YTD ACTUAL
***** SUMMARY OF POLICE DEPARTMENT EXPENSES *****						
PERSONNEL SERVICES	265,196	1,240,974	3,138,050	(1,897,076)	39.55	1,186,532
CONTRACTUAL SERVICES	8,415	66,369	145,145	(78,776)	45.73	64,255
OPERATING SUPPLIES & EXPENSE	2,504	40,345	68,175	(27,830)	59.18	35,871
FIXED CHARGES	2,329	11,950	25,000	(13,050)	47.80	9,994
CAPITAL OUTLAY	0	0	0	0	.00	
TOTAL POLICE DEPARTMENT	278,444	1,359,638	3,376,370	(2,016,732)	40.27	1,296,651

CITY OF TWO RIVERS

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EXPENDITURES WITH COMPARISON TO BUDGET BY OBJECT CODE FOR THE 5 MONTHS ENDING MAY 31, 2023

FUND 100 - GENERAL FUND - PUBLIC SAFETY

	PERIOD ACTUAL	2023 YTD ACTUAL	2023 BUDGET	OVR (UND) BUDGET	% OF BUDGET	PRIOR YTD ACTUAL
POLICE & FIRE COMMISSION						
POLICE & FIRE COMMISSION						
PERSONNEL SERVICES	0	0	0	0	.00	0
CONTRACTUAL SERVICES	1,606	1,606	5,250	(3,644)	30.59	3,709
OPERATING SUPPLIES & EXPENSE	0	0	0	0	.00	0
TOTAL POLICE & FIRE COMMISSION	1,606	1,606	5,250	(3,644)	30.59	3,709
FIRE DEPARTMENT						
FIRE ADMINISTRATION						
PERSONNEL SERVICES	33,972	197,383	515,720	(318,337)	38.27	201,954
CONTRACTUAL SERVICES	1,559	26,876	53,000	(26,124)	50.71	39,956
OPERATING SUPPLIES & EXPENSE	2,978	17,956	24,400	(6,444)	73.59	13,476
FIXED CHARGES	81	403	1,200	(797)	33.60	450
CAPITAL OUTLAY	0	0	0	0	.00	0
TOTAL FIRE ADMINISTRATION	38,589	242,618	594,320	(351,702)	40.82	255,836
FIREFIGHTERS						
PERSONNEL SERVICES	147,959	670,854	1,628,150	(957,296)	41.20	650,807
CONTRACTUAL SERVICES	3,051	5,819	14,000	(8,181)	41.56	8,756
OPERATING SUPPLIES & EXPENSE	323	3,152	5,400	(2,248)	58.38	2,185
TOTAL FIREFIGHTERS	151,332	679,825	1,647,550	(967,725)	41.26	661,748
AMBULANCE SERVICES						
PERSONNEL SERVICES	31,111	179,911	429,500	(249,589)	41.89	174,276
CONTRACTUAL SERVICES	482	2,614	15,400	(12,787)	16.97	7,196
OPERATING SUPPLIES & EXPENSE	3,977	16,457	50,700	(34,243)	32.46	25,074
FIXED CHARGES	0	0	0	0	.00	0
CAPITAL OUTLAY	0	0	0	0	.00	0
TOTAL AMBULANCE SERVICES	35,571	198,982	495,600	(296,618)	40.15	206,547
TOTAL FIRE DEPARTMENT	225,492	1,121,425	2,737,470	(1,616,045)	40.97	1,124,131

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EXPENDITURES WITH COMPARISON TO BUDGET BY OBJECT CODE FOR THE 5 MONTHS ENDING MAY 31, 2023

FUND 100 - GENERAL FUND - PUBLIC SAFETY

	PERIOD ACTUAL	2023 YTD ACTUAL	2023 BUDGET	OVR (UND) BUDGET	% OF BUDGET	PRIOR YTD ACTUAL
***** SUMMARY OF FIRE DEPARTMENT EXPENSES *****						
PERSONNEL SERVICES	213,041	1,048,147	2,573,370	(1,525,223)	40.73	1,027,037
CONTRACTUAL SERVICES	5,092	35,308	82,400	(47,092)	42.85	55,908
OPERATING SUPPLIES & EXPENSE	7,277	37,565	80,500	(42,935)	46.67	40,735
FIXED CHARGES	81	403	1,200	(797)	33.60	450
CAPITAL OUTLAY	0	0	0	0	.00	
TOTAL FIRE DEPARTMENT	225,492	1,121,425	2,737,470	(1,616,045)	40.97	1,124,131

INSPECTION SERVICES

BUILDING INSPECTIONS

PERSONNEL SERVICES	10,859	51,943	130,390	(78,447)	39.84	55,059
CONTRACTUAL SERVICES	308	1,885	7,175	(5,290)	26.27	1,739
OPERATING SUPPLIES & EXPENSE	87	996	4,250	(3,255)	23.42	1,231
CAPITAL OUTLAY	0	0	0	0	.00	0
TOTAL INSPECTION SERVICES	11,254	54,824	141,815	(86,991)	38.66	58,029

***** SUMMARY OF PUBLIC SAFETY EXPENSES *****

PERSONNEL SERVICES	489,097	2,341,064	5,841,810	(3,500,746)	40.07	2,268,628
CONTRACTUAL SERVICES	15,421	105,169	239,970	(134,801)	43.83	125,611
OPERATING SUPPLIES & EXPENSE	9,868	78,906	152,925	(74,019)	51.60	77,837
FIXED CHARGES	2,410	12,353	26,200	(13,847)	47.15	10,444
CAPITAL OUTLAY	0	0	0	0	.00	
TOTAL PUBLIC SAFETY	516,796	2,537,492	6,260,905	(3,723,413)	40.53	2,482,519

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EXPENDITURES WITH COMPARISON TO BUDGET BY OBJECT CODE FOR THE 5 MONTHS ENDING MAY 31, 2023

FUND 100 - GENERAL FUND - PUBLIC WORKS

	PERIOD ACTUAL	2023 YTD ACTUAL	2023 BUDGET	OVR (UND) BUDGET	% OF BUDGET	PRIOR YTD ACTUAL
<u>PUBLIC WORKS</u>						
<u>HIGHWAY ADMINISTRATION</u>						
PERSONNEL SERVICES	15,066	72,542	162,135	(89,593)	44.74	68,350
CONTRACTUAL SERVICES	1,276	3,945	9,600	(5,655)	41.09	3,495
OPERATING SUPPLIES & EXPENSE	158	2,836	8,200	(5,364)	34.59	2,053
CAPITAL OUTLAY	0	0	0	0	.00	0
TOTAL HIGHWAY ADMINISTRATION	16,500	79,323	179,935	(100,612)	44.08	73,898
<u>PUBLIC WORKS SHOP</u>						
PERSONNEL SERVICES	43,288	203,093	431,692	(228,599)	47.05	173,340
CONTRACTUAL SERVICES	9,227	56,047	81,300	(25,253)	68.94	23,467
OPERATING SUPPLIES & EXPENSE	4,149	42,407	77,900	(35,493)	54.44	28,073
FIXED CHARGES	90	534	1,100	(566)	48.55	450
CAPITAL OUTLAY	0	0	0	0	.00	0
TOTAL PUBLIC WORKS SHOP	56,753	302,081	591,992	(289,911)	51.03	225,330
<u>STREET MAINTENANCE</u>						
PERSONNEL SERVICES	2,202	7,660	69,510	(61,850)	11.02	21,057
CONTRACTUAL SERVICES	12,560	68,710	167,000	(98,290)	41.14	66,848
OPERATING SUPPLIES & EXPENSE	332	1,421	15,000	(13,579)	9.47	6,301
CAPITAL OUTLAY	0	0	0	0	.00	0
TOTAL STREET MAINTENANCE	15,094	77,791	251,510	(173,719)	30.93	94,205
<u>TRAFFIC CONTROL</u>						
PERSONNEL SERVICES	4,601	17,397	40,671	(23,274)	42.78	13,742
CONTRACTUAL SERVICES	419	2,338	11,000	(8,662)	21.25	2,896
OPERATING SUPPLIES & EXPENSE	444	444	5,000	(4,556)	8.88	1,156
CAPITAL OUTLAY	54	1,478	10,000	(8,522)	14.78	1,280
TOTAL TRAFFIC CONTROL	5,518	21,657	66,671	(45,014)	32.48	19,074

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EXPENDITURES WITH COMPARISON TO BUDGET BY OBJECT CODE FOR THE 5 MONTHS ENDING MAY 31, 2023

FUND 100 - GENERAL FUND - PUBLIC WORKS

	PERIOD ACTUAL	2023 YTD ACTUAL	2023 BUDGET	OVR (UND) BUDGET	% OF BUDGET	PRIOR YTD ACTUAL
SNOW & ICE REMOVAL						
PERSONNEL SERVICES	409	65,181	162,334	(97,153)	40.15	60,781
CONTRACTUAL SERVICES	0	45	3,500	(3,455)	1.28	42
OPERATING SUPPLIES & EXPENSE	84	52,988	55,000	(2,012)	96.34	28,330
TOTAL SNOW & ICE REMOVAL	493	118,214	220,834	(102,620)	53.53	89,154
BRIDGE REPAIR & MAINTENANCE						
PERSONNEL SERVICES	1,325	7,382	35,243	(27,861)	20.95	11,950
CONTRACTUAL SERVICES	197	1,315	8,200	(6,885)	16.04	1,350
OPERATING SUPPLIES & EXPENSE	0	0	1,000	(1,000)	.00	3
CAPITAL OUTLAY						
TOTAL BRIDGE REPAIR & MAINTENANCE	1,522	8,698	44,443	(35,745)	19.57	13,303
STORM SEWER						
PERSONNEL SERVICES	0	0	0	0	.00	0
CONTRACTUAL SERVICES	0	0	0	0	.00	0
OPERATING SUPPLIES & EXPENSE	0	0	0	0	.00	0
CAPITAL OUTLAY	0	0	0	0	.00	0
TOTAL STORM SEWER	0	0	0	0	.00	0
PUBLIC TRANSPORTATION						
CONTRACTUAL SERVICES	0	28,174	120,000	(91,827)	23.48	0
TOTAL PUBLIC TRANSPORTATION	0	28,174	120,000	(91,827)	23.48	0

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EXPENDITURES WITH COMPARISON TO BUDGET BY OBJECT CODE FOR THE 5 MONTHS ENDING MAY 31, 2023

FUND 100 - GENERAL FUND - PUBLIC WORKS

	PERIOD ACTUAL	2023 YTD ACTUAL	2023 BUDGET	OVR (UND) BUDGET	% OF BUDGET	PRIOR YTD ACTUAL
WORK FOR OTHER DEPARTMENTS						
PERSONNEL SERVICES	20,031	59,987	144,649	(84,662)	41.47	75,096
CONTRACTUAL SERVICES	0	0	0	0	.00	0
OPERATING SUPPLIES & EXPENSE	0	0	15,000	(15,000)	.00	3,441
FIXED CHARGES	0	0	0	0	.00	0
CAPITAL OUTLAY	0	0	0	0	.00	0
TOTAL WORK FOR OTHER DEPTS	20,031	59,987	159,649	(99,662)	37.57	78,536
TOTAL PUBLIC WORKS	115,910	695,925	1,635,034	(939,109)	42.56	593,501

***** SUMMARY OF PUBLIC WORKS EXPENSES *****

PERSONNEL SERVICES	86,921	433,244	1,046,234	(612,990)	41.41	424,316
CONTRACTUAL SERVICES	23,679	160,574	400,600	(240,026)	40.08	98,098
OPERATING SUPPLIES & EXPENSE	5,166	100,095	177,100	(77,005)	56.52	69,357
FIXED CHARGES	90	534	1,100	(566)	48.55	450
CAPITAL OUTLAY	54	1,478	10,000	(8,522)	14.78	
TOTAL PUBLIC WORKS	115,910	695,925	1,635,034	(939,109)	42.56	593,501

CITY OF TWO RIVERS

Section 9, ItemB.

EXPENDITURES WITH COMPARISON TO BUDGET BY OBJECT CODE FOR THE 5 MONTHS ENDING MAY 31, 2023

FUND 100 - GENERAL FUND - HEALTH & HUMAN SERVICES

	PERIOD ACTUAL	2023 YTD ACTUAL	2023 BUDGET	OVR (UND) BUDGET	% OF BUDGET	PRIOR YTD ACTUAL
HEALTH & HUMAN SERVICES						
SENIOR CENTER						
PERSONNEL SERVICES	13,430	64,895	168,023	(103,128)	38.62	49,894
CONTRACTUAL SERVICES	692	6,996	13,415	(6,419)	52.15	6,859
OPERATING SUPPLIES & EXPENSE	1,600	5,981	10,970	(4,989)	54.52	4,821
CAPITAL OUTLAY	0	0	0	0	.00	0
TOTAL SENIOR CENTER	15,722	77,872	192,408	(114,536)	40.47	61,573
CEMETERIES						
PERSONNEL SERVICES	17,460	48,339	133,729	(85,390)	36.15	38,963
CONTRACTUAL SERVICES	2,069	14,200	35,540	(21,340)	39.95	11,238
OPERATING SUPPLIES & EXPENSE	1,085	5,908	17,695	(11,787)	33.39	6,092
FIXED CHARGES	0	0	0	0	.00	0
CAPITAL OUTLAY	0	0	0	0	.00	0
TOTAL CEMETERIES	20,615	68,447	186,964	(118,517)	36.61	56,293
TOTAL HEALTH & HUMAN SERVICES	36,337	146,319	379,372	(233,053)	38.57	117,865

CITY OF TWO RIVERS

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EXPENDITURES WITH COMPARISON TO BUDGET BY OBJECT CODE FOR THE 5 MONTHS ENDING MAY 31, 2023

FUND 100 - GENERAL FUND - CULTURE, RECREATION & EDUCATION

	PERIOD ACTUAL	2023 YTD ACTUAL	2023 BUDGET	OVR (UND) BUDGET	% OF BUDGET	PRIOR YTD ACTUAL
CULTURE, REC & EDUCATION						
COMMUNITY CENTER						
PERSONNEL SERVICES	28,172	132,705	354,433	(221,728)	37.44	119,186
CONTRACTUAL SERVICES	4,503	31,993	69,350	(37,357)	46.13	30,891
OPERATING SUPPLIES & EXPENSE	5,305	15,661	22,800	(7,139)	68.69	8,796
CAPITAL OUTLAY	0	0	0	0	.00	0
TOTAL COMMUNITY CENTER	37,979	180,359	446,583	(266,224)	40.39	158,873
PARKS						
PERSONNEL SERVICES	20,235	65,932	215,244	(149,312)	30.63	61,670
CONTRACTUAL SERVICES	5,329	23,329	76,742	(53,413)	30.40	24,106
OPERATING SUPPLIES & EXPENSE	2,310	3,912	31,600	(27,688)	12.38	10,806
CAPITAL OUTLAY	0	0	0	0	.00	0
TOTAL PARKS	27,874	93,173	323,586	(230,413)	28.79	96,582
RECREATION						
PERSONNEL SERVICES	19,230	86,238	260,461	(174,223)	33.11	75,302
CONTRACTUAL SERVICES	1,305	16,010	32,165	(16,155)	49.77	9,120
OPERATING SUPPLIES & EXPENSE	2,262	6,993	20,750	(13,757)	33.70	6,432
FIXED CHARGES	0	0	0	0	.00	0
TOTAL RECREATION	22,797	109,241	313,376	(204,135)	34.86	90,854
SPECIAL EVENTS						
PERSONNEL SERVICES	1,823	9,369	34,803	(25,434)	26.92	10,501
CONTRACTUAL SERVICES	32	159	250	(91)	63.56	65
OPERATING SUPPLIES & EXPENSE	0	0	210	(210)	.00	0
CAPITAL OUTLAY	0	0	0	0	.00	0
TOTAL SPECIAL EVENTS	1,855	9,527	35,263	(25,736)	27.02	10,566

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EXPENDITURES WITH COMPARISON TO BUDGET BY OBJECT CODE FOR THE 5 MONTHS ENDING MAY 31, 2023

FUND 100 - GENERAL FUND - CULTURE, RECREATION & EDUCATION

	PERIOD ACTUAL	2023 YTD ACTUAL	2023 BUDGET	OVR (UND) BUDGET	% OF BUDGET	PRIOR YTD ACTUAL
RECREATION FIELDS						
PERSONNEL SERVICES	4,534	18,616	51,723	(33,107)	35.99	17,583
CONTRACTUAL SERVICES	1,706	9,448	29,531	(20,083)	31.99	7,338
OPERATING SUPPLIES & EXPENSE	910	3,155	25,000	(21,845)	12.62	5,985
CAPITAL OUTLAY	0	0	0	0	.00	0
TOTAL RECREATION FIELDS	7,151	31,219	106,254	(75,035)	29.38	30,907
TRAILS & MEDIAN MAINTENANCE						
PERSONNEL SERVICES	599	1,074	12,205	(11,131)	8.80	1,192
CONTRACTUAL SERVICES	1,802	2,870	12,500	(9,630)	22.96	0
OPERATING SUPPLIES & EXPENSE						
CAPITAL OUTLAY						
TOTAL TRAIL & MEDIAN MAINTENANCE	2,402	3,944	24,705	(20,761)	15.96	1,192
TOTAL CULTURE, REC, EDUCATION	100,058	427,463	1,249,767	(822,304)	34.20	388,973

***** SUMMARY OF CULTURE, RECREATION & EDUCATION EXPENSES *****

PERSONNEL SERVICES	74,593	313,934	928,869	(614,935)	33.80	285,433
CONTRACTUAL SERVICES	14,678	83,808	220,538	(136,730)	38.00	71,521
OPERATING SUPPLIES & EXPENSE	10,787	29,722	100,360	(70,638)	29.62	32,019
FIXED CHARGES	0	0	0	0	.00	0
CAPITAL OUTLAY	0	0	0	0	.00	0
TOTAL CULTURE, REC, EDUCATION	100,058	427,463	1,249,767	(822,304)	34.20	388,973

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EXPENDITURES WITH COMPARISON TO BUDGET BY OBJECT CODE FOR THE 5 MONTHS ENDING MAY 31, 2023

FUND 100 - GENERAL FUND - CONSERVATION & DEVELOPMENT

	PERIOD ACTUAL	2023 YTD ACTUAL	2023 BUDGET	OVR (UND) BUDGET	% OF BUDGET	PRIOR YTD ACTUAL
CONSERVATION & DEV						
PLANNING						
PERSONNEL SERVICES	0	0	0	0	.00	0
CONTRACTUAL SERVICES	0	0	0	0	.00	0
OPERATING SUPPLIES & EXPENSE	0	0	0	0	.00	0
CAPITAL OUTLAY	0	0	0	0	.00	0
TOTAL PLANNING	0	0	0	0	.00	0
ECONOMIC DEVELOPMENT						
PERSONNEL SERVICES	0	0	0	0	.00	0
CONTRACTUAL SERVICES	0	1,465	0	1,465	.00	1,465
OPERATING SUPPLIES & EXPENSE	0	0	0	0	.00	0
CAPITAL OUTLAY	0	0	0	0	.00	0
TOTAL ECONOMIC DEVELOPMENT	0	1,465	0	1,465	.00	1,465
 ***** SUMMARY OF CONSERVATION & DEVELOPMENT EXPENSES *****						
PERSONNEL SERVICES	0	0	0	0	.00	0
CONTRACTUAL SERVICES	0	1,465	0	1,465	.00	1,465
OPERATING SUPPLIES & EXPENSE	0	0	0	0	.00	0
CAPITAL OUTLAY	0	0	0	0	.00	0
TOTAL CONSERVATION & DEV	0	1,465	0	1,465	.00	1,465
TOTAL OTHER FINANCING USES	30,638	172,731	663,217	(490,486)	26.04	166,552

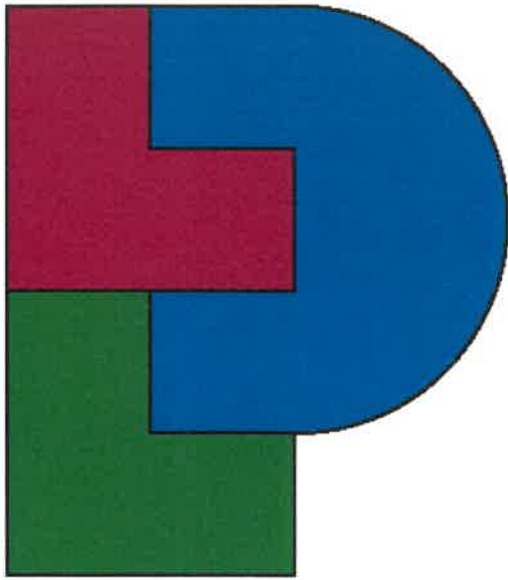
CITY OF TWO RIVERS

Section 9, ItemB.

EXPENDITURES WITH COMPARISON TO BUDGET BY OBJECT CODE FOR THE 5 MONTHS ENDING MAY 31, 2023

FUND 100 - GENERAL FUND - SUMMARY TOTALS

	PERIOD ACTUAL	2023 YTD ACTUAL	2023 BUDGET	OVR (UND) BUDGET	% OF BUDGET	PRIOR YTD ACTUAL
***** SUMMARY OF GENERAL FUND EXPENSES *****						
PERSONNEL SERVICES	769,357	3,647,734	9,226,886	(5,579,152)	39.53	3,493,517
CONTRACTUAL SERVICES	86,738	543,698	1,321,887	(778,189)	41.13	455,858
OPERATING SUPPLIES & EXPENSE	36,712	250,384	533,650	(283,266)	46.92	223,197
FIXED CHARGES	63,969	343,737	1,046,662	(702,925)	32.84	307,978
CAPITAL OUTLAY	54	3,878	12,200	(8,322)	31.79	3,480
ALLOCATIONS	(58,637)	(296,355)	(698,335)	401,980	(42.44)	(259,916)
 GRAND TOTAL	 898,193	 4,493,076	 11,442,950	 (6,949,874)	 39.27	 4,224,115



**TWO
RIVERS**
WISCONSIN

Lester Public Library

May 2023

Detail Financial Report

CITY OF TWO RIVERS
REVENUES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING MAY 31, 2023

LIBRARY FUND DETAIL

	PERIOD ACT	BUDGET	YTD ACTUAL	OV(UN)BUD	% OF BDGT	PR YTD ACT
<u>TAXES</u>						
280-41110 GENERAL PROPERTY TAX	0	631,287	631,287	0	100.00	631,287
TOTAL TAXES	0	631,287	631,287	0	100.00	631,287
<u>INTERGOVERNMENTAL REVENUE</u>						
280-43519 COVID ROUTES TO RECOVERY	0	0	0	0	.00	0
280-43720 COUNTY FUNDS	0	175,877	175,877	0	100.00	171,601
TOTAL INTERGOVERNMENTAL REVE	0	175,877	175,877	0	100.00	171,601
<u>FINES & FORFEITURES</u>						
280-45300 LIBRARY BOOK FINES	127	4,000	1,187	(2,813)	29.69	1,010
TOTAL FINES & FORFEITURES	127	4,000	1,187	(2,813)	29.69	1,010
<u>CHARGES FOR SERVICE</u>						
280-46712 COPIER SERVICE FEES	565	8,500	2,445	(6,055)	28.77	2,142
TOTAL CHARGES FOR SERVICE	565	8,500	2,445	(6,055)	28.77	2,142
<u>MISCELLANEOUS REVENUE</u>						
280-48200 RENT-CITY PROPERTY	0	0	0	0	.00	34
280-48300 SALE OF PROP & EQUIP	64	5,000	784	(4,216)	15.68	916
280-48500 DONATIONS	16,500	65,653	16,500	(49,153)	25.13	15,000
280-48900 OTHER REVENUES	520	2,500	838	(1,662)	33.54	795
TOTAL MISCELLANEOUS REVENUE	17,084	73,153	18,122	(55,031)	24.77	16,745
<u>OTHER FINANCING SOURCES</u>						
280-49223 TRANS FROM OTHER FUNDS	0	0	0	0	.00	0
TOTAL OTHER FINANCING SOURCES	0	0	0	0	.00	0
TOTAL FUND REVENUE	17,777	892,817	828,919	(63,898)	92.84	822,785

CITY OF TWO RIVERS
2023 MONTHLY GENERAL FUND REPORT
MAY 31, 2023 BUDGET

Section 9, ItemB.

