



CITY COUNCIL MEETING

Monday, October 20, 2025 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: Mark Bittner, Doug Brandt, Shannon Derby, Bill LeClair, Darla LeClair, 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. INTRODUCTION OF INVITED GUESTS

A. Tracey Koach, representing the American Legion Auxiliary Unit 165, regarding the Wreaths Across America Ceremony and wreath-laying event scheduled for December 13, 2025.

B. Lyssa Schmidt, Van der Brohe Arboretum Executive Director

6. PUBLIC HEARING

7. INPUT FROM THE PUBLIC

8. COUNCIL COMMUNICATIONS

Letters and other communications from citizens

9. COUNCIL REPORTS FROM BOARDS/COMMISSIONS/COMMITTEES

10. CONSENT AGENDA

A. 25-202 Minutes of Meetings

1. Library Board, September 9, 2025
2. Personnel and Finance Committee, October 2 and October 9, 2025
3. Advisory Recreation Board, October 8, 2025
4. Architectural Control Committee, October 13, 2025
5. Plan Commission, October 13, 2025

Recommended Action:

Motion to receive and file

B. 25-203 Department Reports

1. Police

- 2. Electric
- 3. Safety

Recommended Action:
Motion to receive and file

C. 25-204 Summary of Verified Bills for September 2025 of \$3,653,145.51

Recommended Action:
Motion to receive and file

D. 25-205 Minutes from Boards, Commissions, and Committees with Recommendations
Requiring City Council Action: Plan Commission Meeting, October 13, 2025

a. Set a public hearing for a request for a conditional use permit for Lakeshore Humane Society located at Columbus Street, Parcel No. 053-211-102-001.09, in the Industrial District (I-2), submitted by ACE Building Service Inc (applicant) and Lakeshore Human Society (owner).

Recommended Action:
Motion to set the public hearing for Monday, November 3, 2025 at 6:00 PM

RECOMMENDED ACTION FOR CONSENT AGENDA
Motion to approve the Consent Agenda with the various actions recommended

11. CITY COUNCIL - FORMAL ITEMS

A. 25-206 Consideration of a Parking Lot Lease Agreement with The Chamber of Manitowoc County

Summary:
A parking lot lease that formalizes the arrangement of the Chamber using the City-owned gravel parking lot located adjacent to 1515 Memorial Drive.

Recommended Action:
Motion to approve and authorize City Manager to sign the agreement on behalf of the City

B. 25-207 Consideration of a Lease Agreement Between the City of Two Rivers and Two Rivers Youth Sports for Use of One Field at Vietnam Veterans Memorial Park

Summary:
A 15-year lease agreement that allows the non-profit organization Two Rivers Youth Sports to utilize, maintain, and invest in the City-owned "blue field" at 1200 35th Street

Recommended Action:
Motion to approve and authorize City Manager to sign the agreement on behalf of the City

C. 25-208 Consideration of a Ground Lease Agreement Between the City of Two Rivers and TowerPoint

Summary:
A lease agreement that provides for a perpetual telecommunications easement for the cell antenna on City-owned property at 2701 18th Street in exchange for a one-time payment of \$305,000 plus 60% of all future revenue realized from future tenants locating equipment at this location.

Recommended Action:

Motion to approve and authorize City Manager to sign the agreement on behalf of the City

D. 25-209 Consideration of a Vacant Land Listing Contract with Weichert, Realtors CornerStone

Summary:

An agreement to engage Weichert real estate professionals to market City-owned property at the corner of Hawthorn Avenue and 18th Street for future housing development.

Recommended Action:

Motion to approve and authorize City Manager to sign the contract on behalf of the City

E. 25-210 Consideration of a Fleet Refueling Contract with Kwik Trip

Summary:

The City has completed a request-for-proposals process from Two Rivers gas stations and with three proposals submitted, is seeking to approve a new fleet refueling contract with Kwik Trip at a Rate of 12-cents off every gallon fueled.

Recommended Action:

Motion to approve and authorize City Manager to sign the contract on behalf of the City

12. CITY MANAGER'S REPORT

13. FOR INFORMATION ONLY

- City Council Work Session, Monday, October 27, 2025, 6:00 PM
- City Council Regular Meeting, Monday, November 3, 2025, 6:00 PM
- City Council Listening Session, Thursday, November 13, 2025, 6:00 PM

14. ADJOURNMENT

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

In accordance with the requirements of Title II of the Americans with Disabilities Act (ADA), the City of Two Rivers will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. If you need assistance or reasonable accommodations in participating in this meeting or event due to a disability as defined under the ADA, please call the City Clerk's office at 920-793-5526 or email clerk@two-rivers.org at least 48 hours prior to the scheduled meeting or event to request an accommodation. For additional assistance, individuals with hearing or speech disabilities can call 711 and be connected to a telephone relay system.

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.



**TWO
RIVERS**
WISCONSIN

LIBRARY BOARD MEETING

Tuesday, September 9, 2025 at 6:00 PM

Community Room - Lester Public Library
1001 Adams Street, Two Rivers, WI 54241

MINUTES

1. **CALL TO ORDER** – President Sleger called the meeting to order at 6:00 PM.
2. **ROLL CALL**
Board Members Present: Shannon Derby, Don Weiss, Sharon Sleger, Katie Stone, Mary Glaser, Stanley Palmer, Jack Powalisz, Bonnie Shimulunas and Kathryn Gadd. Absent and excused – Ned Guyette. Also present: Chris Hamburg, Adult Services Coordinator; and Jeff Dawson, Director
3. **INTRODUCTION**
Bonnie Shimulunas was introduced as a new board member, representing the Manitowoc County Board.
4. **PUBLIC COMMENT** – None
5. **APPROVAL OF BOARD MEETING MINUTES**
Motion to approve the minutes from the August 12, 2025, meeting, made by Weiss, second made by Palmer. Voice vote carried unanimously.
6. **RECEIVE AND FILE EXPENDITURE AND FINANCIAL REPORTS**
Motion to receive and file the expenditure and financial reports from August 2025, made by Shimulunas, second made by Powalisz. Voice vote carried unanimously
7. **BOARD MEMBER COMMENT** – Derby inquired about the library's bilingual collections, Hamburg responded that yes, collections are being built in both youth and adult collections. Shimulunas asked if the public can access and print the new Cool City Connect newsletter at the library, Hamburg responded yes to access and the ability to print.
8. **DIRECTOR'S REPORT**
Dawson fielded questions and comments concerning his report.
9. **COMMUNICATIONS**
A. Library Newsletter – September 2025
10. **REPORT FROM CITY COUNCIL REPRESENTATIVE**
Provided an update on several downtown projects, the beach concession stand renovation, and the successful Neshotah Beach Campout.
11. **REPORT FROM SCHOOL DISTRICT REPRESENTATIVE**
Updated on the district after the first week of school, including new staff, math program, assessments and in-services.
12. **REPORT FROM COUNTY REPRESENTATIVES**
Sheriff body cam funding was approved. Shared information on County Human Services costs and

funding. The Board expressed condolences on the unexpected passing of county treasurer Brey. The County will seek to find a new treasurer.

13. UNFINISHED BUSINESS – None

14. NEW BUSINESS

- A. Policy Review – Theft or Mutilation of Library Material – as policy review, staff have no amendments. Will bring back to the October meeting for final discussion and approval.

15. BOARD EDUCATION – None

16. CLOSED EXECUTIVE SESSION – None

17. ADJOURNMENT

Motion to adjourn made by Glaser, second made by Derby. Voice vote carried unanimously.
Meeting adjourned at 6:49 PM.

Respectfully submitted by Jeff Dawson, Director



PERSONNEL AND FINANCE COMMITTEE MEETING

Thursday, October 2, 2025 at 6:00 PM

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

MINUTES

1. Call to Order

The meeting was called to order by Committee Chairman Bittner at 6:01 pm.

2. Roll Call

Committee Members present: Mark Bittner, Bonnie Shimulunas

City Staff present: Kyle Kordell, City Manager; Dave Murack, Fire Chief; and Kassie Paider, Finance Director

3. Review of 2025 General Fund Budget Status Through August

Director Paider reviewed the current status of the General Fund through August 2025. The City is 66.67% through the year, and General Fund expenses are at 67.73% of budget—very close to budget overall, even through high-expense months for some departments.

4. Review of Fire and EMS Proposed 2026 Operating and Capital Budgets

Chief Murack presented the proposed 2026 Fire and EMS budgets. He noted that in 2025, the Fire Department has received over a quarter million dollars in grants. The proposed 2026 budget includes increases to wages, health insurance, and various software, services, and supplies, as well as costs to implement the approved PWC Program and Youth Apprentice Program. Fuel and utility costs are budgeted to decrease. Overall, the proposed Fire Department operating budget reflects a 4.99% increase. Preapproved capital expenditures total \$860,000, consisting of \$850,000 for a new pump truck and \$10,000 for annual turnout gear replacements.

5. Review of General Government Budgets

Director Paider will review the proposed general government budgets at a future meeting. It was noted that shared revenue and highway aid revenues are projected to increase for 2026, while property and liability insurance costs are expected to decrease.

6. Review of 2026 Debt Service Budget

Director Paider presented the proposed 2026 Debt Service Budget, which includes a levy increase of \$35,065 (1.37%) from 2025. Total general obligation principal and interest payments will increase by \$46,953 compared to 2025. The City remains within its self-imposed debt limit of 60% of the legal maximum—at 37.77% as of 12/31/24 and projected to decrease to 32.86% as of 12/31/25.