LESTER LIBRARY F 280 EXPENSE DETAIL

	PERIOD ACTUAL	2023 BUDGET	2023 YTD ACTUAL	OVER (UNDER) BUDGET	% OF BUDGET	PRIOR YTD ACTUAL
<u>LESTER LIBRARY</u>						
LIBRARY ADMINISTRATION						
<u>PERSONNEL SERVICES</u>						
280-55110-1100	FULLTIME ADMINISTRATION	23,151	271,829	112,767 (159,062)	41.48	109,325
280-55110-1220	WAGES - FULLTIME	3,041	35,370	14,261 (21,109)	40.32	14,235
280-55110-1270	WAGES - PART TIME	11,021	129,375	53,875 (75,500)	41.64	53,395
280-55110-1280	WAGES-LONGEVITY PAY	0	6,620	0 (6,620)	.00	0
280-55110-1290	WAGES-OVERTIME	0	510	0 (510)	.00	0
280-55110-1310	WI RETIREMENT	2,023	24,739	10,010 (14,729)	40.46	9,292
280-55110-1320	FICA	2,701	34,326	13,111 (21,215)	38.20	13,291
280-55110-1330	HEALTH INSURANCE	6,550	84,364	32,748 (51,616)	38.82	22,925
280-55110-1333	HEALTH SAVINGS ACCT EXPENSE	0	0	0 0	.00	0
280-55110-1334	HEALTH INSURANCE OPT-OUT	385	5,000	1,923 (3,077)	38.46	3,846
280-55110-1340	LIFE INSURANCE	117	1,500	585 (915)	39.01	545
280-55110-1350	OTHER BENEFITS	0	0	0 0	.00	0
280-55110-1361	SICK LEAVE PAYOUT	0	1,200	1,122 (78)	93.49	1,650
TOTAL PERSONNEL SERVICES		48,988	594,833	240,402 (354,431)	40.42	228,504
<u>CONTRACTUAL SERVICES</u>						
280-55110-2100	PROF SERV - CITY SERVICES	3,988	48,909	21,275 (27,634)	43.50	18,633
280-55110-2130	PROFESSIONAL SERVICES	304	6,000	2,692 (3,308)	44.87	1,896
280-55110-2200	TELEPHONE EXPENSE	94	1,200	482 (718)	40.16	479
280-55110-2210	ELECTRICITY	1,586	23,000	11,787 (11,213)	51.25	7,984
280-55110-2220	NATURAL GAS/HEAT	392	11,000	7,949 (3,051)	72.27	7,917
280-55110-2230	WATER EXPENSE	169	2,000	892 (1,108)	44.59	799
280-55110-2240	SEWER EXPENSE	67	750	399 (351)	53.15	260
280-55110-2250	STORMWATER EXPENSE	80	960	400 (560)	41.63	400
280-55110-2410	MAINTENANCE EQUIPMENT/VEH	874	25,000	7,934 (17,066)	31.73	4,269
280-55110-2430	EQUIPMENT REPAIRS	0	0	0 0	.00	0
280-55110-2450	EQUIPMENT NEW	2,040	7,500	4,072 (3,428)	54.30	0
280-55110-2910	PRINTING/ADVERTISING	125	1,000	508 (492)	50.80	616
280-55110-2930	TECHNOLOGY	3,763	16,000	8,332 (7,668)	52.07	3,512
280-55110-2950	DEBT ISSUANCE COSTS/PAYMENTS	1,076	6,455	5,378 (1,077)	83.32	4,303
TOTAL CONTRACTUAL SERVICES		14,558	149,774	72,100 (77,674)	48.14	51,067

CITY OF TWO RIVERS
2023 MONTHLY GENERAL FUND REPORT
MAY 31, 2023 BUDGET

Section 9, ItemB.

LESTER LIBRARY F 280 EXPENSE DETAIL

	PERIOD ACTUAL	2023 BUDGET	2023 YTD ACTUAL	OVER (UNDER) BUDGET	% OF BUDGET	PRIOR YTD ACTUAL
<u>OPERATING SUPPLIES/EXPENSES</u>						
280-55110-3100 OFFICE SUPPLIES	917	6,000	2,490	(3,510)	41.50	1,366
280-55110-3110 POSTAGE	107	450	210	(240)	46.61	145
280-55110-3300 TRAVEL	0	1,000	312	(688)	31.17	494
280-55110-3560 LANDSCAPING	3,605	15,000	3,605	(11,395)	24.03	3,597
280-55110-3960 TECH PROC SUPPLIES	0	0	0	0	.00	0
TOTAL OP SUPPLIES/EXP	4,629	22,450	6,617	(15,833)	29.47	5,603
<u>FIXED CHARGES</u>						
280-55110-5200 INSURANCES	1,230	13,800	6,150	(7,650)	44.56	5,838
280-55110-5950 TRANSFER TO CAP PROJ FNDS	0	1,440	1,440	0	100.00	1,440
TOTAL FIXED CHARGES	1,230	15,240	7,590	(7,650)	49.80	7,278
 TOTAL LIBRARY ADMINISTRATION	 69,405	 782,297	 326,708	 (455,589)	 41.76	 292,452
 ADULT SERVICES						
<u>OPERATING SUPPLIES/EXPENSES</u>						
280-55111-3230 PERIODICALS	574	4,600	2,283	(2,317)	49.63	1,605
280-55111-3400 NON-FICTION BOOKS	649	17,000	4,153	(12,847)	24.43	5,234
280-55111-3420 FICTION BOOKS	1,257	17,000	5,079	(11,921)	29.87	5,633
280-55111-3430 LARGE PRINT BOOKS	473	12,000	3,841	(8,159)	32.01	4,833
280-55111-3450 MOVIES	245	4,500	808	(3,692)	17.95	1,653
280-55111-3470 AUDIOBOOKS	294	4,400	1,377	(3,023)	31.31	984
280-55111-3480 MUSIC CD'S	0	500	0	(500)	.00	11
280-55111-3510 PROGRAMS	520	3,000	766	(2,234)	25.52	270
TOTAL OP SUPPLIES/EXP	4,011	63,000	18,306	(44,694)	29.06	20,223
 TOTAL ADULT SERVICES	 4,011	 63,000	 18,306	 (44,694)	 29.06	 20,223

CITY OF TWO RIVERS
2023 MONTHLY GENERAL FUND REPORT
MAY 31, 2023 BUDGET

Section 9, ItemB.

LESTER LIBRARY F 280 EXPENSE DETAIL

	PERIOD ACTUAL	2023 BUDGET	2023 YTD ACTUAL	OVER (UNDER) BUDGET	% OF BUDGET	PRIOR YTD ACTUAL
CHILDREN'S SERVICES						
<u>OPERATING SUPPLIES/EXPENSES</u>						
280-55112-3230 PERIODICALS	60	540	267	(273)	49.41	287
280-55112-3400 NON-FICTION BOOKS	485	7,000	2,261	(4,739)	32.30	3,842
280-55112-3420 FICTION BOOKS	564	3,800	1,713	(2,087)	45.09	2,323
280-55112-3440 PAPERBACKS	95	1,600	177	(1,423)	11.07	269
280-55112-3450 MOVIES	0	2,500	121	(2,379)	4.85	180
280-55112-3470 AUDIOBOOKS	12	1,700	28	(1,672)	1.65	10
280-55112-3510 PROGRAMS	1,088	11,980	4,307	(7,673)	35.95	6,252
280-55112-3530 JE BOOKS	390	6,000	2,398	(3,602)	39.96	2,967
TOTAL OP SUPPLIES/EXP	2,694	35,120	11,272	(23,848)	32.10	16,128
TOTAL CHILDREN'S SERVICES						
	2,694	35,120	11,272	(23,848)	32.10	16,128
REFERENCE						
<u>OPERATING SUPPLIES/EXPENSES</u>						
280-55114-3400 NON-FICTION BOOKS	0	1,278	1,650	372	129.10	428
280-55114-3490 MICROFILM	0	4,622	0	(4,622)	.00	75
TOTAL OP SUPPLIES/EXP	0	5,900	1,650	(4,250)	27.96	503
TOTAL REFERENCE						
	0	5,900	1,650	(4,250)	27.96	503

CITY OF TWO RIVERS
2023 MONTHLY GENERAL FUND REPORT
MAY 31, 2023 BUDGET

Section 9, ItemB.

LESTER LIBRARY F 280 EXPENSE DETAIL

	PERIOD ACTUAL	2023 BUDGET	2023 YTD ACTUAL	OVER (UNDER) BUDGET	% OF BUDGET	PRIOR YTD ACTUAL
YOUNG ADULT SERVICES						
<u>OPERATING SUPPLIES/EXPENSES</u>						
280-55115-3230 PERIODICALS	0	200	0	(200)	.00	24
280-55115-3420 FICTION BOOKS	273	5,300	1,382	(3,918)	26.07	1,810
280-55115-3470 AUDIOBOOKS	0	1,000	0	(1,000)	.00	42
TOTAL OP SUPPLIES/EXP	273	6,500	1,382	(5,118)	21.26	1,876
TOTAL YOUNG ADULT SERVICES	273	6,500	1,382	(5,118)	21.26	1,876
TOTAL LESTER LIBRARY EXP	76,384	892,817	359,318	(533,499)	40.25	331,182
NET REV OVER EXP	(58,607)	0	469,601	469,601	.00	491,602



**TWO
RIVERS**
WISCONSIN

May 2023

Utilities Financial Report

Fund 640 - Solid Waste Utility

Fund 650- Water Utility

Fund 660 - Electric Utility

Fund 670 - Telecommunications Utility

Fund 680 - Stormwater Utility

Fund 690 - Sewer (Wastewater) Utility

CITY OF TWO RIVERS
INCOME STATEMENT
FOR THE 5 MONTHS ENDING MAY 31, 2023
SOLID WASTE DISTRIBUTION DETAIL - FUND 640

	CURR MONTH	YTD ACTUAL	BUDGET	OVR (UN) BUD	% OF BUD	PRIOR YEAR	PR YTD ACT
UTILITY OPERATING INCOME							
OPERATING REVENUES							
OPERATING REVENUES							
43000 INTERGOVERNMENTAL REVENUE	7,000	35,000	83,620	(48,620)	42%	7,000	35,000
46000 CHARGES FOR SERVICE	38,878	174,572	500,000	(325,428)	35%	41,524	201,260
48000 MISCELLANEOUS REVENUE	19,524	97,336	235,000	(137,664)	41%	19,491	97,500
49000 OTHER FINANCING SOURCES	92	1,093	1,500	(407)	73%	146	858
TOTAL OPERATING REVENUES	65,494	308,002	820,120	(512,118)	38%	68,161	334,618

CITY OF TWO RIVERS
INCOME STATEMENT
 FOR THE 5 MONTHS ENDING MAY 31, 2023
SOLID WASTE DISTRIBUTION DETAIL - FUND 640

	CURR MONTH	YTD ACTUAL	BUDGET	OVR (UN) BUD	% OF BUD	PRIOR YEAR	PR YTD ACT
OPERATING EXPENSES							
OPERATION & MAINTENANCE EXPENSES							
OPERATIONS EXPENSES							
51450 INFORMATION SYSTEMS							
53200 WATER & SEWER EXPENSES	6,184	16,428	119,220 (	102,793)	14%	10,707	35,305
53310 STREET CLEANING	31,746	137,740	338,507 (	200,767)	41%	25,864	120,556
53620 PW SOLID WASTE REFUSE	33,214	125,184	395,657 (	270,473)	32%	20,795	105,994
53625 PW SOLID WASTE RECYCLING							
TOTAL OPERATIONS EXPENSES	71,144	279,351	853,384 (	574,033)	33%	57,366	261,855
CUSTOMER ACCOUNTS EXPENSE							
59904 UNCOLLECTIBLE ACCOUNTS	0	0	300 (	300)	%	0 (	58)
59923 OUTSIDE SERVICES EMPLOYEED							
59427 INTEREST ON LONG-TERM DEBT	27	124	375 (	251)	33%	30	146
59999 GASB PENSION EXPENSE							
TOTAL CUSTOMER ACCOUNTS EXPENSE	26	124	675 (	551)	18%	30	89
TOTAL OPS & MAINT EXPENSES	71,170	279,475	854,059 (	574,584)	33%	57,395	261,944
TOTAL OPERATING EXPENSES	71,170	279,475	854,059 (	574,584)	33%	57,395	261,944
NET OPERATING INCOME (LOSS)	(5,676)	28,527 (	33,939)	62,466	84%	10,766	72,674
EARNED SURPLUS							
34100 UNRESERVED FUND BALANCE (BEGINNING OF YEAR)	160,811	160,811				122,164	122,164
BALANCE TRANSFERRED FROM INCOME	(5,676)	28,527				10,766	72,674

CITY OF TWO RIVERS

INCOME STATEMENT
FOR THE 5 MONTHS ENDING MAY 31, 2023

SOLID WASTE DISTRIBUTION DETAIL - FUND 640

TOTAL UNAPPROPRIATED EARNED SURPLUS
END OF YEAR

CURR MONTH	YTD ACTUAL	BUDGET	OVR (UN) BUD	% OF BUD	PRIOR YEAR	PR YTD ACT
155,135	189,338				132,929	194,838

CITY OF TWO RIVERS
INCOME STATEMENT
 FOR THE 5 MONTHS ENDING MAY 31, 2023
WATER DISTRIBUTION DETAIL - FUND 650

	CURR MONTH	YTD ACTUAL	BUDGET	OVR (UN)	BUD	% OF BUD	CURR MONTH PRIOR YEAR	PR YTD ACT
UTILITY OPERATING INCOME								
OPERATING REVENUES								
SALES OF WATER								
49461 RESIDENTIAL SERVICE	128,647	641,162	1,633,200	(	992,038)	39%	128,986	639,519
49461 COMMERCIAL SERVICE	21,609	109,676	292,100	(	182,424)	38%	23,602	113,451
49461 INDUSTRIAL SERVICE	5,932	27,262	51,600	(	24,338)	53%	6,501	31,092
49461 MULTIFAMILY SERVICE	7,419	37,557	86,100	(	48,543)	44%	7,961	39,852
49461 IRRIGATION SERVICE	0	0	0		0	%	29	29
49461 OTHER SERVICES	0	441	0		441	%	0	0
49464 MUNICIPAL SERVICE	2,997	13,415	35,300	(	21,885)	38%	3,111	12,662
49466 SALES FOR RESALE								
49467 INTERDEPARTMENTAL SALES	1,856	11,450	21,400	(	9,950)	54%	1,860	10,280
49462 PRIVATE FIRE PROTECTION	2,240	11,203	26,700	(	15,497)	42%	2,240	11,206
49463 PUBLIC FIRE PROTECTION	58,683	293,194	701,000	(	407,807)	42%	58,193	285,999
TOTAL SALES OF WATER	229,384	1,145,360	2,847,400	(	1,702,040)	40%	232,482	1,144,090
OTHER OPERATING REVENUES								
49470 FORFEITED DISCOUNTS								
49471 MISCELLANEOUS SERVICE REVENUES	396	4,945	9,500	(	4,555)	52%	600	4,096
49472 RENTS FROM WATER PROPERTY	480	760	1,200	(	440)	63%	80	400
49474 OTHER WATER REVENUE	1,862	8,611	16,500	(	7,889)	52%	1,644	8,188
TOTAL OTHER OPERATING REVENUES	2,738	14,316	27,200	(	12,864)	53%	2,324	12,684
TOTAL OPERATING REVENUES	232,122	1,159,676	2,874,600	(	1,714,924)	40%	234,806	1,156,773

CITY OF TWO RIVERS
INCOME STATEMENT
 FOR THE 5 MONTHS ENDING MAY 31, 2023
WATER DISTRIBUTION DETAIL - FUND 650

	CURR MONTH	YTD ACTUAL	BUDGET	OVR (UN) BUD	% OF BUD	CURR MONTH PRIOR YEAR	PR YTD ACT
OPERATING EXPENSES							
OPERATION & MAINTENANCE EXPENSES							
SOURCE OF SUPPLY EXPENSES							
56500 OTHER EARNINGS	(3,605)	0	0	0	%	3,433	3,433
59600 OPERATIONS & SUPERVISION							
59601 OPERATIONS LABOR EXPENSE							
59602 PURCHASED WATER	637	2,548	8,000	(5,452)	32%	637	2,548
59603 MISCELLANEOUS OPERATING EXPENSE	0	0	1,200	(1,200)	%	1,009	1,009
59613 MAINT OF LAKE INTAKE	0	0	1,100	(1,100)	%	(119)	2,223
TOTAL SOURCE OF SUPPLY EXPENSES	(2,968)	2,548	10,300	(7,752)	25%	4,960	9,212
PUMPING EXPENSES							
59620 OPERATION, SUPERVISION & ENGINEERING	4,575	22,283	52,200	(29,917)	43%	8,614	33,306
59623 FUEL PURCHASED FOR PUMPING	2,782	15,705	45,000	(29,295)	35%	2,806	16,035
59624 PUMPING LABOR & EXPENSES	1,515	6,257	21,300	(15,043)	29%	2,863	10,077
59626 MISCELLANEOUS EXPENSE	435	2,298	4,800	(2,502)	48%	326	2,277
59631 MAINT OF STRUCTURES	9	504	1,000	(496)	50%	0	0
59633 MAINT OF PUMPING EQUIPMENT							
TOTAL PUMPING EXPENSES	9,316	47,047	124,300	(77,253)	38%	14,610	61,696
WATER TREATMENT EXPENSE							
59640 OPERATION, SUPERVISION & ENGINEERING	4,575	22,283	52,200	(29,917)	43%	8,614	33,306
59641 CHEMICALS	6,404	26,955	62,000	(35,045)	43%	3,747	13,826
59642 OPERATIONS LABOR & EXPENSE	15,020	71,855	215,750	(143,895)	33%	15,871	98,758
59643 MISCELLANEOUS EXPENSE	8,021	69,259	199,100	(129,841)	35%	8,979	69,709
59644 OPERATING RENTS							
59650 MAINT SUPERVISION & ENG							
59651 MAINT OF STRUCTURES & IMPROVEMENTS	16	545	3,500	(2,955)	16%	0	0
59652 MAINT OF WATER TREATMENT EQUIPMENT	2,100	17,848	33,800	(15,952)	53%	676	14,430
TOTAL WATER TREATMENT EXPENSE	36,136	208,745	566,350	(357,605)	37%	37,887	231,030

CITY OF TWO RIVERS
INCOME STATEMENT
 FOR THE 5 MONTHS ENDING MAY 31, 2023
WATER DISTRIBUTION DETAIL - FUND 650

	CURR MONTH	YTD ACTUAL	BUDGET	OVR (UN) BUD	% OF BUD	CURR MONTH PRIOR YEAR	PR YTD ACT
TRANSMISSION & DISTRIBUTION EXPENSE							
59660 OPERATION SUPERVISION & ENGINEERING							
59661 OPERATION STORAGE FACILITY	1,906	15,469	35,250 (	19,781)	44%	1,800	12,991
59662 OPERATION MAINS	4,302	30,931	60,100 (	29,169)	51%	3,115	11,024
59663 METER EXPENSE	(	14,290	71,100 (	56,810)	20%	(	19,225
59664 CUSTOMER INSTALLATION EXPENSE	11,477	13,532	37,500 (	23,968)	36%	2,133	13,927
59665 MISCELLANEOUS EXPENSES	3,296	17,319	59,400 (	42,081)	29%	3,467	21,653
59666 OPERATION RENTS	4,777					2,127	
59670 MAINT OF SUPERVISION & ENG							
59671 MAINT OF STRUCTURES & IMPROVEMENTS							
59672 MAINT OF RESEVOIR & STANDPIPE	5,305	43,171	68,300 (	25,129)	63%	5,346	27,115
59673 MAINT OF MAINS	19,346	71,243	68,100	3,143	105%	2,942	41,589
59675 MAINT OF SERVICES	5,561	13,472	76,100 (	62,628)	18%	6,195	14,172
59676 MAINT OF METERS	2,855	4,138	10,100 (	5,962)	41%	(	976
59677 MAINT OF HYDRANTS	999	13,017	47,200 (	34,183)	28%	3,551	6,562
59678 MAINT OF MISC PLANT	0	8,292	15,000 (	6,708)	55%	170	607
TOTAL TRANSMISSION & DISTRIBUTION EXPENSE	36,869	244,873	548,150 (	303,277)	45%	26,325	169,840
CUSTOMER ACCOUNTS EXPENSE							
59901 SUPERVISION	1,558	7,591	18,550 (	10,959)	41%	1,513	7,369
59902 METER READING	1,569	8,524	24,550 (	16,026)	35%	1,466	7,772
59903 CUSTOMER ACCTG & COLLECTION	5,084	26,174	77,300 (	51,126)	34%	4,552	25,392
59904 UNCOLLECTIBLE ACCOUNTS	(	2)	2,500 (	11,002)	(340%)	0	(
59906 CUSTOMER SERVICE & INFORMATION	0	8,502)	750 (	750)	%	0	360)
59910 SALES EXPENSE	0	0				0	0
TOTAL CUSTOMER ACCOUNTS EXPENSE	8,209	33,787	123,650 (	89,863)	27%	7,531	40,173
ADMINISTRATIVE & GENERAL EXPENSES							
59920 ADMINISTRATIVE & GENERAL SALARIES	8,861	44,513	106,150 (	61,637)	42%	8,576	42,740
59921 OFFICE SUPPLIES & EXPENSES	917	2,051	1,300	751	158%	1,492	3,494
59923 OUTSIDE SERVICES EMPLOYED	9,622	58,406	98,000 (	39,594)	60%	4,641	52,739
59924 PROPERTY INSURANCE	3,163	15,817	41,050 (	25,233)	39%	3,418	16,772
59925 INJURIES & DAMAGES	1,522	7,608	18,000 (	10,392)	42%	1,303	5,869
59926 EMPLOYEE PENSIONS & BENEFITS	15,940	84,170	194,800 (	110,630)	43%	15,396	78,316