7. Review/Revise Schedule for Review of 2026 Budget

The schedule for review of the 2026 budget was reviewed. The November 13 meeting was removed and will be rescheduled later if needed.

8. Set Next Meeting Date and Time: Thursday, October 9, 6:00 PM

9. Adjournment

Motion by Shimulunas, seconded by Bittner, to adjourn at 7:41pm. Motion carried.

Respectfully Submitted,

Kassie Paider, Finance Director



**TWO
RIVERS**
WISCONSIN

PERSONNEL AND FINANCE COMMITTEE MEETING

Thursday, October 9, 2025 at 6:00 PM

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

Minutes

1) Call to Order

The meeting was called to order by Committee Chairman Bittner at 6:01 pm.

2) Roll Call

Committee Members Present: Mark Bittner, Bonnie Shimulunas, Adam Wachowski
City Staff Present: Kyle Kordell, City Manager; Ben Meinnert, Police Chief; Melissa Wiesner, Assistant Police Chief (left at 7:13 p.m.); Jeff Dawson, Library Director (left after presentation of the Library Budget); Terry Ehle, Service Coordinator (left after presentation of the Library Budget); and Kassie Paider, Finance Director.

3) Presentation of Lester Public Library 2026 Budget and Proposed Tax Levy in Support of 2026 Budget

Library Service Coordinator Ehle presented an overview of library programming and community engagement, highlighting attendance and program reach. Director Dawson presented the proposed 2026 Library Budget, which includes a City levy increase of \$13,635 (2%) compared to 2025, and an increase in County revenue of \$19,414 (8.59%). Overall, expenses are proposed to increase by 3.44%.

4) Review of Proposed 2026 Operating and Capital Budgets for Police Department, Municipal Court, Police and Fire Commission

Chief Meinnert presented the proposed 2026 Police Department budgets, reflecting an overall 4.56% increase in operating expenses. Discussion followed, with the committee noting a preference to bring this closer to 4%.

Proposed capital expenditures total \$110,000, consisting of:

- \$50,000 for office furniture and flooring,
- \$10,000 for the installation of four Flock cameras and purchase of two pole cameras,
- \$20,000 for three portable speed signs and one speed trailer, and
- \$30,000 for two squad camera systems.

The department was able to acquire several cubicles and desks at no cost, reducing the original office furniture request from \$70,000 to \$50,000.

5) Discuss Upcoming Budget Review Sessions

No discussion was needed.

6) Set Next Meeting Date and Time: Thursday, October 16, 6:00 PM

7) Adjournment

Motion by Shimulunas, seconded by Wachowski, to adjourn at 8:11pm. Motion carried.

Respectfully Submitted,

Kassie Paider, Finance Director



**TWO
RIVERS**
WISCONSIN

ADVISORY RECREATION BOARD MEETING

Wednesday, October 08, 2025 at 6:00 PM

**Koska Room - Community House
1520 17th Street, Two Rivers, WI 54241**

MINUTES

1. ROLL CALL

PRESENT: Council Rep Adam Wachowski (arrived at 6:25pm), Council Rep Scott Stechmesser, Travis Kadow, Daniel Cortte, Tom Lawler, Jennifer Watry

ABSENT: Robert Reed, Erin Lamal, Jason Scharping

2. APPROVAL OF MINUTES

None – the previous meeting did not have a quorum.

3. CORRESPONDENCE

None

4. COMMENTS FOR THE PUBLIC (Limited to 3 minutes each)

Dean Hirvela, 2730 42nd Street, expressed concern that the cemetery rates are too high. He also complimented Recreation Clerk Ashley Hagerty for the outstanding job she is doing with the Community Garden, as well as the Cemetery staff for their efforts.

John Gomez, 2023 Garfield Street, question regarding what they are going to do when ropes come down on Pierce St to prevent parking on the grass. question on pollinator plants that were planted on the old tennis courts if that was done by a contractor, also asked what was used as topsoil, also asked if flag pole will remain at Paddlers Park.

5. NEW BUSINESS

a. Pet Cemetery - Action Recommended

Action Item – Pet Cemetery:

Approved a 4x4 plot size (allowing up to four cremation burials per plot). Fees established as follows: \$200 per plot, \$200 for opening/closing, and \$250 for a flush grass marker with engraving. No irrigation will be provided, and only imitation flowers will be permitted.

Motion made by Adam Wachowski and seconded by Travis Kadow. Motion carried by voice vote.

Voting Yea: Lawler, Watry, Stechmesser **Voting Nay:** Cortte

b. Cemetery Rate Changes - Action Recommended**Action Item – Cemetery Rate Changes:**

Approved the following cemetery rate changes: increase plot rate to \$800, add a Winter Burial Fee of \$150, and increase Saturday/After-Hours Burial fee to \$400.

Motion made by Dan Cortte and seconded by Travis Kadow. Motion carried by voice vote.

Voting: All Yea

c. Review of Recreation Program Rates - Action Recommended**Action Item – Review of Recreation Program Rates:**

Approved the following program rate changes: Spring Flag Football increased to \$50; Girls Ponytail Softball to \$55; Girls Single A Softball to \$80; and Winter Indoor Soccer (2nd–4th grade) to \$45.

Motion made by Adam Wachowski and seconded by Dan Cortte. Motion carried by voice vote.

Voting: All Yea

d. 2025 Concert Results & 2026 Concert/Event Direction

The 2026 special events and concert list were reviewed (attached). All events will remain the same as in previous years, with the following additions: a 250th U.S. Birthday/Time Capsule opening to the 4th of July celebration, and a beach and downtown or Walsh Field food truck rally. The Board expressed general support for the events, but indicated a preference for fewer Friday Night Live events, citing concerns that they may negatively impact local businesses.

e. Neshotah Park and Beach Signage Improvements

Neshotah Park Signage Strategic Plan: A committee has been formed to review and develop a strategic plan for all signage at Neshotah Park and Beach. The plan aims to reduce the overall number of signs, improve their efficiency, and enhance the connection between the trails, beach, and downtown. Additional details are attached.

f. Community Youth Sports Summit

The Two Rivers Community Youth Sports Summit is a collaborative, iterative planning process designed to create a shared vision for youth sports in Two Rivers, spanning from youth leagues through high school. The Board suggested involving current youth and high school coaches, athletic directors, past athletes who have graduated, and former coaches.

6. OLD BUSINESS**7. OTHER BUSINESS****8. DIRECTOR'S REPORTS****a. Program and Event Updates**

Updates were provided on various programs, including Football, Yoga, and Soccer; events, including Concerts, Paddle Palooza, and Ethnic Fest; and Senior Center offerings, such as Trust Car Rides, Meals, and other programs and events. Detailed information and attendance numbers are attached.

b. Parks and Facilities Updates

Updates were provided on park and facility projects, including the tennis court at Neshotah Park, buoys, the fishing deck at Washington Park, and tree and stump removals. Preparations for winter, including winterizing ball fields and bathrooms, were completed. Bench installations were also noted. Additionally, the department will be hiring Community House attendants and has received one application for financial assistance for programs.

c. Planning and Grants Updates

Paddlers Park received initial native plantings and will receive further improvements as part of the Wisconsin Coastal Management Grant of \$30,000, which will fund a concrete boat launch, dock, ADA-accessible path, and new signage. Phases of the Riverside Park Master Plan were reviewed, along with the award of a \$324,500 DNR Stewardship Grant. Additional grant applications totaling \$150,000 have also been submitted to help minimize city funding requirements.

9. ITEMS FOR FUTURE ADVISORY RECREATION BOARD MEETINGS

None

10. NEXT MEETING - November 12, 2025**11. ADJOURNMENT**

Motion made by Jennifer Watry, Seconded by Adam Wachowski.

Respectfully Submitted

Laura Flay



**TWO
RIVERS**
WISCONSIN

Section 10, Item A.

1717 E. Park Street
P.O. BOX 87
Two Rivers, WI 54241-0087

ARCHITECTURAL CONTROL COMMITTEE

Proceedings

Monday, October 13, 2025

Committee Room 8:00 am

1. **CALL TO ORDER** Meeting was called to order at 8:00 am.
2. **Roll Call**
These members were present: Matt Heckenlaible Director of Public Works, Kay Koach Plan Commission Member, and Adam Taylor, Zoning Administrator.

Absent: BIDC-CDA Representative
3. **ACTION ITEMS**
 - a. **Review plans for the construction of a single-family dwelling on Lot 6, Block 4, Sandy Bay Highlands, Subdivision No. 2, Submitted by HGH Homes.**

The contractor will be moving the electrical meter shown on the plan to a different part of the dwelling. The proposed plans meet all requirements.

A motion was made by Matt Heckenlaible and seconded by Kay Koach to approve the plans for Lot 6, Block 4; with the condition that the sump pump shall be connected to the public storm sewer. The motion carried on a voice vote.
4. **Adjournment**
Kay Koach made a motion to adjourn at 8:12 am seconded by Matt Heckenlaible. Motion carried on a voice vote.





MINUTES

1. CALL TO ORDER

Kyle Kordell called the meeting to order at 5:30 PM.