FOR ADMINISTRATION USE ONLY

41 % OF THE FISCAL YEAR HAS ELAPSED

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CITY OF TWO RIVERS
INCOME STATEMENT
 FOR THE 5 MONTHS ENDING MAY 31, 2023

WATER DISTRIBUTION DETAIL - FUND 650

	CURR MONTH	YTD ACTUAL	BUDGET	OVR (UN) BUD	% OF BUD	CURR MONTH PRIOR YEAR	PR YTD ACT
59928 REGULATORY COMMISSION EXPENSE	0	0	3,000 (	3,000)	%	0	0
59930 MISCELLANEOUS GENERAL EXPENSES	4,596	22,068	19,750	2,318	112%	2,092	7,629
59931 OPERATION RENTS							
59932 MAINT OFFICE & COMMUNICATION							
TOTAL ADMINISTRATIVE & GENERAL EXPENSES	44,640	234,633	482,050 (	247,417)	49%	36,920	207,559
TOTAL OPS & MAINT EXPENSES	132,202	771,634	1,854,800 (	1,083,166)	42%	128,232	719,510
OTHER OPERATING EXPENSES							
49403 DEPRECIATION EXPENSE	46,312	227,202	560,000 (	332,798)	41%	44,359	221,795
49425 AMORTIZATION							
49408 TAXES	30,144	150,611	398,825 (	248,214)	38%	24,861	125,167
TOTAL OTHER OPERATING EXPENSES	75,456	377,813	958,825 (	581,012)	39%	69,220	346,962
TOTAL OPERATING EXPENSES	207,657	1,149,447	2,813,625 (	1,664,178)	41%	197,452	1,066,472
NET OPERATING INCOME (LOSS)	24,465	10,229	60,975 (	50,746)	17%	37,354	90,302
OTHER INCOME							
49415 REVENUES FROM MERCHANDISING, JOBBING & CONTRACT W	25	350	7,000 (	6,650)	5%	25	731
49416 COST FROM MERCHANDISING, JOBBING & CONTRACT WORK	(31)	(139)	(7,000)	6,861	(2%)	0 (	4,157)
49419 INTEREST & DIVIDEND INCOME							
49210 TRANSFERS IN	317	81,064	100,000 (	18,936)	81%	0	34,695
43000 GRANT REVENUE							
49421 MISCELLANEOUS NON-OPERATING INCOME	39,310	39,310	200,000 (	160,690)	20%	5,797	27,773
TOTAL OTHER INCOME	39,621	120,584	300,000 (	179,416)	40%	5,822	59,042
TOTAL INCOME (LOSS) BEFORE INTEREST CHRGS	64,086	130,813	360,975 (	230,162)	36%	43,176	149,344

CITY OF TWO RIVERS
INCOME STATEMENT
 FOR THE 5 MONTHS ENDING MAY 31, 2023
WATER DISTRIBUTION DETAIL - FUND 650

	CURR MONTH	YTD ACTUAL	BUDGET	OVR (UN) BUD	% OF BUD	CURR MONTH PRIOR YEAR	PR YTD ACT
INTEREST & OTHER CHARGES							
49427 INTEREST ON LONG-TERM DEBT	11,715	53,325	140,000 (	86,675)	38%	9,856	52,939
49428 AMORTIZATION OF DEBT DISCOUNT & EXPENSE							
49435 MISC DEBITS TO SURPLUS	0	0	0	0	%	0	150
59999 GASB 68 PENSION EXPENSE							
TOTAL INTEREST CHARGES	11,715	53,325	140,000 (	86,675)	38%	9,856	53,089
NET INCOME (LOSS)	52,371	77,489	220,975 (	143,486)	35%	33,320	96,256
EARNED SURPLUS							
34100 UNRESERVED FUND BALANCE (BEGINNING OF YEAR)	8,142,772	8,142,772				7,216,853	7,216,853
BALANCE TRANSFERRED FROM INCOME	52,371	77,489				33,320	96,256
TOTAL UNAPPROPRIATED EARNED SURPLUS END OF YEAR	8,195,143	8,220,261				7,250,173	7,313,109

CITY OF TWO RIVERS
INCOME STATEMENT
 FOR THE 5 MONTHS ENDING MAY 31, 2023

ELECTRIC DISTRIBUTION DETAIL - FUND 660

	CURR MONTH	YTD ACTUAL	BUDGET	OVR (UN) BUD	% OF BUD	CURR MONTH PRIOR YEAR	PR YTD ACT
UTILITY OPERATING INCOME							
OPERATING REVENUES							
SALES OF ELECTRICITY							
49440 URBAN RESIDENTIAL SALES	268,217	1,654,966	4,455,200 (	2,800,234)	37%	285,760	1,713,415
49441 RURAL SALES	1,564	10,115	22,500 (	12,385)	45%	1,671	10,363
49442 COMMERCIAL SALES-CS1	67,706	407,609	1,092,700 (	685,091)	37%	71,125	422,585
49443 SMALL COMMERCIAL & INDUSTRIAL SALES-CP1	81,823	469,692	1,340,800 (	871,108)	35%	85,997	475,408
49443 LARGE COMMERCIAL & INDUSTRIAL SALES-CP2	148,980	775,088	2,337,800 (	1,562,712)	33%	154,807	810,046
49443 INDUSTRIAL SALES-CP3	40,152	217,554	534,700 (	317,146)	41%	41,983	224,493
49445 COMMERCIAL LIGHTING							
49444 URBAN PRIVATE LIGHTING	1,392	9,421	34,400 (	24,979)	27%	2,501	14,995
49444 PUBLIC STREET LIGHTING	12,384	63,457	175,600 (	112,143)	36%	11,724	58,565
49448 INTERDEPARTMENTAL SALES	1,841	11,187	36,300 (	25,113)	31%	1,878	11,999
TOTAL SALES OF ELECTRICITY	624,068	3,619,088	10,030,000 (	6,410,912)	36%	657,445	3,741,867
OTHER OPERATING REVENUES							
49450 FORGOTTEN DISCOUNTS							
49451 MISCELLANEOUS SERVICE REVENUES	1,338	15,212	18,250 (	3,038)	83%	1,764	11,951
49454 RENT FROM ELECTRIC PROPERTY	40	160	5,000 (	4,840)	3%	520	880
49455 INTERDEPARTMENTAL RENTS	2,860	5,814	116,000 (	110,186)	5%	0	41,206
49456 OTHER ELECTRIC REVENUE	64	1,733	18,450 (	16,717)	9%	67	3,100
TOTAL OTHER OPERATING REVENUES	4,301	22,919	157,700 (	134,781)	15%	2,350	57,137
TOTAL OPERATING REVENUES	628,369	3,642,007	10,187,700 (	6,545,693)	36%	659,796	3,799,005

CITY OF TWO RIVERS
INCOME STATEMENT
FOR THE 5 MONTHS ENDING MAY 31, 2023
ELECTRIC DISTRIBUTION DETAIL - FUND 660

OPERATING EXPENSES						
OPERATION & MAINTENANCE EXPENSES						
POWER PRODUCTION EXPENSES						
59555	PURCHASED POWER					

CITY OF TWO RIVERS
INCOME STATEMENT
 FOR THE 5 MONTHS ENDING MAY 31, 2023
ELECTRIC DISTRIBUTION DETAIL - FUND 660

	CURR MONTH	YTD ACTUAL	BUDGET	OVR (UN)	BUD	% OF BUD	CURR MONTH PRIOR YEAR	PR YTD ACT
DISTRIBUTION EXPENSES								
59580 OPERATION, SUPERVISION & ENGINEERING								
59582 STATION EXPENSES	2,881	6,120	29,750 (	23,630)	21%	1,645	4,922	
59583 OVERHEAD LINE EXPENSES	331	560	6,300 (	5,740)	9%	121	1,619	
59584 UNDERGROUND LINE EXPENSE	5,481	12,271	41,900 (	29,629)	29%	3,711	11,476	
59585 STREET LIGHTING EXPENSES	(110)	60	1,300 (	1,240)	5%	52)	409	
59586 METER EXPENSES	1,049	10,087	72,600 (	62,513)	14%	3,004	23,201	
59587 CUSTOMER INSTALLATION EXPENSES	2,062	7,327	10,900 (	3,573)	67%	1,826	5,201	
59588 OPERATION MISC DISTRIBUTION	18,454	96,602	258,175 (	161,573)	37%	19,163	96,202	
59589 DISTRIBUTION LINE RIGHTS								
59590 MAINTENANCE SUPERVISION & ENGINEERING								
59592 MAINTENANCE OF STATION EQUIP	(32)	5,716	39,800 (	34,084)	14%	92	4,100	
59593 MAINTENANCE OF OVERHEAD LINES	7,551	119,897	188,600 (	68,703)	64%	9,863	171,541	
59594 MAINTENANCE OF UNDERGROUND LINES	579	2,987	8,500 (	5,513)	35%	111	1,376	
59595 MAINTENANCE OF LINE TRANSFORMERS	41	68	4,700 (	4,632)	1%	792	833	
59596 MAINTENANCE OF STREET LIGHTING	164	427	10,900 (	10,473)	4%	1,469	2,260	
59597 MAINT OF ELECTRIC METERS								
59598 MAINT OF MISC DISTRIBUTION PLANT	1,493	5,371	7,000 (	1,629)	77%	63	2,101	
59828 TRANSPORTATION EXPENSES								
TOTAL DISTRIBUTION EXPENSES								
CUSTOMER ACCOUNTS EXPENSE	39,943	267,492	680,425 (	412,933)	39%	41,806	325,231	
SUPERVISION								
59901 SUPERVISION	1,910	9,305	22,615 (	13,310)	41%	1,855	9,032	
59902 METER READING EXPENSES	2,813	13,700	35,350 (	21,650)	39%	2,500	12,902	
59903 CUSTOMER ACCTG & COLLECTION EXPENSES	7,421	35,717	102,600 (	66,883)	35%	10,562	41,016	
59904 UNCOLLECTIBLE ACCOUNTS	(33)	(1,164)	10,000 (	11,164)	(12%)	(205)	(383)	
TOTAL CUSTOMER ACCOUNTS EXPENSE								
	12,110	57,558	170,565 (	113,007)	34%	14,712	62,567	
SALES EXPENSE								
59913 ADVERTISING EXPENSE	0	260	500 (	240)	52%	0	250	
TOTAL SALES EXPENSES								
	0	260	500 (	240)	52%	0	250	

CITY OF TWO RIVERS
INCOME STATEMENT
 FOR THE 5 MONTHS ENDING MAY 31, 2023
ELECTRIC DISTRIBUTION DETAIL - FUND 660

	CURR MONTH	YTD ACTUAL	BUDGET	OVR (UN)	BUD	% OF BUD	CURR MONTH PRIOR YEAR	PR YTD ACT
ADMINISTRATIVE & GENERAL EXPENSES								
59920 ADMINISTRATIVE & GENERAL SALARIES	21,552	110,426	286,750	(	156,324)	41%	21,073	102,975
59921 OFFICE SUPPLIES & EXPENSES	516	6,452	17,600	(	11,148)	37%	1,547	8,497
59923 OUTSIDE SERVICES EMPLOYED	7,765	43,801	94,140	(	50,339)	47%	7,276	41,063
59924 PROPERTY INSURANCE	2,639	13,194	29,300	(	16,106)	45%	2,329	11,664
59925 INJURIES & DAMAGES	1,334	6,672	13,500	(	6,828)	49%	1,042	4,691
59926 EMPLOYEE PENSIONS & BENEFITS	19,527	99,769	239,800	(	140,031)	42%	16,219	87,095
59928 REGULATORY COMMISSION EXPENSE	0	0	2,000	(	2,000)	%	0	0
59930 MISCELLANEOUS GENERAL EXPENSES	5,091	52,900	77,200	(	24,300)	69%	2,731	30,552
59932 MAINT OFFICE & COMMUNICATIONS	796	5,851	16,700	(	10,849)	35%	1,441	7,204
TOTAL ADMINISTRATIVE & GENERAL EXPENSES	59,221	339,065	756,990	(	417,925)	45%	53,658	293,741
TOTAL OPS & MAINT EXPENSES	560,477	3,176,827	8,982,580	(	5,805,753)	35%	615,595	3,275,776
OTHER OPERATING EXPENSES								
59403 DEPRECIATION EXPENSE	38,117	190,583	440,000	(	249,417)	43%	37,283	186,396
59408 TAXES	27,377	131,765	400,200	(	268,435)	33%	29,133	144,509
TOTAL OTHER OPERATING EXPENSES	65,494	322,348	840,200	(	517,852)	38%	66,416	330,905
TOTAL OPERATING EXPENSES	625,970	3,499,175	9,822,780	(	6,323,605)	36%	682,011	3,606,681
NET OPERATING INCOME (LOSS)	2,399	142,833	364,920	(	222,087)	39%	(	192,323

CITY OF TWO RIVERS
INCOME STATEMENT
 FOR THE 5 MONTHS ENDING MAY 31, 2023

ELECTRIC DISTRIBUTION DETAIL - FUND 660

	CURR MONTH	YTD ACTUAL	BUDGET	OVR (UN)	BUD	% OF BUD	CURR MONTH PRIOR YEAR	PR YTD ACT			
OTHER INCOME											
49415 REVENUE FROM MDSE & JOBBING	1,462	13,593	15,000	(	1,407)	91%	727	7,325			
49416 MERCHANDISING & JOBBING COST	0	0	(	15,000)	15,000	%	0	(	43)		
49421 MISCELLANEOUS NONOPERATING INCOME	20	(	9,957)	2,000	(	11,957)	(498%)	18	(	2,506)	
49419 INTEREST & DIVIDEND INCOME											
49439 APPROP OF INCOME TO MUNICIPAL	(	2,408)	(	10,915)	(	18,000)	7,085	(	1,957)	(	8,787)
TOTAL OTHER INCOME											
	(	925)	(	7,279)	(	16,000)	8,721	(	1,212)	(	4,011)
TOTAL INCOME (LOSS) BEFORE INTEREST CHRGS											
	1,474	135,553	348,920	(	213,367)	39%	(	23,427)	188,312		
OTHER INCOME DEDUCTIONS											
49426 OTHER INCOME DEDUCTIONS	(	1,405)	2,365	2,500	(	135)	95%	9,788	11,495		
TOTAL MISCELLANEOUS INCOME DEDUCTIONS											
	(	1,405)	2,365	2,500	(	135)	9,788	11,495			
INTEREST CHARGES											
49427 INTEREST ON LONG-TERM DEBT	733	3,589	10,300	(	6,711)	35%	755	4,016			
49428 AMORTIZATION OF DEBT DISCOUNT & EXPENSE											
49430 INTEREST ON ADVANCES FROM MUNICIPALITY											
TOTAL INTEREST CHARGES											
	733	3,589	10,300	(	6,711)	35%	755	4,016			
NET INCOME (LOSS)											
	2,146	129,599	336,120	(	206,521)	39%	(	33,969)	172,801		
EARNED SURPLUS											
29216 UNRESERVED FUND BALANCE (BEGINNING OF YEAR)	9,991,908	9,991,908					9,371,395	9,371,395			
BALANCE TRANSFERRED FROM INCOME	2,146	129,599					(	33,969)	172,801		
TOTAL UNAPPROPRIATED EARNED SURPLUS											
END OF YEAR	9,994,054	10,121,507					9,337,426	9,544,196			

CITY OF TWO RIVERS
INCOME STATEMENT
 FOR THE 5 MONTHS ENDING MAY 31, 2023
TELECOMM DISTRIBUTION DETAIL - FUND 670

OPERATING EXPENSES**OPERATION & MAINTENANCE EXPENSES****DISTRIBUTION EXPENSES**

59580	SUPERVISION & ENGINEERING	0	0	0	0	0	0	0	0
59583	OVERHEAD LINES	0	0	0	0	0	0	0	0
59584	UNDERGROUND LINES	0	0	0	0	0	0	0	0
59587	CUSTOMER INSTALLATION	0	0	0	0	0	0	0	0
59588	MISC DISTRIBUTION	0	0	0	0	0	0	0	0
59589	DISTRIBUTION LINE RIGHTS	0	0	0	0	0	0	0	0
59590	MAINT SUPERVISION & ENGINEERING	0	0	0	0	0	0	0	0
59593	MAINT OF POLES & OVERHEAD LINES	0	0	1,500	(	1,500)	0	0	0
59594	MAINT OF UNDERGROUND FACILITIES	0	0	750	(	750)	0	0	0
59598	MAINT MISC DISTRIBUTION PLANT	0	0	0	0	0	0	0	0
59820	OPERATION PLANT & LIFT STATION	0	0	0	0	0	0	0	0
TOTAL DISTRIBUTION EXPENSES		0	0	2,250	(	2,250)	%	0	0
CUSTOMER ACCOUNTS EXPENSE									
59901	SUPERVISION	0	0	0	0	0	%	0	0
59903	CUSTOMER ACCTG & COLLECTION	0	0	0	0	0	%	0	0
59904	UNCOLLECTIBLE ACCOUNTS	0	0	0	0	0	%	0	0
59905	MISC CUSTOMER ACCOUNTS	0	0	0	0	0	%	0	0
59913	ADVERTISING EXPENSE	0	0	0	0	0	%	0	0
TOTAL CUSTOMER ACCOUNTS EXPENSE		0	0	0	0	0	%	0	0

CITY OF TWO RIVERS
INCOME STATEMENT
 FOR THE 5 MONTHS ENDING MAY 31, 2023
TELECOMM DISTRIBUTION DETAIL - FUND 670

	CURR MONTH	YTD ACTUAL	BUDGET	OVN (UN)	BUD	% OF BUD	PRIOR YR	PR YTD ACT
ADMINISTRATIVE & GENERAL EXPENSES								
59920 ADMINISTRATIVE & GENERAL SALARIES	0	0	0	0	0	%	0	0
59921 OFFICE SUPPLIES & EXPENSES	0	0	0	0	0	%	0	0
59922 OVERHEAD CONSTRUCTION LABOR	0	0	0	0	0	%	0	0
59923 OUTSIDE SERVICES EMPLOYED	0	0	0	0	0	%	0	0
59924 PROPERTY INSURANCE	0	0	0	0	0	%	0	0
59925 INJURIES & DAMAGES	0	0	0	0	0	%	0	0
59926 EMPLOYEE PENSIONS & BENEFITS	0	0	600	(600)	0	%	0	0
59928 REGULATORY COMMISSION EXPENSE	0	0	0	0	0	%	0	0
59929 DUPLICATE CHARGES	0	0	0	0	0	%	0	0
59930 MISCELLANEOUS GENERAL EXPENSES	0	0	3,395	(3,395)	0	%	0	0
59931 OPERATION RENTS	0	0	0	0	0	%	0	0
59932 MAINT OFFICE & COMMUNICATION	0	0	0	0	0	%	0	0
TOTAL ADMINISTRATIVE & GENERAL EXPENSES	0	0	3,995	(3,995)		%	0	0
TOTAL OPS & MAINT EXPENSES	0	0	6,245	(6,245)		%	0	0
OTHER OPERATING EXPENSES								
49030 DEPRECIATION EXPENSE	967	4,837	9,640	(4,803)		50%	803	4,017
49060 AMORTIZATION	0	0	0	0	0	%	0	0
49080 TAXES	0	0	0	0	0	%	0	0
TOTAL OTHER OPERATING EXPENSES	967	4,837	9,640	(4,803)		50%	803	4,017
TOTAL OPERATING EXPENSES	967	4,837	15,885	(11,048)		30%	803	4,017
NET OPERATING INCOME (LOSS)	356	1,781	0	1,781		%	520	2,602

CITY OF TWO RIVERS
INCOME STATEMENT
 FOR THE 5 MONTHS ENDING MAY 31, 2023
TELECOMM DISTRIBUTION DETAIL - FUND 670

	CURR MONTH	YTD ACTUAL	BUDGET	OVR (UN)	BUD	% OF BUD	PRIOR YR	PR YTD ACT
OTHER INCOME								
49034 DEBIT/CREDIT TO SURPLUS	0	0	0	0	0	%	0	0
49160 REVENUES FROM MERCHANDISING, JOBBING & CONTRACT W	0	0	0	0	0	%	0	0
49190 INTEREST & DIVIDEND INCOME	0	0	0	0	0	%	0	0
49170 MISCELLANEOUS NON-OPERATING INCOME	0	0	0	0	0	%	0	0
49210 TRANSFERS FROM GENERAL FUND	0	0	0	0	0	%	0	0
49320 INTEREST CONSTRUCTION	0	0	0	0	0	%	0	0
49330 BALANCE TRANS FROM INCOME	0	0	0	0	0	%	0	0
TOTAL OTHER INCOME	0	0	0	0	0	%	0	0
TOTAL INCOME (LOSS) BEFORE INTEREST CHRGs								
	356	1,781	0	1,781		%	520	2,602
INTEREST CHARGES								
49270 INTEREST ON LONG-TERM DEBT	0	0	0	0	0	%	0	0
49430 INTEREST ON LONG-TERM DEBT	0	0	0	0	0	%	0	0
49280 AMORTIZATION OF DEBT DISCOUNT & EXPENSE	0	0	0	0	0	%	0	0
49390 APPROPRIATIONS-MUNICIPAL	0	0	0	0	0	%	0	0
48900 OTHER REVENUES	0	0	0	0	0	%	0	0
TOTAL INTEREST CHARGES	0	0	0	0	0	%	0	0
NET INCOME (LOSS)	356	1,781	0	1,781		%	520	2,602
EARNED SURPLUS								
34100 UNRESERVED FUND BALANCE (BEGINNING OF YEAR)	(220,872)	(220,872)					(227,116)	(227,116)
BALANCE TRANSFERRED FROM INCOME	356	1,781					520	2,602
TOTAL UNAPPROPRIATED EARNED SURPLUS	(220,516)	(219,091)					(226,596)	(224,515)
END OF YEAR								

CITY OF TWO RIVERS
INCOME STATEMENT
FOR THE 5 MONTHS ENDING MAY 31, 2023
STORMWATER UTILITY - FUND 680

	CURR MONTH	YTD ACTUAL	BUDGET	OVR (UN) BUD	% OF BUD	CURR MONTH PRIOR YEAR	PR YTD ACT
UTILITY OPERATING INCOME							
OPERATING REVENUES							
USER FEES							
46010 RESIDENTIAL SERVICE	29,584	148,188	354,000	(205,812)	42%	29,657	148,068
46020 RESIDENTIAL TWO FAMILY	0	0	0	0	%	0	0
46030 RESIDENTIAL MULTI FAMILY	36	178	400	(222)	45%	36	178
46040 NON RESIDENTIAL	21,880	109,395	262,000	(152,605)	42%	21,833	109,127
46050 INTERDEPARTMENTAL	3,235	16,156	39,400	(23,244)	41%	3,229	16,147
TOTAL USER FEES	54,735	273,917	655,800	(381,883)	42%	54,755	273,520
OTHER OPERATING REVENUES							
49470 FOREFEITED DISCOUNTS	80	847	1,500	(653)	56%	129	756
49010 PERMIT FEES	0	0	0	0	%	0	0
48600 CONTRIBUTIONS IN AID/GRANT REVENUE	0	193,202	116,000	77,202	167%	34,466	170,648
48100 INTEREST INCOME	0	1,145	4,265	(3,120)	27%	0	1,923
48900 MISCELLANEOUS INCOME	0	0	0	0	%	0	0
49210 TRANSFERS FROM OTHER FUNDS	0	0	0	0	%	0	0
TOTAL OTHER OPERATING REVENUES	80	195,194	121,765	73,429	160%	34,595	173,327
TOTAL OPERATING REVENUES	54,815	469,111	777,565	(308,454)	60%	89,350	446,847

CITY OF TWO RIVERS
INCOME STATEMENT
 FOR THE 5 MONTHS ENDING MAY 31, 2023
STORMWATER UTILITY - FUND 680

	CURR MONTH	YTD ACTUAL	BUDGET	OVR (UN) BUD	% OF BUD	CURR MONTH PRIOR YEAR	PR YTD ACT
OPERATION & MAINTENANCE EXPENSES							
59710 STREET DEBRIS MANAGEMENT	0	832	6,611 (	5,779)	13%	0	616
59720 VEHICLE & EQUIPMENT MAINTENANCE	0	0	0	0	%	0	0
59730 MAINTENANCE OF COLLECTION SYSTEM	2,242	14,372	160,190 (	145,818)	9%	753	17,091
59740 MAINTENANCE OF OPEN CHANNEL DRAINAGE	0	28	41,755 (	41,727)	%	193	1,864
59750 MAINTENANCE OF STORMWATER PONDS	268	355	32,079 (	31,724)	1%	303	413
59760 WWTP PHOSPHOROUS REGULATIONS	0	0	0	0	%	0	0
59770 REGULATORY COMPLIANCE	1,091	7,161	98,510 (	91,349)	7%	2,921	7,919
59790 ADMINISTRATIVE CHARGES	1,956	9,686	24,500 (	14,814)	40%	1,726	9,796
59795 EMPLOYEE PENSIONS & BENEFITS	811	3,181	40,397 (	37,216)	8%	444	2,302
TOTAL OPERATING EXPENSES	6,368	35,615	404,042 (	368,427)	9%	6,340	40,000
OTHER OPERATING EXPENSES							
59403 DEPRECIATION EXPENSE	9,505	47,525	110,000 (	62,475)	43%	8,367	41,833
59408 TAXES	285	1,316	14,250 (	12,934)	9%	236	1,175
59427 INTEREST ON LONG-TERM DEBT	5,383	25,251	62,000 (	36,749)	41%	4,704	28,155
TOTAL OTHER OPERATING EXPENSES	21,541	109,707	590,292 (	480,585)	19%	19,647	111,163
TOTAL OPERATING EXPENSES	21,541	109,707	590,292 (	480,585)	19%	19,647	111,163
NET OPERATING INCOME (LOSS)	33,274	359,404	187,273	172,131	192%	69,703	335,684
EARNED SURPLUS							
34100 UNRESERVED FUND BALANCE (BEGINNING OF YEAR)	3,672,115	3,672,115				3,175,463	3,175,463
BALANCE TRANSFERRED FROM INCOME	33,274	359,404				69,703	335,684
TOTAL UNAPPROPRIATED EARNED SURPLUS	3,705,389	4,031,519				3,245,166	3,511,147

CITY OF TWO RIVERS
INCOME STATEMENT
 FOR THE 5 MONTHS ENDING MAY 31, 2023
SEWER DISTRIBUTION DETAIL - FUND 690

UTILITY OPERATING INCOME							CURR MONTH PRIOR YEAR	PR YTD ACT
OPERATING REVENUES								
SALES OF SEWER								
49221	RESIDENTIAL SERVICE	166,411	876,846	2,080,950	(1,204,104)	42%	157,240	828,728
49222	COMMERCIAL SERVICE	44,260	222,296	510,000	(287,704)	44%	41,493	198,297
49224	GOVERNMENT SERVICE	11,553	41,460	85,000	(43,540)	49%	11,049	34,773
49626	INTERDEPARTMENTAL SERVICE	9,156	45,232	95,200	(49,968)	48%	8,626	39,734
49263	INDUSTRIAL SERVICE	8,416	41,987	100,000	(58,013)	42%	9,120	45,455
TOTAL SALES OF SEWER		239,797	1,227,822	2,871,150	(1,643,328)	43%	227,528	1,146,986
OTHER OPERATING REVENUES								
49350	MISCELLANEOUS OPERATING REVENUES	4,393	22,907	42,000	(19,093)	55%	3,007	77,900
49450	CUSTOMER FORFEITED DISCOUNTS	450	5,988	5,000	988	120%	767	4,670
TOTAL OTHER OPERATING REVENUES		4,842	28,895	47,000	(18,105)	61%	3,774	82,570
TOTAL OPERATING REVENUES		244,639	1,256,717	2,918,150	(1,661,433)	43%	231,302	1,229,556

CITY OF TWO RIVERS
INCOME STATEMENT
 FOR THE 5 MONTHS ENDING MAY 31, 2023
SEWER DISTRIBUTION DETAIL - FUND 690

	CURR MONTH	YTD ACTUAL	BUDGET	OVR (UN) BUD	% OF BUD	CURR MONTH PRIOR YEAR	PR YTD ACT
OPERATING EXPENSES							
OPERATION & MAINTENANCE EXPENSES							
OPERATIONS EXPENSES							
59820 OPERATION PLANT & LIFT STATION	38,953	203,729	519,378 (	315,649)	39%	40,917	193,727
59823 CHLORINE	0	3,701	3,000	701	123%	0	0
59824 PHOSPHORUS REMOVAL CHEMICALS	0	30,699	62,000 (	31,301)	50%	7,305	22,629
59825 SLUDGE CONDITIONING CHEMICALS	0	11,682	35,000 (	23,318)	33%	0	10,717
59827 OTHER OPERATING SUPPLIES	3,081	20,571	35,000 (	14,429)	59%	3,744	18,623
59828 TRANSPORTATION EXPENSES	482	14,644	29,000 (	14,356)	50%	1,070	8,414
TOTAL OPERATIONS EXPENSES	42,516	285,026	683,378 (	398,352)	42%	53,036	254,110
MAINTENANCE EXPENSE							
59831 MAINT OF SEWER COLLECTION SYSTEMS	6,442	26,042	181,665 (	155,623)	14%	18,809	130,543
59832 MAINT OF COLLECTION SYSTEMS PUMP EQUIP	0	0	20,000 (	20,000)	%	2,252	2,252
59833 MAINT OF TREATMENT DIST PLANT EQUIP	9,541	39,027	104,620 (	65,593)	37%	6,513	38,529
59834 MAINT OF GENERAL PLANT STRUCTURES & EQUIP	169	1,572	20,000 (	18,428)	8%	582	3,023
TOTAL MAINTENANCE EXPENSE	16,151	66,641	326,285 (	259,644)	20%	28,156	174,347
CUSTOMER ACCOUNTS EXPENSE							
59840 BILLING, COLLECTING & ACCOUNTING	6,273	30,685	79,912 (	49,227)	38%	5,723	32,226
59842 METER READING	1,527	8,663	25,565 (	16,902)	34%	1,752	7,968
59843 UNCOLLECTIBLE ACCOUNTS	0	0	5,000 (	5,000)	%	0	310)
TOTAL CUSTOMER ACCOUNTS EXPENSE	7,800	39,347	110,477 (	71,130)	36%	7,475	39,884

CITY OF TWO RIVERS
INCOME STATEMENT
 FOR THE 5 MONTHS ENDING MAY 31, 2023
SEWER DISTRIBUTION DETAIL - FUND 690

	CURR MONTH	YTD ACTUAL	BUDGET	OVR (UN) BUD	% OF BUD	CURR MONTH PRIOR YEAR	PR YTD ACT
ADMINISTRATIVE & GENERAL EXPENSES							
59850 ADMINISTRATIVE & GENERAL SALARIES	14,514	71,313	182,090 (	110,777)	39%	13,222	65,742
59851 OFFICE SUPPLIES & EXPENSE	61	420	1,420 (	1,000)	30%	67	319
59852 OUTSIDE SERVICES EMPLOYED	5,744	32,777	68,680 (	35,903)	48%	4,495	27,667
59853 INSURANCE EXPENSE	4,764	23,819	47,950 (	24,131)	50%	4,070	19,876
59854 EMPLOYEE PENSION & BENEFITS	10,744	53,193	135,329 (	82,136)	39%	9,792	47,945
59855 REGULATORY COMMISSION EXPENSE	13,554	13,736	15,000 (	1,264)	92%	0	0
59856 MISC GENERAL EXPENSES	0	146	4,100 (	3,954)	4%	165	460
59857 RENTS	(1,237)	51,797	90,000 (	38,203)	58%	16,947	48,840
TOTAL ADMINISTRATIVE & GENERAL EXPENSES	48,144	247,201	544,569 (	297,368)	45%	48,758	210,849
TOTAL OPS & MAINT EXPENSES	114,610	638,215	1,664,709 (	1,026,494)	38%	137,426	679,190
OTHER OPERATING EXPENSES							
59403 DEPRECIATION EXPENSE	64,047	320,233	763,500 (	443,267)	42%	63,626	318,129
59408 TAX EXPENSE	28,382	141,552	342,757 (	201,205)	41%	28,365	140,973
TOTAL OTHER OPERATING EXPENSES	92,428	461,784	1,106,257 (	644,473)	42%	91,991	459,102
TOTAL OPERATING EXPENSES	207,038	1,100,000	2,770,966 (	1,670,966)	40%	229,416	1,138,292
NET OPERATING INCOME (LOSS)	37,601	156,717	147,184	9,533	106%	1,886	91,265

CITY OF TWO RIVERS
INCOME STATEMENT
 FOR THE 5 MONTHS ENDING MAY 31, 2023
SEWER DISTRIBUTION DETAIL - FUND 690

	CURR MONTH	YTD ACTUAL	BUDGET	OVN (UN)	BUD	% OF BUD	CURR MONTH PRIOR YEAR	PR YTD ACT				
OTHER INCOME												
48600 CONTRIBUTION IN AID	9,883	126,663	0	126,663	%		92,413	119,840				
43000 GRANT REVENUE	0	0	267,000 (	267,000)	%		0	0				
49210 TRANSFERS IN	300	64,028	70,000 (	5,972)	91%		0	28,923				
TOTAL OTHER INCOME	10,183	190,691	337,000 (	146,309)	57%		92,413	148,763				
TOTAL INCOME (LOSS) BEFORE INTEREST CHGS												
	47,784	347,408	484,184 (	136,776)	72%		94,300	240,028				
INTEREST CHARGES												
49427 INTEREST ON LONG-TERM DEBT	(	16,672)	(	84,162)	(	200,000)	115,838	(42%)	(	17,056)	(	91,052)
59999 GASB PENSION & OPEB EXPENSE												
49430 INTEREST ON DEBT TO MUNICIPALITY												
TOTAL INTEREST CHARGES												
	(	16,672)	(	84,162)	(	200,000)	115,838	(42%)	(	17,056)	(	91,052)
NET INCOME (LOSS)												
	31,111	263,247	284,184 (	20,937)	93%		77,243	148,975				
EARNED SURPLUS												
34100 UNRESERVED FUND BALANCE (BEGINNING OF YEAR)	5,814,127	5,814,127					5,460,681	5,460,681				
BALANCE TRANSFERRED FROM INCOME	31,111	263,247					77,243	148,975				
TOTAL UNAPPROPRIATED EARNED SURPLUS												
END OF YEAR	5,845,238	6,077,373					5,537,924	5,609,656				

Application for Temporary Class "B" / "Class B" Retailer's License

Section 9, Item C.

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

FEE \$ 10.00

Application Date: 05/30/2023

☐ Town ☐ Village ☐ City of Two Rivers

County of Manitowoc

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 09/08/2023 and ending 09/08/2023 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 or Agricultural Society
☐ Chamber of Commerce or similar Civic or Trade Organization organized under ch. 181, Wis. Stats.

(a) Name Woodland Dunes Nature Center

(b) Address 3000 Hawthorne Ave., Two Rivers, WI
(Street)

☐ Town ☐ Village ☒ City

(c) Date organized Nov. 18, 1974

(d) If corporation, give date of incorporation 01/30/92

(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 Tom Kocourek, 1601 Shoto Rd, Two Rivers

Vice President Bruce Robinson, 13936 Melnik Rd, Maribel WI

Secretary Lyn Brouchoud, 3329 Kimberly Cir, Manitowoc WI

Treasurer Troy Christiansen, 3103 Parkway Blvd. Two Rivers WI

(g) Name and address of manager or person in charge of affair: Nancy Nabak, 410 Stonehedge Rd, Green Bay WI

2. Location of Premises Where Beer and/or Wine Will Be Sold, Served, Consumed, or Stored, and Areas Where Alcohol Beverage Records Will be Stored:

(a) Street number 3000 Hawthorne Ave, Two Rivers

(b) Lot Block

(c) Do premises occupy all or part of building? All

(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: Depending on weather, we will be having tastings on our trails located near the Nature Center. If poor weather, the tastings will move into the Nature Center on the first floor in the large room and hallway.

N/A

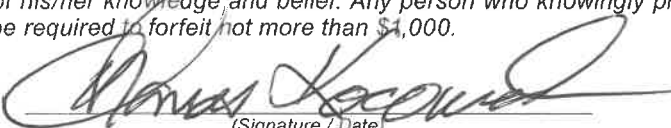
3. Name of Event

(a) List name of the event heiknbrew fundraiser

(b) Dates of event 09/08/2023

DECLARATION

An officer of the organization, declares under penalties of law that the information provided in this application is true and correct to the best of his/her knowledge and belief. Any person who knowingly provides materially false information in an application for a license may be required to forfeit not more than \$1,000.

Office  Woodland Dunes Nature Center
(Signature / Date) (Name of Organization)

Date Filed with Clerk 6/20/2023

Date Reported to Council or Board

Date Granted by Council

License No.

Application for Temporary Class "B" / "Class B" Retailer's License

Section 9, Item C.

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

FEE \$ 10.00

Application Date: 06/22/2023

☐ Town ☐ Village ☒ City of TWO RIVERS

County of MANITOWOC

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 11/11/2023 and ending 08/12/2023 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 or Agricultural Society

☒ Chamber of Commerce or similar Civic or Trade Organization organized under ch. 181, Wis. Stats.

(a) Name ROGERS STREET FISHING VILLAGE

(b) Address P.O. BOX 33 TWO RIVERS, WI 54241 (PHYSICAL ADDRESS 2102 JACKSON ST.)
(Street) ☐ Town ☐ Village ☒ City

(c) Date organized 12/02/1969

(d) If corporation, give date of incorporation 12/02/1969

(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 DAN BECKER 7903 PRAIRIE ROAD TWO RIVERS, WI 54241

Vice President JERRY THIEDE 1916 GOLFVIEW TWO RIVERS, WI 54241

Secretary GREG GOODCHILD 1926 27TH ST. TWO RIVERS, WI 54241

Treasurer BONNIE TIMM 7650 CTH O TWO RIVERS WI 54241

(g) Name and address of manager or person in charge of affair: DAN BECKER 7903 PRAIRIE ROAD TWO RIVERS, WI 54241

2. Location of Premises Where Beer and/or Wine Will Be Sold, Served, Consumed, or Stored, and Areas Where Alcohol Beverage Records Will be Stored:

(a) Street number 2102 JACKSON STREET--GROUNDS ON WHOLE BLOCK ON THE WEST SIDE OF JACKSON BETWEEN 21S

(b) Lot _____ Block _____

(c) Do premises occupy all or part of building? NONE OF THE BUILDINGS

(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 ROGERS STREET DAYS ANNUAL FUNDRAISER

(b) Dates of event 8-11-2023 AND 8-12-2023

DECLARATION

An officer of the organization, declares under penalties of law that the information provided in this application is true and correct to the best of his/her knowledge and belief. Any person who knowingly provides materially false information in an application for a license may be required to forfeit not more than \$1,000.

Officer Daniel R. Becker
(Signature / Date)

ROGERS STREET FISHING VILLAGE

(Name of Organization)

Date Filed with Clerk 6/22/23

Date Reported to Council or Board 6/29/2023

Date Granted by Council _____

License No. _____



APPLICATION FOR COMMERCIAL GARBAGE HAULER'S LICENSE CITY OF TWO RIVERS WISCONSIN

(I) (We), the undersigned, hereby apply to the City of Two Rivers for a COMMERCIAL GARBAGE HAULER'S LICENSE as provided in Section 5-6-24(a) of the Municipal Code, for the period from **July 1, 2023 to June 30, 2024**, which the fee is \$25.00 per year for each vehicle used in said business and shall be paid in advance.

DESCRIPTION OF VEHICLES SOUGHT TO BE LICENSED

MAKE	YEAR - MODEL	WISCONSIN LICENSE NO. FOR 2023 - 2024	IDENTIFICATION NO.
Peterbilt	2019	5B13387	929055
Peterbilt	2011	6D58766	221031
Meck	2022	QB18528	412058
Meck	2023	TB7556	913033

Dated _____

GFL Environmental Midwest
(Name of Firm or Corporation)

Amount of Fee: \$ 100

Wayne Becker
(Individual Completing Form)

920-333-8185
(Telephone Number)

428 High St
(Mailing Address)

wayne.becker@gflenr.com
(E-mail Address)

Chilton WI 53014
(City, State, Zip Code)

(Website Address)

LETTER OF CREDIT
AS REQUIRED BY TWO RIVERS MUNICIPAL CODE SECTION 5-6-24(a)

WHEREAS, the undersigned commercial garbage hauler ("Applicant") desires to obtain a license from the City of Two Rivers to engage in the business of collecting and transporting garbage; and

WHEREAS, Section 5-6-24(a) of the Two Rivers Municipal Code requires as a prerequisite to the granting of such license that the applicant provided a letter of credit to the City of Two Rivers from an acceptable financial institution on a form to be prepared by the City of Two Rivers; and

WHEREAS, the undersigned financial institution ("Bank") desires to exercise this letter of credit in favor of the City of Two Rivers in order to meet the requirements of Section 5-6-24(a);

NOW, THEREFORE, the Bank hereby authorizes the City of Two Rivers to draw on the Bank from the account of the applicant up to the aggregated amount of \$5,000.00. The Bank agrees to honor any draft drawn hereunder and waives any rights to defer honor of any such draft. This authorization shall be valid from July 1, 2021 through June 30, 2022 and shall be irrevocable during this period.

This authorization is granted by the Bank in order to secure compliance by the Applicant with all city ordinances. Items for which the City of Two Rivers may make withdrawals hereunder include, but are not limited to: Costs associated with the removal of any nuisances caused by the Applicant's failure to comply with any city ordinance, or costs associated with the failure of the Applicant to remove any garbage or refuse which the Applicant has agreed to remove. The Applicant agrees that should the Applicant wish to dispute any such withdrawals, the dispute will not jeopardize the City's initial right to make a withdrawal from Applicant's account.

Dated this 10th day of May, 2021.

This authorization shall be valid from July 1, 2021 through June 30, 2025

Very truly yours,

By:  Name of Financial Institution
BANK FIRST, N.A.
 Authorized Representative
 Christopher Stream - Vice President

The undersigned commercial garbage hauler hereby consents to the terms of the above letter of credit and authorizes execution of this document by the above financial institution.

Commercial Garbage Hauler
MANITOWOC DISPOSAL, INC.
 By: _____
 Authorized Representative
 Fred Radandt - President/Treasurer



CERTIFICATE OF LIABILITY INSURANCE

Section 9, Item C.

5/1/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must have **ADDITIONAL INSURED** provisions or be endorsed. If **SUBROGATION IS WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Spectrum Insurance Group Wausau 303 Packerland Dr Ste C PO Box 12495 Green Bay WI 54307	CONTACT NAME: Gina Keller	FAX (A/C, No): 920-884-2851	
	PHONE (A/C, No, Ext): 920-593-2801	E-MAIL ADDRESS: gina.keller@spectruminsgroup.com	
INSURED Manitowoc Disposal Inc. 1800 Johnston Dr Manitowoc WI 54220-1333	INSURER(S) AFFORDING COVERAGE		NAIC #
	INSURER A: Secura		22543
	INSURER B: SFM Mutual Insurance		
	INSURER C:		
	INSURER D:		
	INSURER E:		
INSURER F:			

COVERAGES**CERTIFICATE NUMBER:** 1197288185**REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PRO-JECT ☐ LOC OTHER:			CP3372235	8/30/2022	8/30/2023	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 500,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
A	AUTOMOBILE LIABILITY ☒ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☒ HIRED AUTOS ONLY ☒ NON-OWNED AUTOS ONLY			A3372236	8/30/2022	8/30/2023	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	☒ UMBRELLA LIAB ☒ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE DED ☒ RETENTION \$ 10,000			CU3372237	8/30/2022	8/30/2023	EACH OCCURRENCE \$ 1,000,000 AGGREGATE \$ 1,000,000 \$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N ☒ N	N/A	129394.103	8/30/2022	8/30/2023	☒ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT \$ 100,000 E.L. DISEASE - EA EMPLOYEE \$ 100,000 E.L. DISEASE - POLICY LIMIT \$ 500,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER**CANCELLATION**

City of Two Rivers
1717 E Park St.
PO Box 87
Two Rivers WI 54241-0087

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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License No	Customer Name	Agent Last Name	Agent First Name	Agent Phone Number	Service Address	Description	Doing Business As
TAV-2326	TR 17TH ST INVESTMENTS LLC	BAETEN	ANNIE	920-857-8111	1019 17TH ST	SALES OCCUR ON WEST HALF OF LOWER LEVEL, STORAGE OCCURS ON EAST HALF OF LOWER LEVEL	FRESH COAST

License No	Customer Name	Agent Last Name	Agent First Name	Business Phone Number	Service Address	Expiration Date	Description	Doing Business As
ALQ-2309	WALGREEN CO.	TAYLOR	LENAY	920-793-8352	2206 WAHINGTON STREET	6/30/2024	RETAIL DRUG STORE WITH SUNDRIES IN A ONE-STORY BUILDING OF 14,550 SQ FEET	WALGREENS #09166

April 15, 2023

Greg Buckley, City Manager
City of Two Rivers
P.O. Box 87
Two Rivers, Wisconsin 54241

Dear City Manager Buckley,

As you are aware Snowfest returns to Two Rivers again this year July 28-30, 2023. This year all the events will be held in Neshotah Park with the parade being held at a different location. I am writing to request a variance to the noise ordinance for our music performances July 28th and 29th.