2. ROLL CALL

Present: Kyle Kordell, Rick Inman, Kay Koach, Matt Heckenlaible, Adam Wachowski and Pat Klein.

Excused: Kristen Lee

Also Present: Bonnie Shimulunas, Jeff Sachse, Mark Bittner, Chris Herzog, Tina Nichols, Melissa Jacquart, and Recording Secretary Adam Taylor.

3. ACTION ITEMS

A. Request for a Conditional Use Permit for Lakeshore Humane Society located at Columbus Street, Parcel No. 053-211-102-001.09, in the Industrial District (I-2), submitted by ACE Building Service Inc (applicant) and Lakeshore Human Society (owner).

The Lakeshore Human Society is proposing to move to Two Rivers and build a new facility on Columbus Street. This request is for a Conditional Use Permit; further plan approval of the facility, landscaping, and lighting will be addressed at a future Site and Architectural Plan Approval meeting. The applicants discussed details with the board. No animals will be outside after 7:30pm. The building will have security cameras, a fire protected sprinkler system, smoke detectors, and will comply with all code requirements for lighting. The Police Department will have 24-hour access to a drop-off zone in the building.

Motion made to recommend approval of the CUP to the City Council.

Motion made by Koach, seconded by Wachowski.

Roll Call Vote:

Voting Yea: Kordell, Inman, Koach, Heckenlaible, Klein, Wachowski

Motion Carried

A. B. Review of the proposed ordinance to amend Municipal Code Section 10-1-15 I (3), entitled "Height and Area Exceptions" to regulate fence setbacks in the front yard.

The Plan Commission discussed the need for clearer ordinance language surrounding fences and screening. This ordinance amendment is to add a provision for fences in the front yard to be setback at least 36" from the lot line. Any existing fences shall be grandfathered in. The board discussed also modifying and stating language for the setbacks in the side and rear lot lines, since the ordinance currently does not state a specific setback. An ordinance amendment for this will be brought to next month's Plan Commission meeting.

Motion made to recommend approval of the ordinance to the City Council.

Motion made by Klein, seconded by Wachowski.

Roll Call Vote:

Voting Yea: Kordell, Inman, Koach, Heckenlaible, Klein, Wachowski

Motion Carried

4. FOR DISCUSSION

A. Discussion of a possible re-zoning of 18th Street and Hawthorne Avenue to create residential housing.

The Plan Commission discussed interest in rezoning this property for a residential use. The property could be zoned to either Residential (R-3) or Planned Unit Development (PUD). Once the rezone is approved, the City can market the lot through Weichert Realtors and hopefully sell it to a developer. The BIDC will need to review this concept before any formal action is taken.

4. ADJOURNMENT

Motion to adjourn at 6:22 PM.

Motion made by Wachowski, seconded by Inman.

Respectfully submitted, Adam Taylor, Recording Secretary

Two Rivers Police Department Monthly Report June 2025

Section 10, ItemB.



Serving our community since 1858

Two Rivers Police Department

1717 East Park St.

Two Rivers, WI 54241

Business (920) 793-1191

Non-Emergency (920) 686-7200



Monthly Report June 2025



Water Rescue Training Spring 2025

Every few months we conduct in-service training attended by our whole department. Much of our in-service training tends to be mandatory topics we are required to go over with the occasional new topic added into the mix. This year we added an exciting new and important topic- Water Rescue. The Two Rivers Fire Department provided the training using the pool at Two Rivers High School and officers received a classroom component as well as several hours in the water. Each officer was trained in various techniques up to their skill level making it beneficial training regardless of level of ability.

In addition to the water rescue training attended by all our staff, the Two Rivers Fire Department acquired a rescue version of a Personal Watercraft or Jet Ski to be used in rescue operations. Our agencies have combined to form a joint team to facilitate water rescues using this personal watercraft. The try-outs for this team were held in June with training scheduled for July. We will cover more on this topic in the July Monthly report.





June Water Rescue

In June we received a report of an individual in Lake Michigan that appeared to be in distress and drowning. Our officers and personnel from the Two Rivers Fire Department worked together to facilitate a rescue. Officer Henseler was able to borrow a jet ski from a bystander and was able to reach the individual quickly. Officer Henseler and responding TRFD personnel assisted the individual to safety. Great job to all the officers and TRFD on scene!

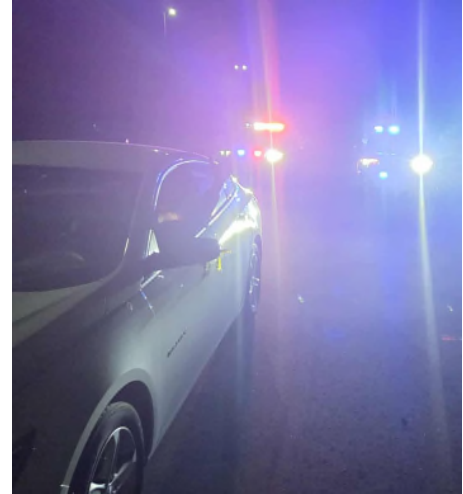




In-service Training Spring 2025

While a portion of our Spring in-service training focused on water rescue, the rest of it took place on solid ground. Once again, we were at Two Rivers High School using the hallways, classrooms and back parking lot for training. We did multiple training scenarios for response to Active Shooter threats. In addition, we took part in Vehicle Pursuit training combined with High Risk Vehicle Contacts.





DARE Graduation

We celebrated our fifth-grade students at LB Clarke Middle School who successfully completed DARE. Throughout the spring semester, students are taught various lessons on how to make safe and responsible decisions that require participation and interaction from all students. In order to graduate, each student has to write an essay on what they have learned throughout the class and how they can apply it in their life. In each class, one essay winner is selected and receives an additional award for their outstanding performance. Thank you to all of the students for their efforts this semester, as well as the teachers and school district for allowing us into the classroom. A big thank you to SRO Propson and Lt. Lutze for their hard work and dedication that made this another successful year of D.A.R.E. Congratulations!



K9 News



On June 12, 2025, K9 Xanti and his handler, Sgt. Schweigl, were deployed to assist in locating a suspect who fled on foot following a high-speed pursuit initiated by the Wisconsin State Patrol. The pursuit spanned Ozaukee, Sheboygan, and Manitowoc Counties,

ending near 11515 Cooperstown Road where the suspect abandoned his motorcycle.

K9 Xanti led a track into a wooded area, where the suspect's motorcycle mask was located roughly half a mile in. The track continued through dense terrain and reemerged on Cooperstown Road. During the search, the Wisconsin State Patrol contacted the suspect, who agreed to surrender. He was taken into custody without incident approximately 150 yards north of Cooperstown Road—near the final track location identified by K9 Xanti.

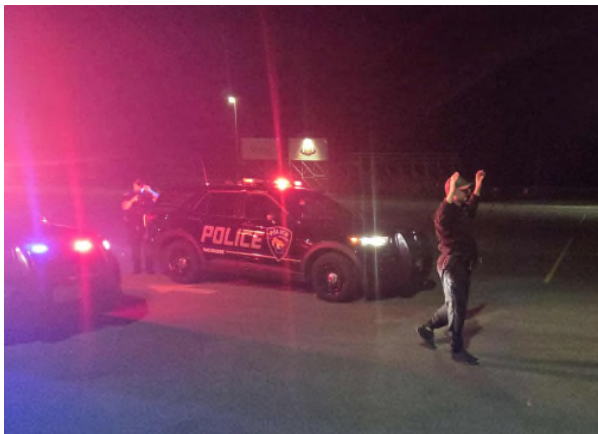
This successful outcome highlights the strong coordination among agencies and the exceptional work of K9 Xanti and Sgt. Schweigl.



K9 Daisy assisted the WI Law Enforcement Death Response Team (LEDR) in June traveling to Milwaukee PD to assist their agency in the death of Officer Kendall Corder. As part of the LEDR Team Daisy travels across the state assisting agencies who are dealing with the loss of an officer.

June Training

- Sgt. Lade and Officer Henseler attended a four-day Instructor Development Course at Fox Valley Technical College in Appleton. The course allows officers to become instructors in tactical disciplines and teach other officers within our agency.
- Officer Propson attended a School Resource Officer Conference in Appleton. The conference was designed to cover security issues, best practices and numerous other topics for attendees.
- The majority of the department attended an EPI pen training by the “Do It for Dillon Memorial Fund”. The training went in depth on recognizing and treating anaphylaxis shock caused by an allergic reaction.
- Lt. Gauthier, our lead firearms instructor, attended a course on red light sights for handguns. Our department currently does not have red light optical sights and attending this course gave Lt. Gauthier information on the pros and cons of using that system.
- The Warrant Service Team conducted their monthly training
- The majority of the department attended an all-day Spring In-service. Topics included water rescue, active shooter response, high risk vehicle stops and vehicle pursuits.