We are requesting variance both nights to 12:00a.m. Our music performances each of those nights are scheduled to 11:30p.m. This request will allow the conclusion of these performances and to help clear the park as well.

Friday, we welcome Bad Habitz and their rock and roll from the 80's-90's. A little something for everyone they will be playing from 9-11:30pm.

Saturday, we welcome the Blessid Union of Souls. This national recording artist has sold millions of records and has several gold records to its acclaim. They plan a soulful, soft rock that the crowd will no doubt enjoy and be a strong draw to the city of Two Rivers of this bands many fans. They will be playing from 9-11pm

We have worked with parks and rec, public works, fire, and police to facilitate these requests as well. And these communications will be ongoing throughout the event.

Please let me know if you have questions regarding these requests and I would additionally be glad to present them if you feel needed to the council prior to their discussion and hopeful approval by the council.

Thank you for your time and we look forward to hearing from you.

Travis Stevens
Co-Chair
Snowfest 2023

April 15, 2023

Greg Buckley, City Manager
City of Two Rivers
P.O. Box 87
Two Rivers, Wisconsin 54241

Dear City Manager Buckley,

As you are aware Snowfest returns to Two Rivers again this year July 28-30, 2023. This year all the events will be held in Neshotah Park with the parade being held at a different location. I am writing to request two street closures and posting for no parking in these locations as well.

The first is a closure of Pierce Street from 21st street to Zlatnik Drive to run from 8:00am July 28th, 2023, to 7:00pm on July 30th. All of the events this year will be on the east side of the park. However due to foot traffic and off-site parking on the recommendation of the police department for participant safety we are asking for the road closure.

The second is a closure of Columbus Street between Memorial Drive/STH 42 and Highway 310 on Saturday July 29, 2023, for the purpose of our parade for Snowfest 2023. We would request this to be closed from 8:00-1:00 or the end of the parade whichever is earlier. We'd request no parking to be posted on this route as well. This will help to facilitate the best possible viewing and participant experience for all our guests.

We have worked with public works, fire, and police to facilitate these requests as well.

Please let me know if you have questions regarding these requests and I would additionally be glad to present them if you feel needed to the council prior to their discussion and hopeful approval by the council.

Thank you for your time and we look forward to hearing from you.

Tony Sachse
Chair
Snowfest 2023

Travis Stevens
Parade Coordinator
Snowfest 2023

--MEMORANDUM--

MEMO TO: City Council

FROM: Gregory E. Buckley
City Manager



DATE: June 30, 2023

SUBJECT: Amendment to Tax Incremental Financing, Cash Grant and Developer's Performance Agreement ("Development Agreement") for the West River Lofts Project

The July 5 City Council Agenda includes consideration of an amendment to the above-referenced agreement to add two provisions that were discussed at the June 19 meeting where it was approved. Those provisions were not added to the motion to approve, so I am bringing them back for the Council's consideration. Both are in the City's interest.

Those added provisions appear in red on pages 8 and 9 of the attached, revised version of the agreement. They pertain to:

1. Clarifying language on the two easements being granted to the city by the Developer and granting the City an Option to purchase the area identified in the second easement—a portion of the Development Site next to the CN railroad trestle.
2. Providing for a payment in lieu of taxes on the Development, should the Development become tax-exempt, for a period extending 20 years beyond the term of the Agreement

**TAX INCREMENTAL FINANCING,
CASH GRANT AND DEVELOPER'S AGREEMENT
RE: MULTI-FAMILY DEVELOPMENT BY THE WEST RIVER LOFTS LLC
WEST TWIN RIVER WATERFRONT DEVELOPMENT, CITY OF TWO RIVERS, WISCONSIN**

This TAX INCREMENTAL FINANCING AND DEVELOPER'S PERFORMANCE AGREEMENT (this "**Agreement**") is entered into as of the day of June ____, 2023 (the "**Effective Date**"), by and between THE CITY OF TWO RIVERS, WISCONSIN, a Wisconsin municipal corporation (the "**City**"), having offices located at 1717 East Park Street, Two Rivers, Wisconsin 54241, and West River Lofts LLC, a Wisconsin limited liability company, having offices at 1420 W Center Street, Suite 2, Milwaukee, Wisconsin 53206 ("**Developer**").

WITNESSETH:

WHEREAS, the City Council has by resolutions dated September 6, 2022 (the "**TID 17 Creation Resolutions**"), adopted the City of Two Rivers Tax Incremental District 17 and TIF 17 Project Plan, which is a blight elimination TID and identifies the redevelopment project (the "Project") at a location on the West Twin River, shown in Exhibit A (the "**Development Site**") as well as provides for certain other expenditures within one-half mile of the boundaries of TID 17; and

WHEREAS, Developer has proposed to construct the **Project** described herein on the Development Site and has represented, and hereby affirms, that the Project is contingent upon certain "**City Assistance**" described herein; and

WHEREAS, Section 66.1105 Wis. Stats., authorizes the City to incur project costs, as defined therein, in the discretion of its City Council, which are found to be necessary or convenient to the creation of tax incremental districts or the implementation of project plans; and

WHEREAS, the City believes that the Project, more fully described in this Agreement, will promote the revitalization and economic stability of the City.

NOW, THEREFORE, the parties hereto agree as follows:

1. PRELIMINARY MATTERS

- A. Recitals.** The above recitals are hereby incorporated by reference.
- B. Certain Definitions.** In addition to the terms defined elsewhere in this Agreement, the following terms as used herein shall have the following meanings:

(1) "Annual Cost of Funds Payment" means an amount intended to cover the City's annual debt service cost on a 20-year borrowing of \$350,000 for public improvements identified in the TID 17 Project Plan, including improvements to the seawall, public trail and related facilities proposed to be located within an Easement Area to be granted by the Developer to the City, as addressed

herein. Said annual debt service cost is \$33,000, which is the City's estimate for annual debt service on a 20-year, \$350,000 borrowing at 7 percent annual interest.

(2) "Available Tax Increment" means, for any given Revenue Year, an amount equal to: the Tax Increment attributable to the Development Site minus (a) any past-due Shortfall Payment amounts (or unpaid interest owed on any Shortfall Payment) as of January 1 of such Revenue Year, minus (b) Annual Cost of Funds Payment. In the event of a negative number, the Available Tax Increment for such Revenue Year shall be \$0.

(3) "Base Taxes" means the real property taxes payable for Tax Year 2023 based on the assessed value of the Development Site as of January 1, 2023.

(4) "City Assistance" means the TIF Grant and the TIF Affordable Housing Grant, both described herein.

(5) "Development Site" is defined in the Recitals above, and is shown in the attached Exhibit A.

(6) "Memorandum" means a short form memorandum of this Agreement recorded in the real estate records. The parties agree that the form of memorandum attached hereto as Exhibit B is acceptable to both parties.

(7) "Private Financing" means funding available to Developer for purposes of constructing the Project, from equity investors, conventional loan financing through a financial institution licensed to do business in the State of Wisconsin and any other non-City sourced construction financing, as well as permanent phase financing to take-out any sources of financing limited to the construction-phase of the Project.

(8) "Project" means the construction of an affordable, 54 unit, multi-family development, called the West River Loft, on the Development Site, consistent with the Site and Architectural Plans approved by the Plan Commission.

(9) "Project Commencement Deadline" means August 15, 2023

(10) "Project Completion" means Substantial Completion of the Project, in accordance with the plans and specifications previously approved by the City, except for minor punch list items. "Substantial Completion" shall include certification by the Project's architect of substantial completion and full authorization for occupancy of the building(s) by the City's Building Inspector.

(11) "Project Completion Deadline" means December 31, 2024.

(12) "Project Cost Breakdown" means a current cost breakdown of construction and non-construction cost items (i.e., a line-item budget), clearly identifying development, engineering, construction, furnishing, equipping, financing, contingency and all other direct and indirect

costs of development, construction and installation of the Project in accordance with the Project plans. The Project Cost Breakdown shall also include Developer's proposed source(s) of funds.

(13) "Revenue Year" means any calendar year in which the City is reasonably expected to receive the revenue for such calendar year by reason of the actual payment of real estate taxes. By way of example, 2026 is the Revenue Year for the 2025 Tax Year based on the real estate valuation as of January 1, 2025.

(14) "Guaranteed Revenue" means for Revenue year 2026 through Revenue year 2046, annual receipt by the City of net property taxes attributable to the Development Site equal to the sum of (i) the Base Taxes PLUS (ii) the Annual Cost of Funds Payment. The parties agree that the Guaranteed Revenue bears a rational relationship to the City's estimated costs in connection with this Agreement.

(15) "Shortfall Payment" means a payment, if any, to be made by Developer to the City, in the amount of the shortfall of the actual net property taxes received by the City as compared with the Guaranteed Revenue amount for any Revenue Year. The Shortfall Payment is only applicable in Revenue Years 2026 through 2046.

(16) Shortfall Payment Deadline" means June 1 of each Revenue Year.

(17) "Tax Year" means each calendar year for which real and personal property taxes are levied.

(18) . "TIF Grant" means a "pay as you go" grant of the Available Tax Increment for development of the Project in an amount of and not to exceed Five Hundred Thousand Dollars (\$500,000). Said TIF Grant is subject to an interest rate of 6.5%, which shall accrue starting January 1, 2025. Said TIF Grant is to be paid in annual installments to the Developer starting in the year 2026 from the Available Tax Increment.

(19) "TIF Grant Installment Amount" for each Revenue Year (commencing in Revenue Year 2026) means the Available Tax Increment for such Revenue Year which has been appropriated by the City Council to make a payment of the TIF Grant or interest on the TIF Grant; provided, however, that in no event shall the cumulative total of all such TIF Grant Installment Amount payments exceed the total TIF Grant plus applicable interest.

(20) "TIF Grant Payment Deadline" means December 1, 2026, for Revenue Year 2026, and on each anniversary thereof for each subsequent Revenue Year.

(21) "TIF Extension for Affordable Housing" is a one-year extension of tax incremental districts beyond the normal retirement date, under Wisconsin Statue 66.1105(6)(g), and permits the use funds captured during this additional year to assist with affordable housing activities.

(22) "TIF Affordable Housing Grant" a grant from the City's TIF Affordable Housing Fund for the Project in the amount of \$100,000.

(23) "Payment in Lieu of Taxes" (PILOT) is a payment made to the City in the place of a tax payment to compensate for tax exempt ownership.

C. Effectiveness of this Agreement. This Agreement shall be effective and its terms binding upon the approval by the City Council, signature by the City Manager and City Clerk and the approval of all other agreements and/or transactions that require approval by the City, and approval by the Developer and signature by Developer's authorized representatives. This Agreement shall be null and void if it has not been signed by authorized representatives of the City and the Developer and a fully -signed copy of the Agreement provided back to back to the City by August 10, 2023, unless the City and the Developer agree in writing to the contrary.

All of the City's obligations under this Agreement are contingent upon the occurrence of all of the City approvals referenced herein and the City shall have no obligation to make the **TIF Grant** or the **TIF Affordable Housing Grant** to the Developer if all City Approvals have not occurred. In the event the required City approvals have not been received by the Project Commencement Deadline, this Agreement shall automatically terminate.

2. OBLIGATIONS OF THE CITY

A. TIF Grant

(i) The City Council has adopted the Two Rivers Tax Incremental District 17 and TIF 17 Project Plan. TIF 17 is a blight elimination TID as the Development Site is the former location of Newell and Mirro Industries, and as such, is a brownfield site. The Project Plan identifies project costs including the construction costs of a new, 54-unit affordable multi-family development.

(ii) The City hereby agrees to provide a TIF Grant in the amount of \$500,000 in the form of a pay-as-you-go grant at an interest rate at 6.5% to be paid in annual installments resulting in payments to the Developer starting in the Revenue Year 2026 until Revenue Year 202046, subject the Developer's satisfaction of and continued compliance with the conditions set forth herein. Such payments shall be made only to the extent that there is Available Tax Increment in any Revenue Year. The Developer shall satisfy every one of the following conditions:

- a. Developer shall have obtained and closed on all financing, including all Private Financing, for the construction and operation of the Project;
- b. Developer shall have provided a complete and accurate Project Cost Breakdown to the City;

c. Developer shall have obtained all necessary consents, permits, and approvals for the Project as shown in the Site Plans in **Exhibit D** including, but not limited to, zoning, plan approval and building permits, required by the City or any other governmental entity having jurisdiction over the Project; and

d. Developer shall have recorded the Memorandum with respect to the parcel that constitutes the Development Site; and

e. Developer shall have provided satisfactory evidence of all the foregoing to the City as determined by the City in its sole discretion.

f. Provided further that:

(1) Developer is not in default of its obligations under this Agreement;

(2) Project Completion was achieved on or prior to the Project Completion Deadline; and

(3) The Project is constructed in substantial compliance, as determined by the City in its sole discretion, with the plans and specifications that Developer provided to the City pursuant to this Agreement and the consents, approvals or permits issued by any governmental authority with respect to the construction of the Project.

(iii) The TIF Grant shall be payable solely from each Available Tax Increment which has been received and retained by the City in accordance with the provisions of Section 66.1105 of the Wisconsin Statutes and appropriated by the City Council to payment of the TIF Grant. The TIF Grant shall be payable in annual installments on or before the TIF Grant Payment Deadline of each Revenue Year, commencing with Revenue Year 2026 (based on the Available Tax Increment generated in 2025) and on each TIF Grant Payment Deadline thereafter (based on Available Tax Increment generated in the immediately preceding Tax Year) in an amount equal to the TIF Grant for the respective Revenue Year; provided, however, that the City may, at its option and in its sole discretion, prepay the TIF Grant in whole or in part at any time.

If the total TIF Grant payments have been insufficient to pay the full TIF Grant after the scheduled installment payable on or before the TIF Grant Payment deadline in Revenue Year 2046 (based on the Available Tax Increments generated in 2045), then the TIF Grant and all interest shall be deemed paid in full, the obligation of the City to make any further payment shall terminate, and Developer shall have no right to receive any additional payments.

The City makes no representation or covenant, express or implied, that Available Tax Increments will be generated or that they will be sufficient to pay, in whole or in part, the TIF Grant and any applicable interest. All Tax Increments received by the City which are not

appropriated to pay the TIF Grant may be used by the City for any legally permitted purpose, in its sole discretion.

(iv) As stated above, the application of Available Tax Increments to payment of the TIF Grant each year is subject to future annual appropriation by the City Council. The City makes no representation or covenant, express or implied, that any non-zero Available Tax Increment will be generated and/or appropriated in any given year, nor does the City make any representation or covenant as to any aggregate amount of Available Tax Increments to be paid to Developer. Any Tax Increment which is not appropriated and allocated toward the Available Tax Increment may be used by the City for any legally permitted purpose, in its sole discretion.

B. TIF Affordable Housing Grant

Under Sec. 66.1105, Wis. Stats, a one year extension beyond the normal retirement date of tax incremental districts is permitted to use funds captured during this additional year increment to assist with affordable housing. The City of Two Rivers has adopted resolutions to make use of this law by approving an extension of TID #3, TID #4 and TID #5 and placed in an Affordable Housing Fund for eligible projects.

The City Council adopted TIF 17 Project Plan which includes the construction of new affordable housing. The City has the abovementioned set aside TIF Affordable Housing funds. The City hereby agrees to provide a TIF Affordable Housing Grant in the amount of \$100,000, subject to the conditions set forth herein and the Developer's continued compliance with all terms and conditions herein. The Developer shall satisfy every one of the following conditions prior to payment by the City of said TIF Affordable Housing Grant:

(i) Developer shall have obtained and closed on all financing, including all Private Financing, for the construction and operation of the Project;

(ii). Developer shall have provided a complete and accurate Project Cost Breakdown to the City;

(iii) Developer shall have obtained all necessary consents, permits, and approvals consistent with the development as shown in the Site Plans in Exhibit D, including, but not limited to, zoning, plan approval and building permits, required by the City or any other governmental entity having jurisdiction over the Project;

(iv). Developer shall have recorded the Memorandum with respect to the parcel that constitutes the Development Site;

(v.) Developer shall have commenced construction of the Project, not later than the Project Commencement Deadline;

(vi.) Developer shall have expended at least \$2 million on the project, for land acquisition and preparation, building construction and site improvements, and fixtures, furnishings and equipment.

(vii). Developer shall have provided satisfactory evidence of all the foregoing to the City as determined by the City in its sole discretion.

(viii) Provided further that the Developer is not in default of its obligations under this Agreement.

3. OBLIGATIONS OF DEVELOPER

(i). Secure Private Financing. Developer shall secure all necessary Private Financing for the Project (including a firm commitment for permanent take-out financing for any construction financing), as defined herein, not later than the Project Commencement Deadline, and shall provide proof of such financing to the City along with the Project Cost Breakdown. For reference, Developer's preliminary Project budget is attached hereto as Exhibit C.

(ii). Construction and Operation of the Project.

Developer shall: (a) proceed to contract with BCM, LLC as to commence construction of the Project following the approvals described in this Agreement; such construction shall commence no later than the Project Commencement Deadline; (b) subject to the force majeure provisions contained herein, achieve Project Completion in a manner consistent with this Agreement and with all federal, state and local plan approvals; and the Project is a new 54 unit multi-family development as described herein no later than the Project Completion Deadline.

(iii) Developer shall expend on the Project an amount equal to not less than \$10 million including land acquisition and preparation, building construction and site improvements, and fixtures, furnishings and equipment and shall provide the City with documentation reasonably acceptable to the City of all Project construction costs, including construction lien waivers.

(iv) Developer will conform and comply with, will cause the Project to be in conformance and compliance with, and shall operate the Project in conformance and compliance with all applicable federal, state, local and other laws, rules, regulations and ordinances, including without limitation, all zoning and land division laws, rules, regulations and ordinances, all building codes and ordinances of the City, all environmental laws, rules, regulations and ordinances. Developer shall have in effect at all times, all permits, approvals and licenses as may be required by any governmental authority in connection with the development, construction and operation of the Project.

(v) After Project Completion, the Project shall be a new 54 unit multi-family development and the Developer shall not modify the Project without the City's prior written

consent. Developer shall maintain the physical condition of the Project and the Property in a reasonable manner. Developer shall not change the design of the project without the City's prior review and approval. This subsection shall be in effect until the completion of the Guaranteed Revenue requirement.

(vi) Building Property Maintenance. For operation of the completed project, the Developer shall provide the City with the identity and provide contact information of the management company that will serve this property when the Project is completed.

C. Payment of Annual Property Taxes; Shortfall Payment. The parties hereto anticipate that the Project and the Development Site will be subject to property taxes, and Developer agrees to pay property taxes on the Project and the Development Site in a timely manner. In the event that the City does not receive the full Guaranteed Revenue amount for any applicable Tax Year, then Developer shall make any applicable Shortfall Payment no later than the Shortfall Payment Deadline of such Revenue Year. Such Shortfall Payments shall be required regardless of whether all or a portion of the Development Site should ever become exempt from property taxes. Any Shortfall Payment or portion thereof not paid when due shall bear interest at the rate of 12.0% per annum from due date until paid.

D. Memorandum. Developer agrees to promptly record the Memorandum with respect to each parcel of the Development Site at the closing of its purchase and acquisition of each parcel of the Development Site. In the event of any prior mortgage(s), such mortgage(s) shall be promptly subordinated to the Memorandum. Developer shall provide the City with evidence of the relative priority of the Memorandum which is reasonably acceptable to the City.

E. Easement Agreements.

- (i) The Developer shall provide the City with an easement agreement along the waterfront where a trail exists. The easement agreement is attached to this Agreement as Exhibit E.
- (ii) The Developer shall provide an easement allowing certain uses by the City of a portion of the Development Site located adjacent to the CN Railroad Trestle Bridge, located within the West Twin River. The easement agreement is attached to this Agreement as Exhibit F.
- (iii) Developer further agrees to provide the City with an option to purchase the above-described portion of the Development Site located adjacent to the CN Railroad Trestle Bridge. Said Option to Purchase is attached to this Agreement as Exhibit G.

F. Payment in Lieu of Taxes

(i) In the event the Project becomes exempt from property taxes at any time prior to Tax Year 2045 Developer shall make a Payment in Lieu of Taxes (PILOT) to the City in each subsequent Revenue Year, through Revenue Year 2046, in an amount equal to the greater of:

(a.) Guaranteed Revenue as that term is defined herein; or

(b.) The most recent assessed value for the Project as a taxable property multiplied by the total property local property tax rate (all taxing entities) for that Revenue Year.

In the event that only a portion of the project becomes exempt from property taxes, then the PILOTS payable in subsequent Revenue Years shall in each year be reduced by an amount equal to the taxes paid in that Revenue Year on the portion of the Project that remains taxable.

(ii) As further consideration for the City Assistance being provided to the Project, Developer agrees that, should the Project be or become exempt from property taxes prior to Tax Year 2065, then Developer shall make a PILOT to the City in each Revenue Year through Revenue Year 2066 in an amount equal to the most recent assessed value for Project as taxable property multiplied by the total local property tax rate (all taxing entities) for that Revenue Year.

In the event that only a portion of the project becomes exempt from property taxes, then the PILOTS payable in subsequent Revenue Years shall in each year be reduced by an amount equal to the taxes paid in that Revenue Year on the portion of the Project that remains taxable.

Because this provision shall remain in effect beyond the term of this Agreement, Developer agrees to execute the a "Payment in Lieu of Taxes Agreement," a copy of which is attached hereto as Exhibit H.

4. REPRESENTATIONS AND WARRANTIES

A. Representations and Warranties of the City. The City makes the following representations and warranties:

(i) The City has the requisite power and authority and legal right to enter into this Agreement and to perform the transactions contemplated hereby.

(ii) The individuals executing this Agreement on behalf of the City are duly empowered and authorized to execute this Agreement on behalf of the City and to deliver the same. Once this Agreement has been duly executed and delivered by all parties hereto and becomes effective as set forth in accordance with this Agreement, it will constitute a binding obligation on behalf of the City subject to the terms and provisions hereof.

(iii) The execution and delivery of this Agreement and the consummation of the transactions contemplated herein or the performance of the City's obligations hereunder, will not result in a breach of any terms, provisions or conditions of any agreement, written or otherwise, affecting the City or by which it is bound.

B. Representations and Warranties of Developer. Developer makes the following representations and warranties:

(i) The Developer has the full power and authority to enter into this Agreement and to perform its obligations hereunder.

(ii) The individuals executing this Agreement on behalf of the Developer are duly empowered and authorized to execute this Agreement on behalf of the Developer and to deliver the same. Once this Agreement has been duly executed and delivered by all parties hereto and becomes effective as set forth in accordance with this Agreement, it will constitute a binding obligation on behalf of the Developer subject to the terms and provisions hereof.

(iii) The Developer is a Wisconsin limited liability company, duly organized, validly existing and in active status under the laws of that state. The execution of this Agreement as well as the performance of its obligations contained herein are not in violation of its organizational documentation. The individual executing this Agreement on behalf of the Developer is duly authorized to do so. This Agreement constitutes a binding obligation on behalf of the Developer subject to the terms and provisions hereof.

(iv) The execution and delivery of this Agreement and the consummation of the transactions contemplated herein or the performance of Developer's obligations hereunder, will not result in a breach of any terms, provisions or conditions of any agreement, written or otherwise, affecting Developer or by which it is bound.

5. DEFAULT; REMEDIES; FORCE MAJEURE

C. Notice of Default and Right to Cure. In the event of any default in or any breach of this Agreement or any of its terms or conditions by any party hereto, the non-defaulting party shall give written notice of the default to the defaulting party. The defaulting party may then cure such default or breach within fifteen (15) business days in the event of a monetary default or within thirty (30) calendar days in the event of a non-monetary default after receipt of such notice. In the event the particular non-monetary breach or default cannot reasonably be cured within said thirty calendar day period, the defaulting party shall not be in default hereunder if it

timely commences to cure such default within said period of time and diligently pursues the cure and cures the same within a reasonable time thereafter. If the default or breach is not timely cured under this subsection, the non-defaulting party may exercise any right or remedy provided for herein.

D. Remedies. Subject to the notice of default and opportunity to cure provisions above, the parties may exercise any rights or remedies provided for by law or equity in the event of any default in or breach of this Agreement by the other party, including but not limited to termination of this Agreement, an action for specific performance and an action for the recovery of damages. All rights and remedies may be exercised independently or concurrently. The election of one remedy does not preclude the pursuit of other remedies, unless otherwise provided for by law.

E. Waiver. Any delay by a party in instituting or prosecuting any action or proceeding or otherwise asserting its rights under this Agreement shall not operate as a waiver of such rights or to deprive it of or to limit such rights in any way. The parties intend by this provision that no party should be constrained in its efforts to resolve any issues that may arise, and hereby intend to avoid the risk of being deprived of or limited in the exercise of the remedy provided in this Agreement because of concepts of waiver, laches or otherwise, or to be compelled to exercise such remedy at a time when it may still hope otherwise to resolve the issue created by the default involved. No waiver in fact made by either party with respect to any specific default by the other party under this Agreement shall be considered or treated as the waiver of the rights of the non-defaulting party with respect to any other defaults by such defaulting party under this Agreement, or with respect to the particular default except to the extent specifically waived in writing.

F. Rights Cumulative. The rights and remedies of each party, whether provided by law, equity or this Agreement, shall be cumulative, and the exercise of any one or more of such remedies shall not preclude the exercise at the same or different times of any other such remedies for the same event of default or breach or of any remedies for any other event of default or breach by either party.

G. Enforcement Costs. In the event any proceeding is commenced as a result of a default under this Agreement, the prevailing party shall be entitled to recover its reasonable costs and expenses (including but not limited to reasonable attorneys' fees) incurred in enforcing the terms and provisions of this Agreement.

H. Force Majeure. For the purposes of any provisions of the Agreement, a party shall not be considered in breach or default of its obligations in the event of enforced delay in the performance of such obligations due to causes beyond its reasonable control and without its fault or negligence, including but not restricted to acts of God, acts of public enemy, acts of adjoining property owners, governmental authority, fires, floods, epidemics, quarantine restrictions, strikes, embargoes, unavailable materials, and unusually severe weather; it being the parties' purpose and intent of this provision that in the event of the occurrence of any such

enforced delay, the time or times of performance of any of the obligations of the particular party shall be extended for the period of the enforced delay.

6. TERM

The term of this Agreement (the "**Term**") shall be for a period commencing upon the Effective Date of this Agreement and expiring on the earlier of: (i) December 31, [2046]; or the (ii) expiration of the term of existence of TID 17.

7. NOTICES AND DEMANDS

A notice, demand or other communication under this Agreement by either Party to the other Party shall be sufficiently given or delivered if it is dispatched by registered or certified mail, postage prepaid, return receipt requested, or delivered personally and:

A notice, demand or other communication under this Agreement by either Party to the other Party shall be sufficiently given or delivered if it is dispatched by registered or certified mail, postage prepaid, return receipt requested, or delivered personally and:

In the case of Developer:

West River Lofts LLC
Principal, Scott Crawford, Inc.
1420 W Center Street, Suite 2
Milwaukee, Wisconsin 53206

In the case of the City:

City of Two Rivers
1717 East Park Street
Two Rivers, WI 54241
Attn: City Clerk

8. ASSIGNMENT BY DEVELOPER

During the Term of this Agreement, Developer shall not have the right to assign this Agreement or directly or indirectly sell, assign, transfer or convey the Development Site (or any portion thereof) to any other party without the prior written consent of the City; provided, however, that Developer shall have the right, without the City's consent but with notice to the City, to transfer this Agreement and/or the Development Site to an entity controlled by or under common control with Developer and shall have the right to mortgage or otherwise encumber the Development Site to finance the construction of the Project, as provided herein. No assignment of this Agreement shall serve to release Developer from any liability or obligations under this Agreement.

9. PUBLIC RECORDS RESPONSIBILITIES

To ensure that applicable laws are followed, both with regard to private rights, and with regard to public records laws, Developer agrees as follows: If the City receives public records requests for records that the City believes might be in the possession of Developer, the City will notify Developer of the request. Within three (3) days of such notification (subject to extension of time upon mutual written agreement), Developer shall either provide the City with the record that is requested, for release to the requestor; or Developer shall advise the City that it objects to the release of the requested information because it considers such information confidential or proprietary, and provide the basis for the objection. Regardless of any objection by Developer, however, if for any reason the City reasonably and in good faith concludes that the City is obligated to provide a record to a requestor that is in Developer's possession, Developer shall provide such records to the City promptly upon the City's request. Developer shall not charge for work performed under this section, except for the "actual, necessary and direct" charge of responding to the records request, as that is defined and interpreted in Wisconsin law.

10. MISCELLANEOUS

A. Recording. Recording of this Agreement is prohibited except for the Memorandum.

B. Approvals. Whenever under this Agreement approvals, authorizations, determinations, satisfactions or waivers are authorized or required, such approvals, authorizations, determinations, satisfactions or waivers shall be effective and valid only when given in writing, signed by the party's duly authorized representative. Except as otherwise set forth herein, wherever any approval is required by the terms of this Agreement and request or application for such approval is duly made, such approval shall not be unreasonably withheld. All submissions given to the City to satisfy the conditions contained in this Agreement must be satisfactory in form and content to the City, in its reasonable discretion.

C. Waiver; Amendment. No waiver, amendment, or variation in the terms of this Agreement shall be valid unless in writing and signed by the City and Developer, and then only to the extent specifically set forth in writing.

D. Entire Agreement. This Agreement and the documents executed pursuant to this Agreement contain the entire understanding of the parties with respect to the subject matter hereof. There are no restrictions, promises, warranties, covenants or undertakings other than those expressly set forth in this Agreement and the documents executed in connection with this Agreement. This Agreement and the documents executed in connection herewith supersede all prior negotiations, agreements and undertakings between the parties with respect to the subject matter hereof.

E. No Third-Party Beneficiaries. This Agreement is intended solely for the benefit of Developer and the City, and no third party (other than successors and permitted assigns) shall have any rights or interest in any provision of this Agreement. Without limiting the foregoing, no approvals given pursuant to this Agreement by Developer or the City, or any person acting on

behalf of any of them, shall be available for use by any contractor or other person in any dispute relating to the Project.

F. Severability. If any provision of this Agreement is held invalid, it shall be considered deleted from this Agreement and shall not invalidate the remaining provisions of this Agreement, which shall continue in full force and effect.

G. Successors and Assigns. The terms and provisions of this Agreement shall be binding upon and inure to the benefit of the parties hereto, as well as their respective successors, transferees and permitted assigns. The obligations of the City and the Developer, including, without limitation, Developer's obligation to provide City with Guaranteed Revenue addressed herein, shall survive any sale transfer, assignment or conveyance of the Development Site (or a portion thereof), and shall survive mortgage foreclosure, and bind any subsequent owners in title to the Development Site.

H. Municipal Approvals; Compliance with Law. The provisions of this Agreement shall not vest any rights on the Developer to any municipal approvals required under applicable law. Nothing contained in this Agreement is intended to or has the effect of releasing Developer from compliance with all applicable laws, rules, regulations and ordinances in addition to compliance with all terms, conditions and covenants contained in this Agreement.

I. City's Right of Immunity. Nothing contained in this Agreement constitutes a waiver of the City's ability to assert its rights of immunity to tort claims under applicable law. Under no circumstances shall any alderperson, council member, officer, official, director, attorney, employee or agent of the City have any personal liability arising out of this Agreement, and no party shall seek or claim any such personal liability.

J. Governing Law. This Agreement is governed by, and must be interpreted under, the internal laws of the State of Wisconsin. Any suit arising or relating to this Agreement must be brought in Manitowoc County, Wisconsin.

K. Time is of the Essence; Deadlines. Time is of the essence with respect to this performance of every provision of this Agreement in which time of performance is a factor. In the event a deadline herein falls on a non-business day, the deadline shall be deemed to fall on the next following business day.

L. Relationship of Parties. This Agreement does not create the relationship of principal and agent, or of partnership, joint venture, or of any association or relationship between the City and Developer.

M. Captions and Interpretation. The captions of the articles and sections of this Agreement are to assist the parties in reading this Agreement and are not a part of the terms of this Agreement. Whenever required by the context of this Agreement, the singular includes the plural and the plural includes the singular.

N. Joint and Several Obligations. If Developer consists of more than one person/entity, each such person/entity shall be jointly and severally liable for the payment and performance of all obligations of Developer under this Agreement and the City may bring suit against each such person/entity, jointly or severally, or against any one or more of them.

O. Counterparts/Electronic Signature. This Agreement may be executed in several counterparts, each of which shall be deemed an original but all of which counterparts collectively shall constitute one instrument representing the agreement among the parties. Facsimile signatures and PDF email signatures shall constitute originals for all purposes.

[Signature Page Follows]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the Effective Date first written above.

DEVELOPER:

WEST RIVER LOFTS LLC

By: _____
Name: _____
Title: _____

CITY:

THE CITY OF TWO RIVERS, WISCONSIN

By: _____
Name: Gregory E. Buckley
Title: City Manager

By: _____
Name: Amanda Baryenbruch
Title: City Clerk

EXHIBIT A

**LEGAL DESCRIPTION OF
THE DEVELOPMENT SITE**

**LOTS 1-6, BLOCK 83, LOTS 1-5, EXCEPT THE WEST 15 FEET OF LOT 5, BLOCK 84
LOTS 1-4 & 8-12, BLOCK 87, LOTS 1-4, BLOCK 88, VACATED MONROE STREET,
VACATED WEST STREET, & VACATED 14TH STREET, ALL IN ORIGINAL PLAT
CITY OF TWO RIVERS, MANITOWOC COUNTY, WISCONSIN**

EXHIBIT B

FORM OF MEMORANDUM

MEMORANDUM OF DEVELOPMENT AGREEMENT

Document Number

Document Name

THIS MEMORANDUM OF DEVELOPMENT AGREEMENT (this "Memorandum") is made and entered into as of the ____ day of _____, 2023, by and between the CITY OF TWO RIVERS, WISCONSIN, a Wisconsin municipal corporation (the "City"), on the one hand, and WEST RIVER LOFTS LLC, a Wisconsin limited liability company ("Developer"), on the other hand (the City and Developer are referred to herein, collectively, as the "Parties").

WHEREAS, the Parties entered into a certain Tax Incremental Financing Grant and Developer's Performance Agreement, dated as of [____], 2023 (as may be amended from time to time, the "Development Agreement"); and

WHEREAS, the Development Agreement relates to certain real estate [a portion of which is] described on Exhibit A attached hereto (the "Property"); and

WHEREAS, the Parties desire to place this Memorandum of record in the real estate records for Manitowoc County, Wisconsin to provide notice to third parties of the Development Agreement

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

1. Notice is hereby given that the Parties have entered into the Development Agreement affecting the Property. Until termination of the Development Agreement, the Development Agreement runs with the Property and is binding upon, benefits and burdens the Property, Developer and any subsequent owner and/or mortgagee of all or any portion of the Property and each of their successors an assigns.

2. The Development Agreement imposes certain obligations, liabilities and restrictions on the owners and/or mortgagees of all or any portion of the Property.

3. The term of the Development Agreement commenced as of [____], 2023, and terminates as provided therein.

4. The terms, conditions and other provisions of the Development Agreement are set forth in the Development Agreement, express reference to which is made for greater particularity as to

Recording Area

Name and Return Address

City of Two Rivers
1717 East Park Street
Two Rivers, WI 54241
Attn: City Clerk

See Exhibit A attached

Parcel Identification Number (PIN)

This is not homestead property.

the terms, conditions and provisions thereof. A copy of the Development Agreement is available upon request from the City at the offices of the City Clerk.

5. This Memorandum is not a complete summary of the Development Agreement. Provisions in this Memorandum shall not be used to interpret the provisions of the Development Agreement. In the event of conflict between this Memorandum and the unrecorded Development Agreement, the unrecorded Development Agreement shall control.

[Signature Pages Follow]

IN WITNESS WHEREOF, the Parties have executed this Memorandum as of the date first set forth above.

DEVELOPER:

WEST RIVER LOFTS LLC

By: _____
Name: _____
Title: _____

STATE OF WISCONSIN)
) ss.
COUNTY OF _____)

Personally came before me this ____ day of _____, 2023,
_____, known to be the person who executed the foregoing instrument
and to me known to be the _____ of WEST RIVER LOFTS LLC, a Wisconsin
limited liability company, and acknowledged that s/he executed the foregoing instrument as such
authorized representative of said entity and with its authority.

Notary Public, State of Wisconsin
My commission: _____

THE CITY:

THE CITY OF TWO RIVERS, WISCONSIN

By: _____
 Name: Gregory E. Buckley
 Title: City Manager

By: _____
 Name: Amanda Baryenbruch
 Title: City Clerk

STATE OF WISCONSIN)
) ss.
 COUNTY OF MANITOWOC)

Personally came before me this ____ day of _____, 2023, Gregory E. Buckley and Amanda Baryenbruch, of the City of Two Rivers, Wisconsin, known to be the persons who executed the foregoing instrument and to me known to be such City Manager and City Clerk, respectively, and acknowledged that they executed the foregoing instrument as such officers as the deed of said City of Two Rivers, Wisconsin, by its authority.

 Notary Public, State of Wisconsin
 My commission: _____

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

**LOTS 1-6, BLOCK 83, LOTS 1-5, EXCEPT THE WEST 15 FEET OF LOT 5, BLOCK 84
LOTS 1-4 & 8-12, BLOCK 87, LOTS 1-4, BLOCK 88, VACATED MONROE STREET,
VACATED WEST STREET, & VACATED 14TH STREET, ALL IN ORIGINAL PLAT
CITY OF TWO RIVERS, MANITOWOC COUNTY, WISCONSIN**

EXHIBIT C
PROJECT BUDGET

West River Loft Budget Estimates

West River Loft
STATEMENT OF FORECASTED SOURCES AND USES

SOURCES OF FUNDS	Construction	Post Construction	Permanent
First Mortgage - WHEDA	\$ 3,341,637	0	3,341,637
First Mortgage - IFF	-	-	850,000
City of Two Rivers TIF (IFF)	100,000	-	100,000
Affordable Housing Funds - Two Rivers	796,750	-	796,750
HOME Funds	2,000,000	-	2,000,000
WHEDA ARPA Funds	-	0	0
GRP	1,025,000	-	1,025,000
WHEDA HTF FUNDS	100	-	800
GP Equity	-	800,000	800,000
Chicago AHP Funds	1,069,801	\$ 175,048	7,266,839
LRTC Equity	-	862,074	862,074
Deferred Dev Fee	3,022,800	(3,022,800)	-
Construction Loan - WHEDA	5,622,800	(5,622,800)	-
Construction Loan - IFF	-	-	-
Total Sources Of Funds	\$ 15,238,579	\$ 1,482,922	\$ 16,721,501
USES OF FUNDS	Total Construction	Post Construction	Total Permanent
Acquisition & Site Costs	177,000	-	177,000
Land Acquisition	30,000	-	30,000
Ecoturf/Reserves	380,000	-	380,000
Environmental Remediation	228,000	-	228,000
Utilities	-	-	-
Construction & Commercial Costs	8,540,380	-	8,540,380
Residential Construction NC	835,710	-	835,710
General Requirements	214,584	-	214,584
Contractor Overhead	835,710	-	835,710
Contractor Profit	591,088	-	591,088
Construction Contingency	120,000	-	120,000
GC Transition Pre Con	5,000	-	5,000
FF&E	105,188	-	105,188
Sudden Risk Insurance	30,000	-	30,000
Building Permits + Cost Cert	189,432	-	189,432
Performance Bond 7.8% of Const. Contract	-	-	-
Engineering & Architectural	216,000	-	216,000
Architect Design	105,000	-	105,000
Architect Supervision & Reimbursable Expenses	91,500	-	91,500
Engineering Structural & Civil	4,000	-	4,000
Survey	2,500	-	2,500
Geotechnical	-	-	-
Construction Interest & Fees	3,000	-	3,000
Insurance Retain Expense	911,210	-	911,210
Construction Interest	32,384	-	32,384
Pre Dev Interest + Fees	20,000	-	20,000
Construction Title and Recording	60,452	-	60,452
Loan Origination (WHEDA + IFF) - 1%	30,000	-	30,000
Lump Sum for IFF Fees ESTIMATE	-	-	-
Perm Financing	50,125	-	50,125
Perm Origination Fee - 1.5% (WHEDA) and 1% (IFF)	20,000	-	20,000
Perm Lender Legal (WHEDA)	-	-	-
Sell Costs	8,000	-	8,000
Market Study	10,000	-	10,000
Appraisal	8,000	-	8,000
WHEDA Closing Extension Fee	88,485	-	88,485
Tax Credit Fee	5,000	-	5,000
Marketing	32,500	-	32,500
Phase 1 ESA & Phase 2 ESA	30,000	-	30,000
Property Insurance	20,000	-	20,000
Title & Recording Fees	-	20,000	20,000
Cost Certification	27,500	-	27,500
AHP Application Fee (BT)	20,000	-	20,000
HOME App Fee (BT)	17,250	-	17,250
AHP Origination Fee (2.5%)	40,919	-	40,919
Closed Corp Funds Origination (2.5%)	15,000	-	15,000
Accounting (BT)	5,000	-	5,000
Zoning and Municipal Fees	62,000	-	62,000
GP Legal Fees	42,282	-	42,282
Return & Reinsurance Fee (WHEDA)	-	-	-
Syndication Costs	55,000	-	55,000
Organization/Legal/Syndication	-	-	-
Developer Fees / Reserves	72,861	1,016,010	1,088,871
Developer Fee	45,000	-	45,000
Consultant Fee	-	187,491	187,491
Operating and O&M Reserve - \$1,000,000	-	322,412	322,412
Start Up Reserve - HOME Fund Requirement	-	27,000	27,000
Regulation Reserve	-	-	-
Total Uses Of Funds	\$ 15,238,579	\$ 1,482,922	\$ 16,721,501

EXHIBIT D

SITE PLAN

EXHIBIT E

EASEMENT AGREEMENT - Trail

Document Number

Document Title

PUBLIC ACCESS EASEMENT

THIS PUBLIC ACCESS EASEMENT (hereinafter referred to as "Easement") made by and between West River Lofts LLC (hereinafter referred to as "Grantor") and the City of Two Rivers (hereinafter referred to as the "Grantee").

RECITALS

WHEREAS, Grantor is the owner of certain real property located in City of Two Rivers, Manitowoc County, Wisconsin more particularly described as (hereinafter referred to as the "Premises"): See Exhibit A.

WHEREAS, the Grantor is building a multi-family residential development on the Premises with frontage along the West Twin River; and

WHEREAS, the Grantee would like access along the West Twin River frontage for a pedestrian walkway and to enter into an agreement setting forth rights and responsibilities related thereto; and

WHEREAS, upon the development agreement between Grantor and Grantee, the Grantor has agreed to convey a public access easement in perpetuity to Grantee based on the terms contained herein;

NOW THEREFORE, the Grantor hereby grants to Grantee, its employees, agents, representatives, successors and assigns, an Easement under the terms and conditions contained herein.

1. The Grantor and the Grantee confirm and agree that the recitals set forth above are true and correct and incorporate the same herein for all purposes.
2. The Grantor grants to the Grantee an easement over and across a twelve-foot strip of land running along the edge of the West Twin River over the length of property owned by the Grantor together with a six (6) foot access easement along the west boundary between 14th Street and the river.
3. The Grantee shall not be required to maintain any sheet piling along the river's edge.
4. Public access along the easement shall be limited to foot travel only. This Easement does not

Recording Area

Return:

Parcel Identification Number (PIN):

grant any users the right to operate motorized vehicles in any manner or method.

5. The Grantor shall not obstruct the free and uninhibited use of the Premises by the Grantee and the public. The Grantee shall not obstruct the free and uninhibited use and access of the Grantor.
6. The Grantor may use the Premises for purposes that will not interfere with Grantee's full enjoyment of the rights granted in this Easement.
7. The Grantee may install fencing, landscaping, lighting, sidewalk, benches and waste containers.
8. The Grantee may post signs and posters on the Premises, in compliance with law, to delineate and locate the Premises for public use and shall control said use to minimize interference with the Grantor's Property, and any adjacent lands owned by Grantor.
9. The Grantee may publish the location of the Premises electronically or by depicting the location of the Premises on a map for the purpose of directing Users to the location of the Easement.
10. This Easement sets forth the entire understanding of the Grantor and Grantee and may not be modified or amended except by a written document executed and acknowledged by Grantor and Grantee, and the successors and assigns in ownership to the Premises, respectively and duly recorded in the office of the Register of Deeds of Manitowoc County, Wisconsin.
11. If any term or condition of this Easement shall be deemed invalid or unenforceable, the remainder of this Easement, or the application of the term or condition to persons or circumstances other than those to which it is held invalid or unenforceable, shall not be affected thereby, and each term and condition shall be valid and enforceable to the fullest extent permitted by law.
12. It is intended that this Easement shall be construed as being an adequate and legally enforceable agreement. Enforcement of this Easement may be by proceedings at law or in equity against any person or persons violating or attempting or threatening to violate any term or condition in this Easement, either to restrain or prevent the violation or to obtain any other relief. If a suit is brought to enforce this Easement, the prevailing party shall be entitled to recover its costs, including reasonable attorney fees, from the non-prevailing party.
13. This Easement shall be construed and enforced in accordance with the laws of the State of Wisconsin.
14. All of the terms and conditions in this Easement, including the benefits and burdens, shall run with the land and shall be binding upon, inure to the benefit of, and be enforceable by the owner of the Premises and their respective successors and assigns. The Easement is an Easement appurtenant to the Premises and may not be transferred separately from, or severed from, title to the Premises. This grant of Easement is subject to all legal encumbrances, including the terms

and conditions of any documents creating easements in favor of Grantor over parts of the Premises.