Anniversaries



Detective Lieutenant Jacob Glaser
June 21, 2016
9 Years



Detective Megan Klumppan
June 6, 2016
9 Years

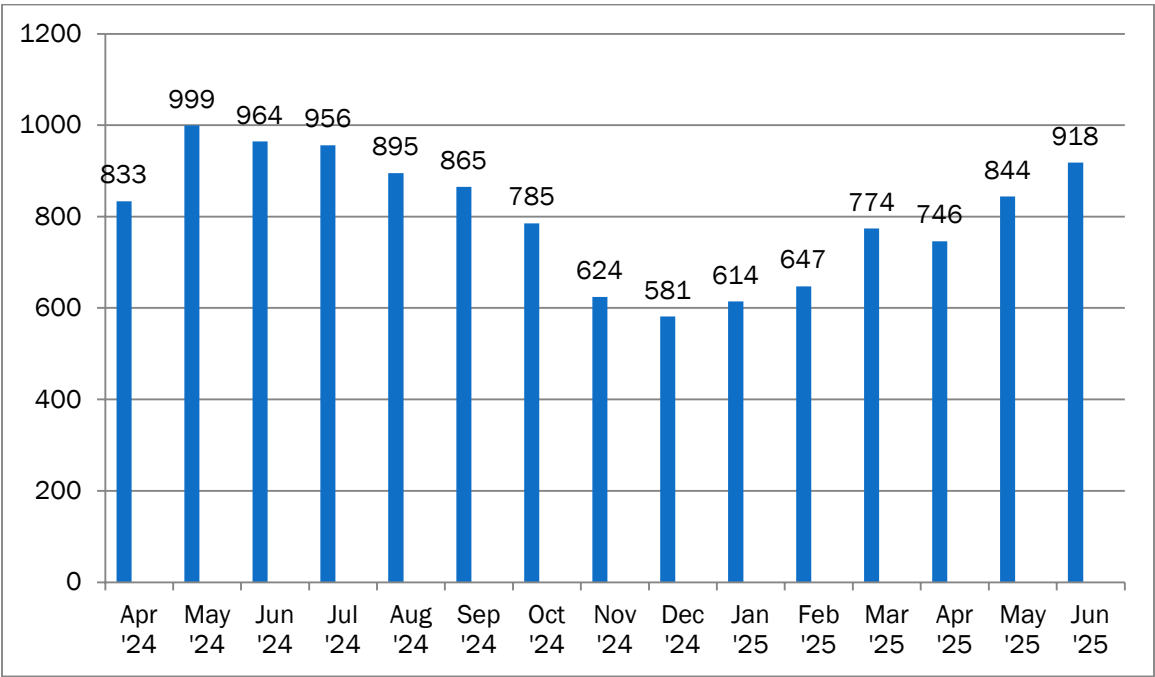


Thank you to the Manitowoc Salvation Army for helping us celebrate National Donut Day with some sweet dounts!

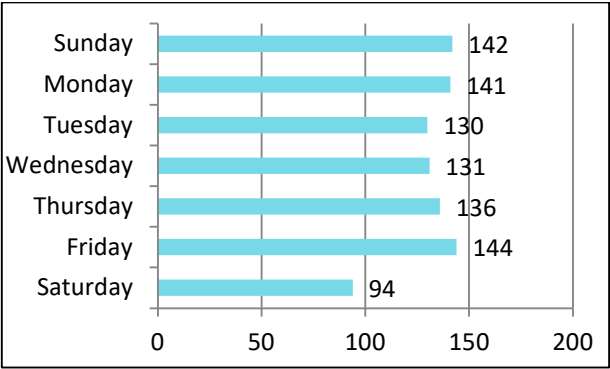
CALLS FOR POLICE SERVICE

June 2025:	2025 YTD TOTAL: 4,543
918	TOTAL LAST YEAR: 8,830

Monthly Calls Comparison Chart:



Calls for Service by Day of Week:

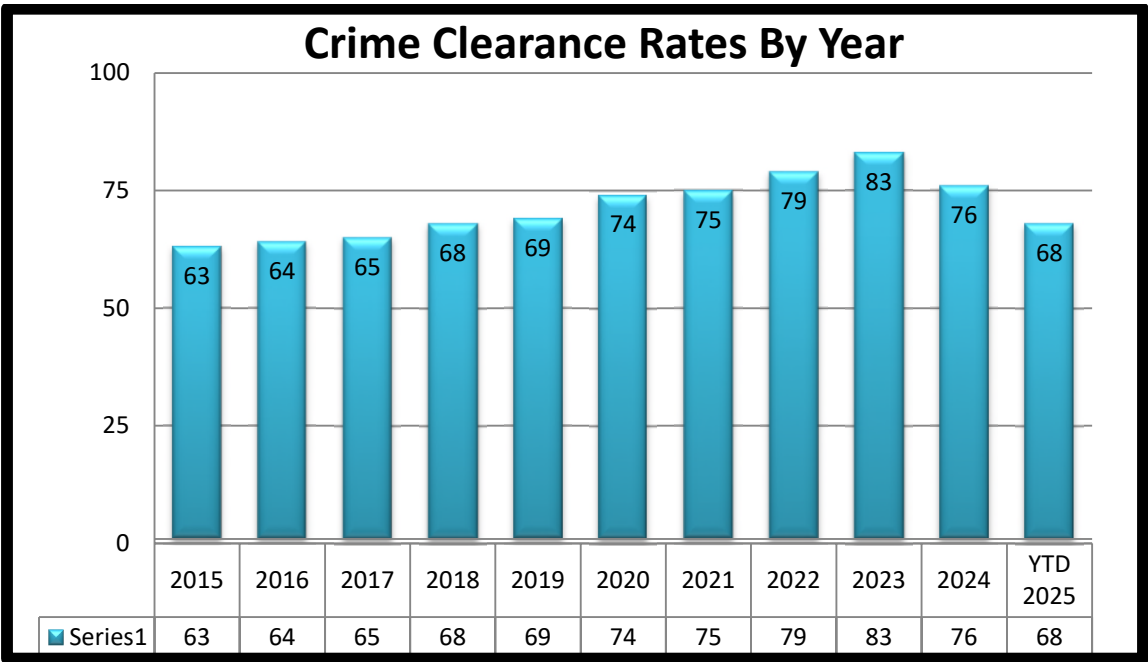


CRIME CLEARANCE RATE:

Each law enforcement agency in the Nation submits monthly reports to the Uniform Crime Reporting (UCR) Program. This program collects and reports crime offense data for the Nation, categorizing crime data as Part I or Part II offenses. Part I offenses include: Murder/Non-Negligent, Forcible Rape, Robbery, Assault(s), Burglary, Larceny/Theft, Motor Vehicle Thefts, and Arson. Part II offenses include all other crime classifications outside those defined as Part I offenses. These monthly reports also afford the Two Rivers Police Department the ability to monitor our crime clearance rate. The crime clearance rate is simply the percentage of offenses reported as compared to how many of those offenses were cleared or resolved. The Two Rivers Police Department is proud to note that our crime clearance rates are generally well above the average for the State of Wisconsin. Because some cases that are reported in one month may be solved or “cleared” the next month or months later, it is difficult to state crime clearance rates as purely a monthly rate. For our purposes, we continue to track our CCR rates across the months and years as well.

	June
Reported Part 1 Cases	5
Cases Cleared	3
Crime Clearance Rate	60%

Crime Clearance Rate YTD: 68%



Adult & Juvenile Arrest/Charge Summary:

The following is the total of ADULT and JUVENILE ARRESTS/CHARGES made by this department this month. This may not represent the actual number of individuals arrested as there are generally many cases where an individual will have multiple charges or counts of a specific charge. These statistics represent charges and arrests made for Criminal Code as well as Municipal Ordinance violations.

June 2025	
Adult Arrests	59
Juvenile Arrests	14
Total	73

Field Warnings 2025

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	Totals
FIELD WARNING													
TR301.05(6) DOORS SHALL BE CLOSED	0	0	0	1	0	0	0	0	0	0	0	0	1
346.37(1)(A)1 001 OPERATOR VIOLATE GREEN TRAFFIC SIGNAL	1	0	0	0	0	0	0	0	0	0	0	0	1
9-7-2 CHRONIC NUISANCES PROHIBITED	0	0	1	0	0	0	0	0	0	0	0	0	1
8-9-8 IMPROPER GOLF CART REGISTRATION & USAGE	0	0	0	0	1	0	0	0	0	0	0	0	1
7-1-5 PARKING IN PARKS	0	0	1	0	0	0	0	0	0	0	0	0	1
7-1-6 PARK CLOSING HOURS	0	0	1	0	0	0	0	0	0	0	0	0	1
346.072(1M)(A) FAIL/CHANGE LANE PASSING STOPPED EMERGENCY VEHICLE MULTIPLE LANES	0	0	1	0	0	0	0	0	0	0	0	0	1
TR305.15(5) FAIL/MAINTAIN HIGH-MOUNTED STOP LAMP	0	0	0	0	0	1	0	0	0	0	0	0	1
346.57(4)(e) 001 SPEEDING ON CITY HIGHWAY (1-10 MPH)	8	5	19	14	13	10	0	0	0	0	0	0	69
346.57(4)(e) 007 SPEEDING ON CITY HIGHWAY (16-19 MPH)	0	1	0	0	2	0	0	0	0	0	0	0	3
346.57(4)(f) 005 SPEEDING IN OUTLYING DISTRICT (11-15 MPH)	0	0	1	5	2	0	0	0	0	0	0	0	8
346.57(4)(e) 006 SPEEDING ON CITY HIGHWAY (11-15MPH)	18	14	25	23	25	13	0	0	0	0	0	0	118
341.04 NON-REGISTRATION OF VEHICLE	5	2	6	7	9	5	0	0	0	0	0	0	34