15. All notices to either party to this Agreement shall be delivered in person or sent by certified mail, postage prepaid, return receipt requested, to the Grantee at the address stated at the top of this agreement, and to the Grantor or Grantor's Designee, to the address to which the property tax bill for the Premises is sent.
16. The terms Grantor and Grantee may be singular or plural and shall include all successors and assigns.
17. Additional Conditions
 - A. INSERT SPECIFIC ACCESS ACTIVITIES AND PROVISIONS ON THE PROPERTY, INCLUDING ANY EXCLUDED ACCESS AREAS, LIMITED TIMES OF ACCESS OR TYPES OF ACTIVITIES,

END OF CONDITIONS

IN WITNESS WHEREOF, the Grantor grants this easement and has caused this instrument to be executed on its behalf this _____ day of _____, 20____.

(SEAL)

(SEAL)

State of Wisconsin)
) ss.
_____ County)

Personally came before me this _____ day of _____, 20__, the above-named _____, to me known to be the person who executed the foregoing instrument and acknowledged the same.

*Notary Public, State of Wisconsin
My commission (expires)(is) _____

IN WITNESS WHEREOF, the Grantee has caused this instrument to be executed on its behalf this _____ day of _____, 20____.

By _____ (SEAL)

State of Wisconsin)
) ss.
_____ County)

Personally came before me this _____ day of _____, 20____, the above-named _____, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, State of Wisconsin
My Commission (expires)(is) _____

Exhibit A

LOTS 1-6, BLOCK 83, LOTS 1-5, EXCEPT THE WEST 15 FEET OF LOT 5, BLOCK 84
LOTS 1-4 & 8-12, BLOCK 87, LOTS 1-4, BLOCK 88, VACATED MONROE STREET,
VACATED WEST STREET, & VACATED 14TH STREET, ALL IN ORIGINAL PLAT
CITY OF TWO RIVERS, MANITOWOC COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, Eric R. Otte, Professional Land Surveyor, hereby certify:

That I have surveyed, divided, and mapped a parcel of land described below.

That I have made such Certified Survey by the direction of the Bright Horizon Properties, LLC, bounded and described as follows:

Lots 1-6, Block 83, Lots 1-5, except the West 15 feet of Lot 5, Block 84, Lots 1-4 and 8-12, Block 87, Lots 1-4, Block 88, Vacated Monroe Street, Vacated West Street, and Vacated 14th Street, all in Original Plat, City of Two Rivers, Manitowoc County, Wisconsin, and more particularly described as follows:

Commencing at the Southwest corner of the Northwest 1/4 of Section 1, T. 19 N.-R. 24 E.; thence North 00°-48'-17" West along the West line of the Northwest 1/4 of said Section 1, 209.62 feet; thence North 89°-1'-43" East, 1860.82 feet to a point that is 16 feet more or less from the West shoreline of the West Twin River and to the point of beginning; thence South 61°-10'-02" East along a meander line of the West shoreline of the West Twin River, 561.89 feet to a point that is 20 feet more or less from the West shoreline of the West Twin River; thence North 75°-10'-22" East along a meander line of the West shoreline of the West Twin River, 81.57 feet to a point that is 10 feet more or less from the West shoreline of the West Twin River; thence South 30°-19'-42" East along a meander line of the West shoreline of the West Twin River, 261.22 feet to a point that is 20 feet more or less from the West shoreline of the West Twin River; thence South 00°-36'-12" East, 59.83 feet to a point on the North right of way line of 13th Street; thence South 89°-42'-10" West along said North right of way line, 723.29 feet to the Southwest corner of said Lot 8, Block 87; thence North 00°-33'-35" West along the West line of said Lot 8, 150.29 feet to the Northwest corner of said Lot 8; thence North 89°-35'-24" East along the North line of said Lot 8, 60.35 feet to the Southwest corner of said Lot 4, Block 87; thence North 00°-33'-35" West along the West line of said Lot 4 and its extension Northerly, 210.39 feet to the North right of way line of 14th Street; thence South 89°-29'-30" West along said North right of way line, 45.35 feet; thence North 00°-33'-36" West, 195.72 feet to the point of beginning and containing 5.66 acres (246,655 sq. ft.) of land, more or less including all the land lying between the meander line and the West shoreline of the West Twin River.

That such is a correct representation of all the exterior boundaries of the land surveyed and the subdivision thereof made.

EXHIBIT F

EASEMENT AGREEMENT – Access to CN Trestle Bridge

Exhibit F**EASEMENT AGREEMENT**

Document No.

THIS AGREEMENT is made as of this _____ day of _____, 2023, by and between WEST RIVER LOFTS LLC ("Grantor") and the CITY OF TWO RIVERS, WISCONSIN ("Grantee").

Recitals:

Grantor is the owner of certain real property (the "Property") located in the City of Two Rivers, Manitowoc County, Wisconsin, more particularly described as in Exhibit A attached hereto and made a part hereof ("the Property"). Grantor has agreed to grant Grantee an easement to construct, maintain and repair a bicycle and pedestrian trail on the Property within a _____ foot wide area, as shown on the map attached hereto as Exhibit A ("the Easement Area") pursuant to the terms and conditions hereinafter set forth.

Agreement

In consideration of the foregoing recitals, the mutual covenants and agreements contained herein and other good and valuable consideration, the receipt, value and sufficiency of which is hereby acknowledged, the parties hereby covenant and agree as follows:

THIS SPACE RESERVED FOR RECORDING
DATA

Return to: City of Two Rivers
City Manager's Office
1717 E. Park Street, P.O. Box 87
Two Rivers, WI 54241

Parcel Identification Number
Non-homestead property

1. **Public Trail Easement.** Grantor hereby grants to Grantee a permanent, exclusive easement for the purpose of constructing, installing, maintaining, repairing, and replacing a bicycle and pedestrian trail ("the Trail") within the Easement Area together with the right to enter the Easement Area and the Property whenever necessary for the purpose of constructing, installing, maintaining, repairing, and replacing the Trail.

2. **Improvements.** The Grantee may construct, maintain and repair improvements in the Easement Area. Such improvements may include, but not necessarily be limited to: (a) A colored concrete area 3 feet in width, immediately adjacent to the street right-of-way, to be constructed of red colored concrete; (b) A 10-foot wide trail paved in non-colored concrete, located immediately adjacent to the colored concrete, for use as a pedestrian and bicycle trail; (c) A 3-foot wide area paved in non-colored concrete and marked with painted cross-hatches, as a buffer zone between the pedestrian and bicycle trail.

3. **Access to/Removal of Bridge.** Grantor further grants to Grantee access to the CN Railroad Bridge ("the Bridge") adjacent to the Easement Area for the purpose of utilizing the Bridge or any portion thereof as part of a river crossing for the pedestrian and bicycle trail as described above. Grantee shall have the right to use any portion or all of the Easement Area for access by Grantee's staff or other parties authorized by the Bridge, as well as for staging of materials, parking and operation of machinery and equipment,

and any other activities associated with the construction, operation, maintenance, repair and reconstruction of such trail segment and any related work involving the Bridge.

In addition, Grantee is granted access to the Bridge adjacent to the Easement Area for purposes of demolishing and removing the Bridge, or doing other work on the Bridge, including inspection, restoration, repair or maintenance work.. Grantee shall have the right to use any portion or all of the Easement Area for access by Grantee's staff or other parties authorized by the Grantee, as well as for staging of materials, parking and operation of machinery and equipment, and any other activities associated with demolition, operation, maintenance, repair and reconstruction of the Bridge. Grantee shall provide the Grantor with at least 10 days written notice of Grantee's intent to use the Easement Area in connection with the Bridge for the purposes described herein.

4. Fence. Grantee shall install and maintain fencing at least 4 feet in height around the outer perimeter of the Easement Area (except for that portion bordering the West Twin River), whenever Grantee engages in any activity that involves use of construction equipment within the Easement Area, for activities addressed in this Easement Agreement.

5. Notices. All notices to any party to this Agreement shall be in writing and sent by nationally recognized overnight courier or by certified mail, postage prepaid, return receipt requested, addressed as follows:

Grantor: West River Lofts LLC
1420 W Center, Suite 2
Street, Milwaukee, Wisconsin 53206

Grantee City of Two Rivers
City Manager's Office
1717 E. Park Street
Two Rivers, WI 54241

Either party may change its address for notice by written notice to the other party.

6. Covenants Running with the Land. All the terms of this Agreement, including the benefits and burdens, shall run with the land and shall be binding upon and inure to the benefit of and be enforceable by Grantor and Grantee and their respective successors and assigns.

7. Governing Law. This Agreement shall be construed and enforced in accordance with the laws of the State of Wisconsin.

8. Entire Agreement. This Agreement sets forth the entire understanding of the parties and may not be changed except by a written document executed and acknowledged by all parties to this Agreement and duly recorded in the Office of the Recorder of Deeds for Manitowoc County, Wisconsin.

9. Partial Invalidity. If any term, covenant, or condition of this Agreement or the application thereof to any person or circumstance shall be invalid or unenforceable, the remainder of this Agreement, or the application of such term, covenant or condition to persons or circumstances other than those to which it is held invalid or unenforceable shall not be affected thereby, and each term, covenant and condition shall be valid and enforceable to the fullest extent permitted by law.

10. Waivers. No delay or omission by any party in exercising any right or power accruing upon any default, non-compliance or failure of performance of any of the provisions of this Agreement shall be construed to be a waiver thereof. A waiver by a party of any of the obligations of any other party shall not be construed to be a waiver of any breach of any other terms, covenants or conditions of this Agreement.

IN WITNESS WHEREOF, this Agreement has been duly executed as of the date first written above.

GRANTOR:

WEST RIVER LOFTS LLC

GRANTEE:

CITY OF TWO RIVERS

By: _____

By: _____

Name: _____

Title: _____

ACKNOWLEDGMENTS

STATE OF WISCONSIN)
) SS
COUNTY OF MANITOWOC)

This instrument was signed and acknowledged before me on _____, 2023,
by _____.

[Seal]

Notary Public, State of Wisconsin
My commission _____

STATE OF WISCONSIN)
) SS
COUNTY OF MANITOWOC)

This instrument was signed and acknowledged before me on _____, 2023,
by _____ as _____ of the City of Two Rivers.

[Seal]

Notary Public, State of Wisconsin
My commission _____

100%	200%	300%	400%	500%	TOTAL
INTERIOR	0	0	0	0	0
2ND FLOOR	4	4	4	4	16
3RD FLOOR	8	8	8	8	32
4TH FLOOR	4	4	4	4	16
5TH FLOOR	0	0	0	0	0
TOTAL	16	16	16	16	64

THE NEW YORK TIMES

PLAN COMMISSION SUBMITTAL

PROPOSED NEW CONSTRUCTION
TWO RIVERS APARTMENTS
1000 E. TWO RIVERS W 54241

ISSUE DATE: (07/22/2021)

DRAWN BY: **AUTOP**

A 2

ARCHITECTURAL SITE PLAN
NOT TO SCALE

Need legal
for Areq
shown in
Red

EXHIBIT G

**EASEMENT AGREEMENT
OPTION AGREEMENT FOR PROPERTY ADJACENT TO CN TRESTLE BRIDGE**

OPTION TO PURCHASE REAL ESTATE

AGREEMENT entered into as of this _____ day of _____, 2023 (the "Effective Date"), by and between **West River Lofts LLC** ("the Grantor") and the **City of Two Rivers, Wisconsin, a municipal corporation** ("the Grantee") for the Option to Purchase the real property (the "Premises") described in Section 1 of this Agreement.

FOR VALUE RECEIVED and in consideration of the mutual covenants and conditions contained herein, Grantors and Grantee agree as follows:

1. **PURCHASE OPTION.** The Grantee is conveying to the Grantor the exclusive Option to Purchase the Premises described in Exhibit A attached hereto and made a part hereof.

The parties hereto agree that Grantee shall have the perpetual option to buy the Premises for park, open space, trail and/or utility purposes. Grantee shall exercise this option by providing Grantors with written notice of its intent to exercise this Option, as provided in this Agreement.

Grantor hereby grants Grantee and Grantee's employees, agents, representatives and contractors, the right, on reasonable prior notice to Grantor, to enter upon the Premises for purposes of making such surveys, engineering studies, feasibility studies, environmental assessments, general inspections and other customary and reasonable studies, inspections and tests as Grantee deems necessary. Grantee shall repair any damage to the property caused by its entry on the property. All entry shall be during reasonable hours and after reasonable prior written notice to Grantor. All entry shall be at the sole risk and expense of Grantee, its employees, agents, servants, representatives and contractors.

2. **PURCHASE PRICE.** The purchase price for the Pond Parcel shall be \$1.00.
3. **TIME IS OF THE ESSENCE.** Time is of the essence as to possession, occupancy, date of closing, and all other dates and deadlines set forth in this Agreement.

4. **CLOSING.** Closing, as used herein, shall refer to the actual purchase and sale of the Premises in the event Grantee elects to exercise its option. The time and place of closing shall be chosen by Grantee, but shall in any case take place not less than thirty (30) days from the date on which Grantee's notice of its desire to exercise its option is given as provided in this Agreement. Grantee and Grantor shall attempt in good faith to arrange a mutually agreeable closing date.

5. **DEED.** At closing Grantor shall convey the Premises to Grantee by a quit claim deed.

6. **LEGAL POSSESSION AND OCCUPANCY.** Legal possession of the Premises shall be delivered to Grantee on the date of closing.

7. **ADJUSTMENTS/CLOSING COSTS/PRORATIONS.** Real estate taxes shall be prorated as of the date of closing based on the current year's real estate taxes, if available; on the prior year's taxes if the current year's taxes are not available. Grantee agrees to pay all closing costs (transfer tax, title insurance, etc).

9. **MISCELLANEOUS PROVISIONS.**

a. **Waiver.** The waiver by any party hereto of a breach of any provision of this Agreement shall not operate or be construed as a waiver of any subsequent breach.

c. **Entire Agreement and Amendment.** This Agreement constitutes the entire agreement and supersedes all prior agreements and understandings between the parties hereto with respect to the subject matter hereof. This Agreement may only be amended by a written agreement of all the parties.

d. **Severability.** The invalidity of all or any part of this Agreement shall not render invalid the remainder of this Agreement or the remainder of any such part. If any provision of this Agreement is so broad as to be unenforceable, such provision shall be interpreted to be only so broad as is enforceable.

e. **Section and Other Headings.** The section and other headings contained in this Agreement are for reference purposes only and shall not affect the meaning or interpretation of this Agreement.

f. Assignment, Binding Effect, Benefits. This Agreement will inure to the benefit of the parties hereto and shall be binding upon the parties hereto and their respective heirs, legal representatives, successors and assigns. Neither party may assign its/his/her right or obligations hereunder without the prior written consent of the other party.

g. Governing Law-Jurisdiction. This Agreement shall be construed as to both validity and performance and enforced exclusively in accordance with and governed by the internal laws of the State of Wisconsin.

h. Survival of Representations and Warranties. All representations and warranties made herein shall survive the closing.

i. Notice. Notice hereunder shall be deemed given when mailed registered mail, return receipt requested, addressed to Grantor or Grantee as follows:

Grantee: % City Manager
1717 E. Park Street
Two Rivers, WI 54241

Grantors: West River Lofts LLC
1420 W Center Street
Milwaukee, Wisconsin 53206

IN WITNESS WHEREOF, the parties have executed this Agreement on the date first above written.

WEST RIVER LOFTS LLC

BY: _____

CITY OF TWO RIVERS

BY: _____
Gregory E. Buckley, City Manager

STATE OF WISCONSIN
COUNTY OF MANITOWOC

Personally came before me on _____, 2023 the above-named _____
to me known to be the person who executed the foregoing and acknowledged the same.

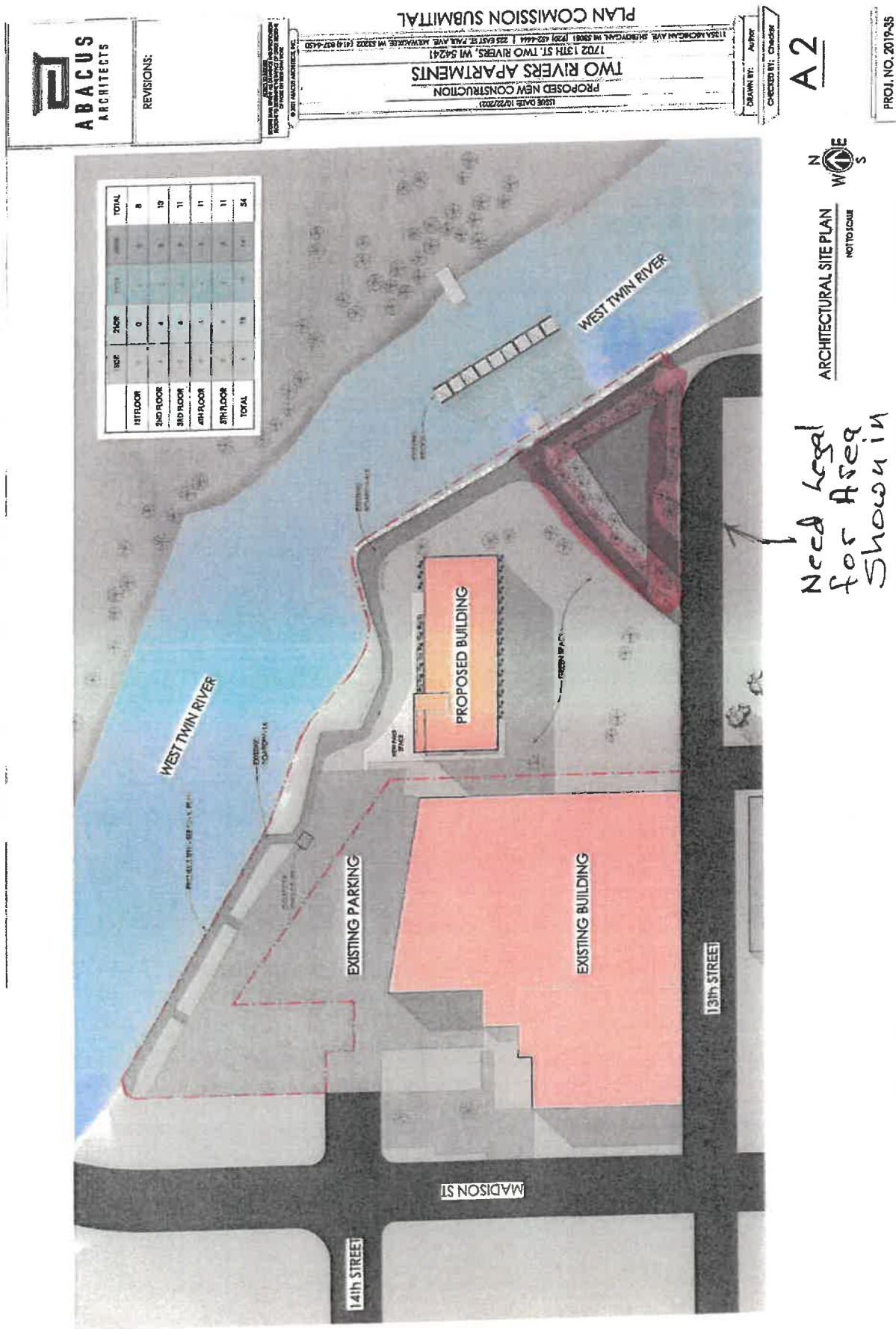
Notary Public
(SEAL)

STATE OF WISCONSIN
COUNTY OF MILWAUKEE

Personally came before me on _____, 2023 the above-named _____
to me known to be the person who
executed the foregoing and acknowledged the same.

Notary Public
(SEAL)

This Instrument Drafted by
John M. Bruce, West & Dunn, LLC



Proclamation / Prohlášení

Whereas, in the spirit of friendship and goodwill, the sister cities of Two Rivers, Wisconsin, USA and Domažlice, Czech Republic agree:

- To encourage a greater understanding of and appreciation for the history that binds our two communities together;
- To support and encourage visits by the citizens of both communities;
- To collaborate by exploring educational, economic, historical, and cultural opportunities.

V duchu přátelství a dobré vůle, se partnerská města Two Rivers, Wisconsin, USA a Domažlice, Česká republika dohodly, že budou:

- podporovat vzájemné porozumění a pochopení dějin, které se týkají obou partnerských měst;
- podporovat a podněcovat návštěvy občanů obou partnerských měst;
- spolupracovat na rozvoji příležitostí v oblasti vzdělávání, ekonomiky, historie a kultury.

Now Therefore, Two Rivers, Wisconsin, USA and Domažlice, Czech Republic do hereby proclaim themselves Sister Cities.

Na tomto základě samostatně prohlašují, Two Rivers, Wisconsin, USA a Domažlice, Česká republika, že jsou Partnerská města.

Sculpture Honors Deep Cultural Connection

Many Two Rivers area residents can trace their lineage back to Domažlice and the surrounding countryside.



Two Rivers/Domažlice Sister Cities
PO Box 214
Two Rivers, WI 54241-0214

The Two Rivers Historical Society/Sister City Fund is a 501(c)(3) nonprofit organization. Your contribution is tax-deductible to the extent allowed by law.



**Two Rivers
Domažlice
SISTER CITIES**

FRIENDSHIP TABLE DEDICATION

August 6, 2023

**1 p.m. Dedication
Central Park East**

**2 p.m. Concert
Central Park West**

**Václav Fiala
Sculptor**

THE FIALA STORY

Václav Fiala is an award-winning Czech sculptor whose works have drawn praise and commissions across Europe, Australia, and the United States. Fiala studied art in New York City after the Czechs freed themselves of Soviet oppression in 1989. America became a symbol of freedom and opportunity.



Fiala learned of Matt Konop's Czech-American connection in 2015 at a performance in Klatovy, Czech Republic, of "The Accidental Hero," a one-man show about Col. Matt Konop of Two Rivers written and performed by his grandson, Patrick Dewane. The show tells the amazing story of his grandfather's role in the liberation of Domažlice.

Václav Fiala had been commissioned by the city of Domažlice to create a memorial to the American liberation of the city. He indicated he would be honored to create a monument for Two Rivers.

Fiala used Konop's actual World War II helmet as the model for both the Two Rivers Friendship Table and his monument in Domažlice.

Václav Fiala will be in Two Rivers to participate in the installation of the sculpture and to attend the August 6, 2023, dedication of his Friendship Table.

THE SCULPTURE



"Friendship Table"

A sculpture titled "Friendship Table" by renowned Czech artist Václav Fiala, will be dedicated in Two Rivers' Central Park on Sunday, August 6, 2023. The work will share design elements with Fiala's World War II liberation monument in Two Rivers' Sister City, Domažlice, Czech Republic.

The Two Rivers Friendship Table will be circular with a tree growing through an opening in the middle, a symbol of life and ongoing friendship. On the table top will be the two granite hats signifying two friends – one American, one Czech – sitting at a table for a meal and conversation.

THE SISTER CITY

Section 10, Item B.

The Sister City story began with Matt Konop who was born in Stangelville, WI, but lived most of his adult life in Two Rivers. He is the central character in a story that unites the Two Rivers area with the city of Domažlice in the Czech Republic. Col. Konop was selected to head an advance party of soldiers charged with liberating cities and villages in western Czech Republic in May 1945.

Konop soon recognized that one of the towns being liberated by the American forces was Domažlice, his ancestral home from which his family had emigrated in the 1860's. The local citizens welcomed him and raised him on their shoulders as a hero – one of their own who had returned to liberate them.



Because of the Konop family's historical ties to the Czech area, the city of Domažlice asked the city of Two Rivers to become official Sister Cities in 2017. Adult and student delegations have forged strong friendships with both cities, including six adult and student cultural exchanges.



**TWO
RIVERS**
WISCONSIN

Two Rivers Utilities

Electric Department

Section 10, Item C.

1415 Lake Street
Two Rivers, WI 54241
920.793.5550
www.trwaterandlight.com

MEMO

DATE: June 27th 2023
TO: Greg Buckley, Utilities Committee, City Council
FROM: Brian Dellemann, Electric Utility Director
SUBJECT: Electric Utility Bucket Truck Replacement

The Two Rivers Electric Utility is currently looking to upgrade our 2013 bucket truck. This truck is used daily for numerous tasks and to assist other departments with various requests.

I have found that lead times are still a major issue and pre-planning is necessary. I had previously mentioned this during Utility Committee meetings and suggested we plan accordingly. With that in mind, I have requested a quote for a 2025 Model International from Utility Sales and Service. They are the same vendor that we have building our replacement Digger Derrick truck for 2023. Likewise, they also perform annual safety inspections for us.

Historically our department has operated with two large bucket trucks. Each of the bucket trucks are assigned to a two-person crew. The bucket truck that will be replaced is a 2013 60' International over center boom mount. The new bucket truck will be a 60' squirt boom style truck, which allows additional functionality. We will investigate avenues to dispose of the old truck to offset the purchase price.

Utility Sales and Service, Inc. has proposed a truck with a one-year warranty and has a limited number of openings left in their schedule. The quote we received from USSI for the 2025 Model International came in at a total cost of \$356,067.00. USSI has an estimated delivery of April of 2025.

Utility Sales and Service Inc. is a local company that is in the Appleton area and has serviced all our heavy-duty equipment. Due to the demands and uncertainty of materials the sooner we decide on this equipment the better.

It would be my recommendation to the Utility Committee and City Council to approve the quote of USSI for the amount stated of \$ 356,067.00 for the 2025 Model International.

Respectfully,

Brian Dellemann
Electric Utility Director



412 Randolph Drive, Appleton, Wisconsin, 54913, Office (920) 788-2699 Fax (920) 788-4699

Quote Type:	Sales Quote
Company name:	Two Rivers Water & Light Department
Customer Name:	Brian Dellemann
Customer Email address:	bridel@two-rivers.org
Quote Date:	6/9/2023
Vehicle Use:	Aerial
Quote Number:	230503
Drawing?:	Drawing with Quote

Chassis		Estimated Chassis Price	
QTY	Description	Extra Chassis Info	Drive & Engine
1	International	MV607	4x2 Diesel
	GVWR	33,000lbs	
	Cab Color	White	
	CA"	112"	
	Cab Type	Reg Cab	
	Air Brake Trailer Provisions? (Glad Hands)	No	

Aerial		Extra Aerial Info	Supplier
QTY	Description		
1	VST-6000-I05		TIME

Horizontal Reach	38'9"
Height to bottom of platform	60' 1"
Minimum GVWR	31,000lbs
Appx Curb Weight for Stability	24,000lbs
Platform Capacity (With Jib if applicable)	400/500lbs
Platform Size	48"
Jib	Dual Articulating Jib (Cobra Jib)
Requested Jib Capacity	1000lbs
Start Stop Location(s)	Upper & Lower Controls, Rear
Two Speed Switch Location(s)	Upper & Lower Controls, Rear
Emergency Power Location(s)	Upper & Lower Controls
Aerial/Digger Color	White
Digger Controls? Radio or Full Hyd	N/A
Platform Stow Position	CS
Boom Rest Type	Auto Boom Latch
Elevator	Yes
Tru-guard	No
Hydraulic Tools at Basket	Yes
Hydraulic Tool Pressure Setting/GPM	Set to Versalift Spec
Number of Outriggers	Two Sets
Outrigger Color	Black

Body		
QTY	Description	Extra Body Info
1	102T	

Body Dimensions	
SS Compartment Lengths in Inches	25.75/19.25/27.25/53.5/24.25
CS Compartment Lengths in Inches	25.75/WU/21.25/53.5/24.25
Front of body to CA	99"
Overall Body Length	150"
Compartment Mounting Height From floor to TOC	30"
Overall Width	94"
Pack Depth	18"
Floor Width	58"
Pack Height	48"
Chassis CA	112"
Front outrigger inside body Cutouts/ Or outside of body	Outside of Body
Rear outrigger inside body Cutouts/ Or outside of body	Outside of Body
Body Color	White
Body Lights	In Rear of Tailshelf

Body/Compartment Accessories			
QTY	Description	Location	Special Instructions
1	Under Structure	Under Structure	Steel
1	Floor Material	Floor	Aluminum
1	Non-Skid Compt Tops	See Special Instructions	All Compt Tops
1	Rope Light Compt Lighting	See Special Instructions	Both Sides & Top of All Compts
4	Wheel Chock Holder	Both SS & CS	Fenders
1	Rubber Mounted Grip Strut Step	Ship Loose	For Access Way
1	Drip Rail	See Special Instructions	Above Compt Doors
1	Alum Rock Guards	ALL	Front Bottom Corner of Body. Marker Light Mounted 1" Above Each Guard.
2	Tailboard	See Special Instructions	Black 2"x6" composite around the bucket on the tailshelf. Ship full tailboards loose to USSI.
7	Locking Swivel Hook	First Vertical (SS)	2-3-2 mounted on adjustable rails.
4	Adjustable Shelf W/Dividers	Second Vertical (SS)	Under hotstick shelf.
14	Adjustable Locking Swivel Hooks	Third Vertical (SS)	(1) higher set and (1) lower set of 2-3-2 mounted on adjustable rails.
1	Adjustable Shelf W/Dividers	Horizontal (SS)	
14	Locking Swivel Hook	Rear Vertical (SS)	Mount 2-3-2 top and botom.
14	Locking Swivel Hook	First Vertical (CS)	Ship all hooks loose for USSI to install.
1	Access Way W/Grip Strut Steps & Understep Storage	Second Vertical (CS)	Two grab handles. Under step storage compartment with lid.
1	Open	Third Vertical (CS)	Side and rear walls lined with 1/2" wood.
1	Adjustable Shelf W/Dividers	Horizontal (CS)	With center support
12	Durham Cabinet	Horizontal (CS)	Installed below the adj. shelf on an aluminum riser.
3	Pullout Drawer	Horizontal (CS)	Installed on the left, lower rearward part of the compartment on an aluminum riser.
4	Adjustable Shelf W/Dividers	Rear Vertical (CS)	
1	Hot Stick Shelf W/Small Rear Door	SS	Shall not extend into the first SS compartment.
1	Punched Alum Tray	Ship Loose	8"x20"x120". USSI will install SS Top

Other				
QTY	Description	Hyper Link to Photo/Drawing	Part Number	Mounting Location/Special Instructions
1	Bucket Cover 24"X48" W/Control	Click here once!	CB-8 W/C	On Bucket
1	Bucket Liner W/Inside Step 24"X48"X42"	Click here once!	L4842S	In Bucket
2	Mudflap 16"X24" USSI	Click here once!	B16LXC,MF-BRKT	Behind Rear Tires
4	Outrigger Pad 24X24 With Holder	Click here once!	ZZD2424,6003005A-2	Near O/R's
1	Fire Extinguisher 10Lb W/Rubber Bracket	Click here once!	FX466204,862	Ship Loose
4	Wheel Chock Galvanized	Click here once!	ZZ8500-UT	In Holders
1	Cone Holder Bumper Mount SS	Click here once!	6003012S	Front Bumper
1	Cone Holder Bumper Mount CS	Click here once!	6003012C	Front Bumper
4	E-Track Hook, Spring Loaded J Style	Click here once!	01120	Ship Loose
10	E-Track Galvanized (Per Ft)	Click here once!	43001	On the inboard side of the CS material storage box with (4) material hooks.
4	4" PVC With Aluminum Cap Kit	Click here once!	689-9969,CC400	Provide and install along SS load bed wall as follows: (1) 3"x114"L with one cap, (1) 3"x90"L below with one cap, (1) 3"x120"L below with aluminum cap kit and (1) 3" x30"L below 120" tube.
1	Wire Spool Holder		6003163	Mounted up against bulkhead (see UPPCO VST6000 pics).
1	Transformer Holder	Click here once!	6003043	SS rear of tailshelf with grab handle.
2	4" PVC With Aluminum Cap Kit	Click here once!	689-9969,CC400	Mounted on CS front of body 24" tall to hold signs. (see Two Rivers pics in photo folder).
1	Rubber Mounted Drop Down Step	Click here once!	6003004	Rear SS below tailshelf.
1	Vise Wilton 5" Shop Vise 63301	Click here once!	ZZWS5	Off the rear CS with a riser mount plate.
2	Shovel Holders		ZZSH675	(1) Installed on SS front of compartment and (1) on CS front compartment. To hold (2) shovels.
2	Sign Holders		6003313	SS Front Outrigger. See Two Rivers pics in photo folder.
1	Hitch Vise Holder		6003077	In vise receiver tube.
1	Rubber Pad for Boom Protection	Click here once!	434-1	USSI Standard
2	Paint Non-Skid Black	Click here once!	AS-150	Walking Surfaces and inside all boxes.
1	Triangle Reflector Kit	Click here once!	20R	Ship Loose

Towing				
QTY	Description	Hyper Link to Photo/Drawing	Part Number	Mounting Location/Special Instructions
1	7-Prng Rnd Plstc Trailer Socket & Boot W/Mounting Plate	Click here once!	16-720/15-740/6003192	USSI Standard
1	Brake Controller Tekonsha	Click here once!	9030	USSI Standard Under Dash
1	Eyelet Weld On 5/8"Diam	Click here once!	3024T18	USSI Standard
1	Receiver Tube 2"	Click here once!	E-12	CS Rear for vise mount. See pics.
1	IH Hitch BP100A	Click here once!	6003203	
1	15 Ton Swivel Pintle Hook Small Mounting Flanges	Click here once!	ZZBP100A	18" to throat of pintle.

Lights				Number of switches needed and what is on them.
QTY	Description	Hyper Link to Photo/Drawing	Part Number	Mounting Location/Special Instructions
2	Mini Light Bar Amber SYMICRO	Click here once!	SYMICROMBP-A	Installed on sides of boom rest on SS and CS with 360 degree visibility.
1	License Plate Light Incandescent	Click here once!	15011	USSI Standard
2	SYFLAT Surface Mount Led Strobe Light	Click here once!	SYFLAT6-AA	Grille
2	S/T/T + B/U + Strobe Combo 4" Round Light	Click here once!	SY1432ACRS	Tailshelf
2	SYFLAT Surface Mount Led Strobe Light	Click here once!	SYFLAT6-AA	Top Front Outside Corner of Body
4	Work Light LED W/O Switch W/Bracket	Click here once!	SYLED2880S-FL/SYMB-BB	2880 Lumen work lights with bracket. (1) on the front of the pedestal. (1) on the rear of the pedestal. (1) on the back of the two rear material box and tray. (See UPPCO VST6000 pics).
5	Lumabar	Click here once!	AY-LB-12HW020	(2) each side top of body. (See UPPCO VST6000 pics). (1) on each side to light up the ground. 1 Access Way
1	Golight LED	Click here once!	20074GT	CS of hood.
1	Recessed Clear Light 4" (Cargo/Reverse)	Click here once!	SY1407CK	Rear of cargo area wall.
2	Streamlights		ZZ45865	(1) on the outside of each seat.

Electrical Other Than Lights				
QTY	Description	Hyper Link to Photo/Drawing	Part Number	Mounting Location/Special Instructions
1	Back-Up Alarm Dual Function	Click here once!	STA20502DW	Normal
1	Backup Camera 5" Monitor	Click here once!	ZZRV-205A	USSI Standard
1	1500 Watt Inverter Low Profile (Ultimate Power)	Click here once!	ZZUP12/1500LP-CG	Installed on a shelf at top of compartment. (one battery)
2	120V Outlet Double GFI	Click here once!	WPB252_GFNT2-I, 7533584	One mounted on SS and CS behind seats with pigtails.
6	12V Power Point Outlet	Click here once!	AC741	(4) in the dash and (2) in C1 compartment.
2	Grounding Lug	Click here once!	7201002	Installed at front and rear CS outriggers.
1	Wire Body/Compartment Lighting			
2	Wire Harness Motion Alarm	Click here once!	6006MAH10	1 for each set of O/R's
1	Wire Harness Tailshelf Left	Click here once!	6006THL12	
1	Wire Harness Tailshelf Right	Click here once!	6006THR12	

Hydraulic / Connection Parts/PTO & Pump				
QTY	Description	Hyper Link to Photo/Drawing	Part Number	Mounting Location/Special Instructions
1	Quick Couple Kit 1/2" With Covers	Click here once!	FF-371-8FP, FF-372-8FP, TFF38N, TMF38N	At Bucket
1	Pump Big Truck	Click here once!	ZZP315A196UNAB15-65	
1	PTO Big Truck	Click here once!	ZZ280GGFJP-B5RK	

Tail Shelf				
QTY	Type	Door Type	Part Number	Mounting Location/Special Instructions
1	Saddle_Box	Vertical	SBV183094 (18H x 30W x 94L)	

Boxes/Trays

QTY	Type	Type of Lid/Door	Size/Part Number	Mounting Location/Special Instructions
1	Ladder_Tunnel	Tunnel	LT0820120	Installed on SS top of compartment.
1	Pull_Out_Drawer	Does_Not_Apply	FEDA073044 (Large Trucks)	Installed between frame rails. D-ring twist style latch.
1	Material_Box	Top_Lift_Open_Lids	MBTO142494	Mounted in front cargo area on top of compartments, full width across body (see pic in Two Rivers photo folder).
1	Stick_Box	Street_Side	SSBS1212120	Stick saw box mounted on SS cargo floor, 10" from rear of tailshelf for easy access. (See UPPCO VST6000 finished pics). Box shall be approx. 12"H x 12"W. (See pics in Two Rivers photo folder).
1	Material_Box	Top_Lift_Open_Lids	MBTO101898	Rubber goods box installed on CS top of compartment, full length of compartment. Rubber Lined
1	Material_Box	Rear_Vertical_Door_Curb_Side	MBRVCS302418	Wire reel box mounted on the rear CS tailshelf, door opening vertically to CS. Aluminum divider in middle of box, two stacks of reel holders on front right side of box, (2) J-hooks mounted in left or rearward side of box at top of box (See pics in Two Rivers photo folder).

USSI Fabrication

QTY	Description (Put a 1 in QTY for all that apply)	Part Number	Mounting Location/Special Instructions
1	Prep Chassis		
1	Hook Up Fuel Fill		
1	Fab & Install Boom Support		
1	Install Mounting Brackets for Body		
1	Fab & Install Bucket Support		
1	Install Frame Extensions for Tailshelf		
28	Plumb Unit & Fill with LubeTech All Season 22 Hydraulic Oil (Per gallon)	ZZ900244	
1	Plumb Main Outriggers		
1	Plumb Auxiliary Outriggers		
1	Install Stop/Start/Throttle on Chassis in Lieu of Wired Rite SST		
1	Install Return Filter		
1	Undercoating		
1	ANSI Inspection		
1	Dielectric Test		
1	DOT Inspection		
1	Clean and Prep for delivery		
1	Stability Test		



412 Randolph Drive, Appleton, Wisconsin, 54913, Office (920) 788-2699 Fax (920) 788-4699

Quote Date: 6/9/2023

Quote No: 230503

Brian Dellemann
Two Rivers Water & Light Department
1415 Lake St, Two Rivers, WI 54241

Dear Mr. Brian Dellemann,

UTILITY SALES and SERVICE, INC. is pleased to submit the following quote. Please review before signing this purchase contract. After signing this contract, any and all changes will result in a change order. If a change order is required, cost may be added to the total purchase cost.

The above listed customer, Cooperative, or municipality hereby agrees to purchase the Vehicle per Utility Sales and Service, Inc. Quotation No. listed above, and dated above. Further, by executing this agreement, the undersigned asserts that he/she has the authority to commit the resources of the customer listed above.

Pursuant to this agreement, The above listed customer asserts that this sale qualifies for sales tax exemption under _____ And all use of the Vehicle quoted conforms to the Wisconsin Administrative Tax Rule. If ever in the future it is determined that any tax, penalties or interest are due, they are the sole responsibility of the listed customer.

Price Information

AERIAL, BODY, ACCESSORIES & INSTALLATION:		\$263,067
CHASSIS: International 4x2 DieselReg Cab	Estimated Chassis Price	\$93,000
NET PRICE F.O.B.		\$356,067

Terms & Conditions

1 Your sales terms for this order:

Net 30 days

2 Estimated delivery date:

4/30/2025

Depending on the large
component delivery dates.

3 This quote is valid until date:

7/9/2023

4 This quotation does not include any applicable sales taxes, title or license fees.

5 (***) All cost increases including surcharges for major components (Chassis, Aerial, Body, Parts) and government mandated requirements, tariffs, and raw material surcharges will be passed through and added to invoices.

6 USSI does not guarantee to match the color of the body to the chassis cab or other painted components. A close match can be achieved by the customer providing an approved, non-metallic dry sample of paint. When metallic paint is used, the closest possible match can only be achieved by painting the body with metallic paint. Contact USSI for cost of painting the body, if desired.

7 CLARIFICATION: When Utility Sales and Service, Inc. (USSI) is requested to provide a chassis in response to a bid specification we do so as a service to our valued customer. USSI does not assume the chassis manufacturer's warranty. In addition, USSI does not provide transportation to or from our customer's preferred chassis dealer. USSI is responsible for assuring that the chassis conforms to the letter of the written specification (if said spec. is appropriate, available and feasible) in the bid request provided by our customer. USSI administers all equipment and body manufacturer's warranties applicable to components we install onto the chassis and provide a one-year warranty (from the date of delivery of the completed unit) on USSI workmanship.

8 This Purchase Contract is subject to the STANDARD TERMS AND CONDITIONS OF SALE-USSI HOLDINGS, INC., d/b/a Utility Sales and Service-EQUIPMENT & VEHICLES (the "Terms and Conditions"), as found on our webpage for equipment & vehicles terms & conditions or , PARTS AND SERVICE (the "Terms and Conditions"), as found on our webpage for parts & service terms & conditions or by contacting Utility Sales & Service Sales Department at 920-788-2699 to obtain copies. The terms of the Terms and Conditions are incorporated into herein and made part hereof and shall apply to this purchase and sale except where special requirements are stated elsewhere; in such cases, the special requirements shall apply. Delivery and acceptance of the equipment and/or vehicle subject to this invoice shall constitute unconditional acceptance of the Terms and Conditions. Delivery of the parts or completion of the service subject to this invoice shall also constitute unconditional acceptance of the Terms and Conditions.

Name: (Print): Brian Dellemann

TITLE: _____

SIGNATURE: _____

DATE: _____

Please verify Contact information below is the Current Information for your Unit.

Shipping Address: 1415 Lake St, Two Rivers, WI 54241Billing Address: 1415 Lake St, Two Rivers, WI 54241Purchase Order Number _____Contact Number: 920-323-0385Email Address: bridel@two-rivers.org

Thank you for considering *UTILITY SALES & SERVICE, INC.* to meet your needs in utility equipment. We look forward to serving you.

Sincerely,

Andrew Lang

Outside Sales Rep: Andrew Lang (920) 422-1389, alang@utilityssi.comInside Sales Rep: Jason Janquart, (920) 788-2699 jasonj@utilityssi.com



**RESOLUTION
PROCLAIMING JULY 22, 2023 AS
BRYAN LEE DAY IN THE CITY OF TWO RIVERS**

WHEREAS, Bryan Lee, a.k.a. the Braille Blues Daddy, Blind Giant of the Blues, a New Orleans Blues Institution, was born March 16, 1943 in the City of Two Rivers, Wisconsin and passed away at the age of 77 on August 21, 2020 in Sarasota, Florida; and

WHEREAS, Bryan Lee made the world a better place by dedicating his life to, and sharing, his God-given musical talent and love of early rock and blues, living by the creed that "A gift is not a gift unless you share it;" and

WHEREAS, Bryan Lee began performing professionally at the age of 13 in his hometown of Two Rivers, and continued playing all over the world, touring in the Midwest, Eastern Seaboard, Rocky Mountain States, Canada, Europe and Brazil until the year 2020; and

WHEREAS, Bryan Lee recorded 18 albums over 4 decades, bookended by 1979's *Beauty Isn't Always Visual* and 2018's *Sanctuary*, appearing on various labels that included Justin Time, Severn Records and Earrelevant Records; and

WHEREAS, Bryan Lee's achievements included a 2011 Grammy nomination with Kenny Wayne Shepherd, 2008 German Critics Award for Outstanding Blues for "Katrina Was Her Name," 2011 BMA Blues Rock Album of the Year, 2015 Big City Rhythm and Blues Lifetime Achievement Award, 2016 Legendary Blues Artist - Blues Hall of Fame, 2016 Legendary Blues Artist - Florida Blues Hall of Fame, 2017 WAMI Lifetime Achievement Award, 2018 Phoenix Radio Lifetime Achievement Award, and numerous Blues Societies Awards; and

WHEREAS, Bryan Lee was a remarkable soul who greeted each day with gratitude, optimism, and humble joy for all his blessings and gave immeasurable musical enjoyment to his legion of worldwide fans;

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Two Rivers, declares July 22, 2023, the date of the third annual Bryan Lee Memorial Blues Festival, as:

BRYAN LEE DAY

in the City of Two Rivers and urges all citizens and visitors to join in the full slate of activities planned for that day, to celebrate the gifts of this talented son of Two Rivers as his music continues to enrich the soundtrack of our lives.

Dated this 5th day of July, 2023.

Councilmember

Gregory E. Buckley
City Manager