346.46(2)(A) IMPROPER STOP/STOP SIGN-STOP LINE	0	0	0	2	2	0	0	0	0	0	0	0	4
346.18(3) FAIL/YIELD RIGHT/WAY FROM STOP SIGN	0	0	1	0	0	0	0	0	0	0	0	0	1
346.87 UNSAFE BACKING OF VEHICLE	0	0	0	0	1	0	0	0	0	0	0	0	1
346.57(2) UNREASONABLE AND IMPRUDENT SPEED	1	0	0	1	0	0	0	0	0	0	0	0	2
346.46 001 FAIL TO STOP/IMPROPER STOP AT STOP SIGN	0	1	0	0	2	1	0	0	0	0	0	0	4
346.57(2) 007 FAILURE TO KEEP VEHICLE UNDER CONTROL	2	0	0	0	0	0	0	0	0	0	0	0	2
346.57(4)(a) 003 SPEEDING IN SCHOOL ZONES (11-15 MPH)-2ND+	0	0	0	0	1	0	0	0	0	0	0	0	1
346.46 002 FAIL TO STOP/IMPROPER STOP AT STOP SIGN (2+)	0	0	0	1	0	0	0	0	0	0	0	0	1
346.46 FAIL TO STOP/IMPROPER STOP AT STOP SIGN	3	3	12	9	25	4	0	0	0	0	0	0	56
346.35 001 IMPROPER SIGNAL FOR STOP/TURN	0	0	0	0	1	0	0	0	0	0	0	0	1
344.62(2) OPERATE MOTOR VEHICLE W/O PROOF OF INSURANCE	12	5	22	15	23	15	0	0	0	0	0	0	92
344.62(1) 001 OPERATING MOTOR VEHICLE W/O INSURANCE	2	4	7	2	11	1	0	0	0	0	0	0	27
341.15(3)(C) IMPROPER DISPLAY/PLATES (UNCLEAN)	1	1	0	1	0	0	0	0	0	0	0	0	3
341.15(3)(B) IMPROPER DISPLAY/PLATES (HARD TO SEE)	1	0	2	0	0	0	0	0	0	0	0	0	3
341.15(1m)(a) FAIL/ATTACH REAR REGIS. DECAL/TAG	0	1	0	1	0	0	0	0	0	0	0	0	2
346.37(1)(C)3 ILLEGAL RIGHT TURN ON RED	0	0	0	0	0	1	0	0	0	0	0	0	1
6-5-7(C)-2-10 RESTRICTIONS ON KEEPING DOGS (DOG AT LARGE)	3	0	3	1	5	4	0	0	0	0	0	0	16
347.48(3)(C) OPERATOR FAIL/HAVE PASSENGER/SEATBELTED	1	0	0	0	3	0	0	0	0	0	0	0	4
346.37(1)(B) VIOLATE YELLOW SIGNAL	0	0	0	1	0	0	0	0	0	0	0	0	1
6-5-7(A)(2)(A) DOG AT LARGE - ON PREMISE	0	0	0	0	1	0	0	0	0	0	0	0	1
346.37(1)(C)(1)/RED VIOLATE RED TRAFFIC SIGNAL	1	3	1	0	0	1	0	0	0	0	0	0	6
346.072(1)(A) ILLEGAL PASSING CERTAIN STOPPED VEHICLES/MULTIPLE LANES	0	1	0	0	0	0	0	0	0	0	0	0	1
9-2-7 DISORDERLY CONDUCT WITH MOTOR VEHICLE (NOT IN PARK)	0	0	0	1	0	0	0	0	0	0	0	0	1
9-2-11 CURFEW VIOLATION	0	0	0	0	0	10	0	0	0	0	0	0	10

9-2-10(A) SIMPLE TRUANCY	0	0	0	5	0	0	0	0	0	0	0	0	5
8-3-8/1ST OPERATING RULES (1ST OFFENSE)	0	0	0	3	0	1	0	0	0	0	0	0	4
8-3-2/1ST NON-REGISTRATION OF BICYCLES (1ST OFFENSE)	0	0	0	0	0	1	0	0	0	0	0	0	1
6-5-15 ANIMAL FECES	1	0	0	0	0	0	0	0	0	0	0	0	1
6-5-6 PENALTY FOR FAILURE TO OBTAIN RABIES SHOT	1	2	0	0	0	0	0	0	0	0	0	0	3
6-5-1 DOG LICENSE	3	3	1	0	4	1	0	0	0	0	0	0	12
TR305.44 MIRRORS-MOTORCYCLES-REQUIRED NUMBER	0	0	0	0	1	0	0	0	0	0	0	0	1
TR305.34(3)(A) WINDSHIELDS-EXCESSIVELY CRACKED/IN CRITICAL AREA	0	0	2	0	0	0	0	0	0	0	0	0	2
TR305.32(6)(A) WINDOW-REAR SIDE WINDOWS TINTING MANUFACTURER	0	0	0	0	1	0	0	0	0	0	0	0	1
TR305.32(5)(B)1 WINDOW-REAR WINDOW-TINTING MANUFACTURER	0	0	0	1	0	0	0	0	0	0	0	0	1
TR305.32(4)(B)2 WINDOW-VENT/FRONT SIDE TINTING 50%	0	0	0	0	0	2	0	0	0	0	0	0	2
TR305.20(1) EXHAUST WORKING CONDITION	0	0	0	1	0	0	0	0	0	0	0	0	1
TR305.16(2) TAIL LAMPS-PROPER WORKING CONDITION	0	0	0	1	0	0	0	0	0	0	0	0	1
TR305.13(1) REGISTRATION LAMP-PROPER WORKING CONDITION	1	0	1	1	1	2	0	0	0	0	0	0	6
TR305.11(2)(A) HEADLAMPS PROPER WORKING CONDITION	0	1	0	0	0	0	0	0	0	0	0	0	1
347.48(2m)(b) SEATBELT - OPERATOR USE REQUIRED	0	1	0	0	3	0	0	0	0	0	0	0	4
347.39(1) NO MUFFLER/DEFECTIVE MUFFLER	0	0	4	4	1	0	0	0	0	0	0	0	9
347.36(3) BRAKES TO BE MAINTAINED IN GOOD WORKING ORDER	0	0	0	0	1	0	0	0	0	0	0	0	1
347.14(1) OPERATE VEHICLE W/O STOPPING LIGHTS	1	1	1	1	2	2	0	0	0	0	0	0	8
347.13(3) OPERATE VEHICLE W/O REGISTRATION LAMPS	3	3	12	9	14	5	0	0	0	0	0	0	46
347.13(1) NO TAIL LAMP/DEFECTIVE TAIL LAMP-NIGHT	3	0	5	3	3	1	0	0	0	0	0	0	15
347.12(1)(A) FAILURE TO DIM HEADLIGHTS-ONCOMING VEHICLES	1	0	1	1	1	1	0	0	0	0	0	0	5
346.88(3)(C) OBSTRUCTION OF DRIVER'S VIEW/REAR WINDOW	0	0	0	0	1	0	0	0	0	0	0	0	1

346.595(5) MC/MOPEDS RIDING MOTORCYCLE W/O HEADLAMPS	0	1	0	0	0	0	0	0	0	0	0	0	1
346.57(5) SPEEDING - EXCEEDING ZONED & POSTED LIMIT/HWY CONST	0	1	1	1	0	3	0	0	0	0	0	0	6
346.57(4)(F) SPEEDING- 35MPH OUTLYING DISTRICT - CITY	0	0	0	2	5	0	0	0	0	0	0	0	7
346.57(4)(E) SPEEDING 25 MPH HWY CITY/VILLAGE	0	0	0	0	2	4	0	0	0	0	0	0	6
346.57(3) DRIVING TOO FAST FOR CONDITIONS	1	0	0	0	0	0	0	0	0	0	0	0	1
346.57(1) OWNER LIABILITY VEH STOP AT FIRE STATION	1	0	0	0	0	0	0	0	0	0	0	0	1
346.39(1) FAILURE TO STOP FOR FLASHING RED SIGNAL	1	0	0	0	0	0	0	0	0	0	0	0	1
346.38(1) PEDESTRIAN SIGNAL VIOLATION BY VEHICLE	0	0	1	0	0	0	0	0	0	0	0	0	1
346.34(1)(B) TURN VEH W/O PROPER SIGNAL	0	0	0	0	6	0	0	0	0	0	0	0	6
346.34(1) FAILURE TO SIGNAL TURN/UNSAFE TURN	1	0	0	0	1	0	0	0	0	0	0	0	2
346.33(1)(B) UNLAWFUL U OR Y TURN BUSINESS DISTRICT	0	0	0	1	0	0	0	0	0	0	0	0	1
346.31(3) IMPROPER LEFT TURN	2	0	0	4	1	0	0	0	0	0	0	0	7
346.31(2) IMPROPER RIGHT TURN	2	0	1	1	0	0	0	0	0	0	0	0	4
346.24(3) PASSING VEHICLE STOPPED FOR PEDESTRIAN	0	0	0	0	1	0	0	0	0	0	0	0	1
346.24(1) FAIL YIELD RIGHT OF WAY PED. UNCONTROLLED INTERSECTION	1	0	0	0	0	0	0	0	0	0	0	0	1
346.23(1) FAIL YIELD RIGHT OF WAY PEDESTRIAN CONTROL INTERSECTION	1	0	0	0	0	0	0	0	0	0	0	0	1
346.18(5) 001 FAIL/YIELD RT/WAY FROM PARKED POSITION	0	0	0	0	0	1	0	0	0	0	0	0	1
346.18(2) FAILURE YIELD RIGHT OF WAY MAKING LEFT TURN	0	0	0	1	0	1	0	0	0	0	0	0	2
346.18(1) FAIL RIGHT OF WAY UNCONTROLLED INTERSECTION	0	0	0	0	1	0	0	0	0	0	0	0	1
346.14(1m) AUTOMOBILE FOLLOWING TOO CLOSELY	0	1	0	0	0	0	0	0	0	0	0	0	1
346.13(3) DEVIATE FROM DESIGNATED LANE	2	0	1	0	2	0	0	0	0	0	0	0	5
346.13(1) UNSAFE LANE DEVIATION	0	0	1	0	0	0	0	0	0	0	0	0	1
346.05(1) OPERATE LEFT OF CENTER LINE	0	0	0	0	0	1	0	0	0	0	0	0	1
346.04(2) FAIL TO OBEY TRAFFIC SIGNAL/SIGN	0	0	0	1	1	0	0	0	0	0	0	0	2

343.44(1)(a) 001 OPERATING AFTER SUSPENSION	0	0	0	2	0	0	0	0	0	0	0	0	2
343.18(1) OPERATE W/O CARRYING LICENSE	2	0	1	1	2	0	0	0	0	0	0	0	6
343.05(3)(a) OPERATE W/O VALID LICENSE	0	2	0	0	0	0	0	0	0	0	0	0	2
343.05 OPERATOR TO BE LICENSED	0	1	0	0	0	0	0	0	0	0	0	0	1
341.62 DISPLAY FALSE VEHICLE REGISTRATION PLATE	1	0	0	0	1	1	0	0	0	0	0	0	3
341.615 UNLAWFULLY PRODUCE REGISTRATION PLATE	0	0	0	0	1	0	0	0	0	0	0	0	1
341.15(3)(A) IMPROPER DISPLAY/PLATES (NO PLATES)	0	1	2	0	2	1	0	0	0	0	0	0	6
341.15(2) IMPROPERLY ATTACHED LICENSE PLATES	1	2	4	1	2	2	0	0	0	0	0	0	12
341.15(1) FAIL/DISPLAY VEHICLE LICENSE PLATES	2	2	1	1	2	2	0	0	0	0	0	0	10
341.03(1) OPERATE AFTER VEH REV/SUSP OF REGISTRATION	0	0	0	0	0	2	0	0	0	0	0	0	2
347.09(1)(A) HEADLAMPS-VEHICLES EQUIPED W/2 HEADLAMPS	4	4	0	5	1	0	0	0	0	0	0	0	14
347.06(3) UNCLEAN/DEFECTIVE LIGHTS OR REFLECTORS	10	7	6	7	6	5	0	0	0	0	0	0	41
347.06(1) OPER W/O REQUIRED LAMP LIGHTED	4	4	3	2	7	4	0	0	0	0	0	0	24
346.94(1) DRIVING ON SIDEWALK	1	0	0	0	0	0	0	0	0	0	0	0	1
346.89(1) INATTENTIVE DRIVING	2	0	0	0	0	0	0	0	0	0	0	0	2
FIELD WARNING Totals	112	78	152	145	204	109	0	0	0	0	0	0	800
Totals	112	78	152	145	204	109	0	0	0	0	0	0	800

Traffic Citations 2025

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	Totals
TRAFFIC													
346.57(4)(e) 001 SPEEDING ON CITY HIGHWAY (1-10 MPH)	0	0	1	0	0	1	0	0	0	0	0	0	2
343.44(1)(b) 013 OPERATING WHILE REVOKED (FORFEITURE)	0	0	0	1	1	0	0	0	0	0	0	0	2
346.57(4)(e) 007 SPEEDING ON CITY HIGHWAY (16-19 MPH)	0	0	1	0	0	0	0	0	0	0	0	0	1
346.57(3) 001 DRIVING TOO FAST FOR CONDITIONS	0	1	0	0	0	0	0	0	0	0	0	0	1
346.57(4)(e) 006 SPEEDING ON CITY HIGHWAY (11-15MPH)	1	0	3	3	0	2	0	0	0	0	0	0	9

341.04 NON-REGISTRATION OF VEHICLE	3	5	6	6	10	4	0	0	0	0	0	0	34
346.18(3) FAIL/YIELD RIGHT/WAY FROM STOP SIGN	0	0	0	1	0	1	0	0	0	0	0	0	2
346.62(2) RECKLESS DRIVING-ENDANGER SAFETY	0	0	0	2	0	0	0	0	0	0	0	0	2
346.46 001 FAIL TO STOP/IMPROPER STOP AT STOP SIGN	0	0	0	0	1	0	0	0	0	0	0	0	1
346.37(1)(C)1 001 VIOLATE RED TRAFFIC SIGNAL	0	0	0	1	0	0	0	0	0	0	0	0	1
341.04(1) NON-REGISTRATION OF OTHER VEHICLE	0	0	0	0	0	2	0	0	0	0	0	0	2
346.46 FAIL TO STOP/IMPROPER STOP AT STOP SIGN	1	1	0	6	1	0	0	0	0	0	0	0	9
346.06 001 MEETING OF VEHICLE-WRONG SIDE (2ND+W/IN 1 YEAR)	0	0	0	0	0	1	0	0	0	0	0	0	1
346.63(1)(B) 019 OPERATING W/PAC (2ND)	0	0	0	0	0	2	0	0	0	0	0	0	2
344.62(2) OPERATE MOTOR VEHICLE W/O PROOF OF INSURANCE	0	2	1	0	1	0	0	0	0	0	0	0	4
344.62(1) 001 OPERATING MOTOR VEHICLE W/O INSURANCE	4	4	7	5	7	4	0	0	0	0	0	0	31
346.63(1)(A) W/CHILD<16 1ST OPERATE WHILE INTOX W/CHILD<16 - 1ST OFFENSE	1	0	0	0	0	0	0	0	0	0	0	0	1
343.07(1g)(a)1 OPERATE MOTOR VEHICLE BY PERMITTEE W/O INSTRUCTOR	0	0	0	1	0	1	0	0	0	0	0	0	2
347.48(2M)(D) RIDE IN VEHICLE W/O WEARING SEAT BELT	0	1	1	0	0	0	0	0	0	0	0	0	2
347.48(2M)(C) OPERATOR FAIL/HAVE PASSENGER/SEATBELTED	1	0	0	0	0	0	0	0	0	0	0	0	1
346.37(1)(C)(1)/RED VIOLATE RED TRAFFIC SIGNAL	0	0	1	0	0	0	0	0	0	0	0	0	1
346.67(1) 004 PROPERTY HIT & RUN - ATTENDED VEHICLE PROPERTY DAMAGE	0	0	0	0	0	1	0	0	0	0	0	0	1
347.48(2m)(b) SEATBELT - OPERATOR USE REQUIRED	4	2	2	0	0	0	0	0	0	0	0	0	8
347.14(1) OPERATE VEHICLE W/O STOPPING LIGHTS	0	0	0	1	0	0	0	0	0	0	0	0	1
346.87 001 UNSAFE BACKING OF VEHICLE	0	0	0	0	0	1	0	0	0	0	0	0	1
346.68 HIT AND RUN-UNATTENDED VEHICLE	0	0	0	0	0	1	0	0	0	0	0	0	1
346.63(1)(B)CIR OWI - OPERATE W/PAC OVER LEGAL LIMIT	1	1	0	2	0	1	0	0	0	0	0	0	5
346.63(1)(B)ORD OWI - OPERATE W/PAC OVER LEGAL LIMIT	0	0	3	2	0	1	0	0	0	0	0	0	6

346.57(5) SPEEDING - EXCEEDING ZONED & POSTED LIMIT/HWY CONST	1	0	0	0	0	0	0	0	0	0	0	0	1
346.57(4)(F) SPEEDING- 35MPH OUTLYING DISTRICT - CITY	1	0	0	0	1	0	0	0	0	0	0	0	2
346.57(4)(E) SPEEDING 25 MPH HWY CITY/VILLAGE	0	0	0	0	0	2	0	0	0	0	0	0	2
346.57(3) DRIVING TOO FAST FOR CONDITIONS	1	0	0	0	0	0	0	0	0	0	0	0	1
346.31(3)(C) IMPROPER LEFT TURN COMPLETED NOT IN LEFT LANE	1	0	0	0	0	0	0	0	0	0	0	0	1
346.18(6) FAIL YIELD RIGHT OF WAY FROM YIELD SIGN	0	0	0	0	1	0	0	0	0	0	0	0	1
346.15 001 DRIVING WRONG WAY ON DIVIDED HIGHWAY	0	0	0	0	0	1	0	0	0	0	0	0	1
346.05(1) OPERATE LEFT OF CENTER LINE	0	0	0	0	0	1	0	0	0	0	0	0	1
346.04(2) FAIL TO OBEY TRAFFIC SIGNAL/SIGN	0	0	0	1	0	1	0	0	0	0	0	0	2
346.04(1) FAIL/REFUSE TO COMPLY W/LAWFUL ORDER/SIGNAL/TRAFFIC OFFICER	0	0	0	1	0	0	0	0	0	0	0	0	1
343.44(1)(b) OPERATING WHILE REVOKED (REV DUE TO ALC/CONT SUST/REFUSAL)	2	2	2	6	3	4	0	0	0	0	0	0	19
343.44(1)(a) 001 OPERATING AFTER SUSPENSION	6	5	6	2	2	3	0	0	0	0	0	0	24
343.05(3)(a) OPERATE W/O VALID LICENSE	3	5	4	9	8	3	0	0	0	0	0	0	32
341.61(2) DISPLAY UNAUTH. VEH. REGISTRATION PLATE	1	0	0	0	1	0	0	0	0	0	0	0	2
341.15(3)(A) IMPROPER DISPLAY/PLATES (NO PLATES)	0	1	0	0	0	0	0	0	0	0	0	0	1
341.04 001 NON-REGISTRATION OF VEHICLE <=10000 LBS	0	0	0	0	0	1	0	0	0	0	0	0	1
341.03(1) OPERATE AFTER VEH REV/SUSP OF REGISTRATION	0	0	0	1	3	0	0	0	0	0	0	0	4
347.06(3) UNCLEAR/DEFECTIVE LIGHTS OR REFLECTORS	0	1	0	1	0	0	0	0	0	0	0	0	2
347.413(1) NO TAMPERING W/IGNITION INTERLOCK DEVICE	0	1	1	2	2	1	0	0	0	0	0	0	7
346.935(2) OPEN INTOXICANTS IN MV BY PASS/DRIVER	0	0	0	0	1	0	0	0	0	0	0	0	1
346.89(1) INATTENTIVE DRIVING	1	1	1	1	0	0	0	0	0	0	0	0	4
346.63(1)(A) ORD OPERATING A MOTOR VEHICLE WHILE UNDER THE INFLUENCE	0	0	3	3	0	3	0	0	0	0	0	0	9
346.63(1)(A) CIR OPERATING A MOTOR VEHICLE WHILE UNDER THE INFLUENCE	0	1	0	2	0	1	0	0	0	0	0	0	4

TRAFFIC Totals	33	34	43	60	43	44	0	0	0	0	0	0	257
Totals	33	34	43	60	43	44	0	0	0	0	0	0	257

Municipal Citations 2025

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	Totals
ORDINANCE													
8-4-4 ABANDONED VEHICLES	1	1	1	0	0	1	0	0	0	0	0	0	4
8-4-3 JUNKED VEHICLES	0	0	1	1	1	2	0	0	0	0	0	0	5
9-7-2 CHRONIC NUISANCES PROHIBITED	0	0	1	0	0	1	0	0	0	0	0	0	2
7-1-1(C) PLACE OR LEAVE RUBBISH	0	1	0	0	0	0	0	0	0	0	0	0	1
9-1-4 W/INJ DISORDERLY CONDUCT WITH INJURY	2	1	2	1	0	5	0	0	0	0	0	0	11
9-1-4 W/O INJ DISORDERLY CONDUCT WITHOUT INJURY	7	2	8	3	2	5	0	0	0	0	0	0	27
9-1-2(E)(3) POSSESS ANY ELECTRONIC SMOKING DEVICE UNDER 18	1	1	0	0	0	0	0	0	0	0	0	0	2
9-2-10(C) CONTRIBUTE TO TRUANCY	0	0	3	3	0	0	0	0	0	0	0	0	6
9-1-3 (2) 120.12(20) SMOKING ON SCHOOL PROPERTY PROHIBITED	0	1	0	0	0	0	0	0	0	0	0	0	1
6-1-1 POSSESSION/CONSUMPTION BY UNDERAGE	0	0	1	3	0	0	0	0	0	0	0	0	4
9-6-4/OWNERS RESPONSIBILITY OF OWNERS FOR MAINTENANCE/CONTROL INSECTS/RODENTS AND OTHER PESTS	0	1	1	0	0	1	0	0	0	0	0	0	3
9-2-13 POSSESSION OF DRUG PARAPHERNALIA	2	0	2	0	0	0	0	0	0	0	0	0	4
9-2-12 POSSESSION OF TETRAHYDROCANNABINOLS/8 GM OR LESS	3	0	4	0	1	0	0	0	0	0	0	0	8
9-1-2(B) SALE OR GIFT OF CIGARETTES, NICOTINE OR TOBACCO PRODUCTS TO PERSON UNDER 18 YOA	0	1	0	0	0	0	0	0	0	0	0	0	1
6-5-7(C)-2-10 RESTRICTIONS ON KEEPING DOGS (DOG AT LARGE)	0	1	2	0	0	0	0	0	0	0	0	0	3
9-3-4 DESTRUCTION OF NOXIOUS WEEDS	0	0	0	0	0	2	0	0	0	0	0	0	2
6-1-1 125.07(4)(B) UNDERAGE DRINKING-POSSESS/CONSUMES	0	0	0	0	2	0	0	0	0	0	0	0	2
9-2-7 DISORDERLY CONDUCT WITH MOTOR VEHICLE (NOT IN PARK)	0	0	0	0	1	0	0	0	0	0	0	0	1

9-1-1 946.41 RESISTING OR OBSTRUCTING OFFICER	3	0	0	0	0	0	0	0	0	0	0	0	3
9-1-1 943.20 THEFT	0	0	0	0	1	0	0	0	0	0	0	0	1
9-1-1 943.14 TRESPASS TO DWELLING	0	0	1	0	0	1	0	0	0	0	0	0	2
9-6-3 (DO NOT USE) RESPONSIBILITY OF OWNERS/OCCUPANTS FOR MAINTENANCE/CONTROL INSECTS/RODENTS AND OTHER PESTS	0	0	0	0	1	1	0	0	0	0	0	0	2
9-1-1 943.13 CRIMINAL TRESPASS TO LAND	0	0	1	1	0	0	0	0	0	0	0	0	2
9-1-1 943.01(1) CRIMINAL DAMAGE TO PROPERTY	1	0	0	0	0	0	0	0	0	0	0	0	1
9-3-1 DESTRUCTION OF PROPERTY PROHIBITED	0	0	0	0	1	0	0	0	0	0	0	0	1
9-2-10(B) HABITUAL TRUANCY	10	2	3	7	0	0	0	0	0	0	0	0	22
9-1-1 287.81 LITTERING	0	0	1	0	0	0	0	0	0	0	0	0	1
9-2-10(A) SIMPLE TRUANCY	2	0	0	3	1	0	0	0	0	0	0	0	6
9-1-1 167.10(3) USE OF FIREWORKS/POSSESSION OF FIREWORKS	0	0	0	0	0	1	0	0	0	0	0	0	1
6-5-14 HARBORING VICIOUS ANIMALS	0	0	1	0	0	0	0	0	0	0	0	0	1
6-5-6 PENALTY FOR FAILURE TO OBTAIN RABIES SHOT	0	1	1	0	0	0	0	0	0	0	0	0	2
6-5-1 DOG LICENSE	0	0	1	2	1	0	0	0	0	0	0	0	4
ORDINANCE Totals	32	13	35	24	12	20	0	0	0	0	0	0	136
Totals	32	13	35	24	12	20	0	0	0	0	0	0	136

June 2025 Juvenile Arrests

Statute	Crime Code and Description	Counts	# of Arrests using Crime Code
948.02(2) FONDLING	11D 2ND DEGREE SEX ASSAULT UNDER 16 YOA FONDLING	1	1
940.60(1) SIMB	13B BATTERY	1	1
9-3-1	290 DESTRUCTION OF PROPERTY PROHIBITED	1	1
9-1-4 W/INJ	90C DISORDERLY CONDUCT WITH INJURY	5	5
9-1-4 W/O INJ	90C DISORDERLY CONDUCT WITHOUT INJURY	2	2
125.07(4)(B)	90G ***UNDERAGE CONSUMPTION - USE AGE!	2	2
946.41(1) RESIST	90Z RESISTING AN OFFICER	1	1
947.01(1) 90Z	90Z DISORDERLY CONDUCT - OTHER OFFENSES	1	1
Totals:		14	14

June 2025 Adult Arrests

Statute	Crime Code and Description	Counts	# of Arrests using Crime Code
941.375(2)	13A DISCHARGE BODILY FLUIDS AT PUBLIC SAFETY WORKER	1	1
940.60(1) SIMB	13B BATTERY	1	1
943.01(1)	290 CRIMINAL DAMAGE TO PROPERTY	1	1
961.41(1M)(EM)1	35A POSSESS W/INTENT METHAMPHETAMINE LESS THAN 3 GRAMS	1	1
961.41(3G)(E) FELONY	35A POSSESS THC 2ND+ OFFENSE	1	1
961.41(3G)(E) MISD	35A POSSESS THC	1	1
961.41(3G)(G)	35A POSSESS METHAMPHETAMINE	2	2
961.573(1)	35B POSSESS DRUG PARAPHERNALIA	6	6
9-1-1 946.41	90C RESISTING OR OBSTRUCTING OFFICER	1	1
9-1-4 W/O INJ	90C DISORDERLY CONDUCT WITHOUT INJURY	2	2
947.01(1) 90C	90C DISORDERLY CONDUCT - GENERAL	5	5
346.63(1)(A) CIR	90D OPERATING A MOTOR VEHICLE WHILE UNDER THE INFLUENCE	1	1
346.63(1)(A) ORD	90D OPERATING A MOTOR VEHICLE WHILE UNDER THE INFLUENCE	3	3
968.075(1)(a)	90F DOMESTIC ABUSE	1	1
9-1-1 943.14	90J TRESPASS TO DWELLING	1	1
51.15	90Z EMERGENCY DETENTION/MENTAL HEALTH	2	2
6-5-1	90Z DOG LICENSE	1	1
8-4-3	90Z JUNKED VEHICLES	1	1
8-4-4	90Z ABANDONED VEHICLES	1	1
9-1-1 167.10(3)	90Z USE OF FIREWORKS/POSSESSION OF FIREWORKS	1	1
9-3-4	90Z DESTRUCTION OF NOXIOUS WEEDS	1	1
9-6-4/OWNERS	90Z RESPONSIBILITY OF OWNERS FOR MAINTENANCE/CONTROL INSECTS/RODENTS AND OTHER PESTS	2	2
9-7-2	90Z CHRONIC NUISANCES PROHIBITED	1	1
940.225(3) SEX OFFENSE	90Z 3RD DEGREE SEXUAL INTERCOURSE W/O CONSENT	1	1
941.13	90Z INTENTIONALLY GIVE FALSE ALARM	1	1
946.41(1) OBSTRUCT	90Z OBSTRUCTING AN OFFICER	4	4
946.41(1) RESIST	90Z RESISTING AN OFFICER	1	1
946.49(1)(A)	90Z BAIL JUMPING-MISDEMEANOR	11	4
946.49(1)(B)	90Z BAIL JUMPING-FELONY	9	4
961.42(1)	90Z KEEPER OF A DRUG HOUSE OR CAR	1	1
968.09(1)	90Z WARRANT ON FAILURE TO APPEAR	2	2
973.10	90Z PROBATION HOLD	3	3
Totals:		71	59

MONTHLY REPORT

TWO RIVERS UTILITIES ELECTRIC DEPARTMENT



Pictures Above

- Utility pole replacement (left and top right)
- Linecrew assisting in removal of canopy at Neshotah Beach (bottom right)

ELECTRIC CONSUMPTION

(kWh)

SEPTEMBER DATA

2020	2021	2022	2023	2024	2025
6,735,982	7,099,107	7,106,085	6,907,087	7,247,963	6,893,320

PERCENT CHANGE FROM
2020-2025

-2.34%

PERCENT CHANGE FROM
2024-2025

-4.89%

YEAR-TO-DATE

2020	2021	2022	2023	2024	2025
64,223,302	65,950,098	65,640,297	64,037,423	64,030,591	64,505,871

PERCENT CHANGE FROM
2020-2025

0.44%

PERCENT CHANGE FROM
2024-2025

0.74%

COST OF ELECTRICITY

(PURCHASED IN DOLLARS)

2020	2021	2022	2023	2024	2025
\$578,125.88	\$616,138.48	\$705,891.08	\$641,230.00	\$624,379.05	\$610,099.77

COST OF ELECTRICITY PER KWH

\$0.08583	\$0.08679	\$0.09934	\$0.09284	\$0.08615	\$0.08851
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PERCENT CHANGE FROM
2020-2025

3.12%

PERCENT CHANGE FROM
2024-2025

2.74%

SEPTEMBER DEPARTMENT PROJECTS

Section 10, ItemB.

LOCATION	DESCRIPTION OF WORK
NORTHEND	UNDERGROUND INSTALLATION PROJECTS
EASTSUDE	UNDERGROUND INSTALLATION PROJECTS, POLE REPLACEMENTS
VARIOUS LOCATIONS	TREE TRIMMING

AFTER HOURS CALL-OUTS

DATES	LOCATION	DURATION	DESCRIPTION OF ISSUE
09/05/2025	2308 45 TH STREET	N/A	BRANCH FELL ON SERVICE
09/05/2025	2414 ADAMS STREET	N/A	PHONE DROP ISSUE
09/28/2025	5001 LINCOLN AVE	N/A	CUSTOMER MAIN BREAKER ISSUE / PULL METER

ELECTRIC METER DEPARTMENT PROJECTS

DESCRIPTION	AMOUNT
SERVICE UPGRADES	4
ELECTRIC METERS INSTALLED	158
ELECTRIC METERS TESTED	48
SERVICE DISCONNECTS AND RECONNECTS (NORMAL HOURS)	11

POWER COST ADJUSTMENT CLAUSE (PCAC)

MONTH	PCAC CHARGE PER KWH	AVERAGE MONTHLY BILL	AVERAGE ANNUAL BILL	
JANUARY	-0.0001	\$72.92	2020	\$69.15
FEBRUARY	-0.0103	\$66.68		
MARCH	-0.0034	\$70.82	2021	\$72.31
APRIL	-0.0040	\$70.46		
MAY	-0.0050	\$69.86	2022	\$78.70
JUNE	0.0029	\$74.60		
JULY	0.0168	\$82.94	2023	\$74.80
AUGUST	0.0295	\$90.56		
SEPTEMBER	0.0275	\$89.36	2024	\$73.51
OCTOBER	0.0054	\$76.10		
NOVEMBER			2025	\$76.43
DECEMBER				
AVERAGE	0.006011	\$76.43		



**Two Rivers
September 2025**

Prepared By: Patrick Murphy – MEUW Regional Safety Manager

SAFETY REPORT

ACCOMPLISHMENTS

1. Training

- Personal protective equipment and HazCom

2. Audits/Inspections

DPW, no major findings, monthly checks of fire extinguishers are not being completed, weekly checks of eyewash and safety shower are not being completed

3. Compliance/Risk Management

Mutual Aid guidance document (in progress)

GOALS AND OBJECTIVES

1. Training

- Fire prevention/safety

2. Audits/Inspections

3. Compliance/Risk Management

- Promote EOC familiarization, meetings/citywide tabletop (future)
 - Electric department completed
- Continue to promote good investigation and root cause analysis for all incidents.
- Promote incident and near miss reporting
 - Incident reports have been updated (safety committee)
- Reasonable suspicion work group
 - Process has been defined and worksheet developed (safety committee)

Check Issue Date	Check Number	Payee	Description	Invoice GL Account	Invoice Number	Invoice Amount
09/04/2025	141227	4 K'S PEST CONTROL LLC	General Pest Control - Sr. Center	100-54150-2900	082225	55.00
Total 141227:						55.00
09/04/2025	141228	Accurate Appraisal LLC	August 2025 Services	100-51530-2130	5648	5,350.00
Total 141228:						5,350.00
09/04/2025	141229	ADRC of the Lakeshore	Reimburse ADRC for August 2025 Congr	250-23150	08292025	574.00
Total 141229:						574.00
09/04/2025	141230	Advance Construction Inc	Sandy Bay Highlands Phase 3 Utility & S	680-19107	CONTRACT 3-2024 #4	147,007.53
Total 141230:						147,007.53
09/04/2025	141231	Airgas USA LLC	Cylinder Rental - WWTP	690-59833-2900	5517846998	455.92
Total 141231:						455.92
09/04/2025	141232	All In Technology LLC	WatchGuard T45 Firewall w/ Total Securit	670-59930-2900	3389	249.00
Total 141232:						249.00
09/04/2025	141233	Amazon Business - Debit Memo	Supplies - City Hall	100-51510-3100	136W-DV49-31KX	254.17
09/04/2025	141233	Amazon Business - Debit Memo	Supplies - City Hall	100-51410-2900	1WVK-CMDT-33PY	279.57
Total 141233:						533.74
09/04/2025	141234	Amazon Business - Debit Memo	Supplies - Sr Cntr	250-55150-3900	1H6V-XJYN-33VR	216.81
09/04/2025	141234	Amazon Business - Debit Memo	Credit Memo for Supplies - Sr Cntr	250-55150-3900	CM-1D6C-7GLH-6DN6	77.31-
09/04/2025	141234	Amazon Business - Debit Memo	Credit Memo for Supplies - Sr Cntr	250-55150-3900	CM-164V-DLVR-CW4R	77.31-
09/04/2025	141234	Amazon Business - Debit Memo	Supplies - PD	100-52100-3100	19L1-RFPQ-GX4W	13.95
Total 141234:						76.14
09/04/2025	141235	Ambrosius Concrete Supplies In	Mtrls for Madison St. Bridge Approach R	452-53300-9981	497530	199.10
Total 141235:						199.10
09/04/2025	141236	Associated Trust Company	General Obligation dated 6/7/2021 - 7-01	300-58100-6900	C27107	475.00

Check Issue Date	Check Number	Payee	Description	Invoice GL Account	Invoice Number	Invoice Amount
09/04/2025	141236	Associated Trust Company	General Obligation dated 6/7/2021 - 7-01	300-58100-6900	C27108	475.00
Total 141236:						950.00
09/04/2025	141237	August Winter & Sons Inc	Boiler Blower Motor Service Call-WWTP	690-59831-2900	69225	1,896.40
Total 141237:						1,896.40
09/04/2025	141238	B&M Technical Services Inc	Flow Meter Installation & Setup - WWTP	690-59833-2900	13037	9,213.46
Total 141238:						9,213.46
09/04/2025	141239	Ball Auto & Truck Parts Inc	OIL - WWTP	690-59833-3900	382453	771.87
Total 141239:						771.87
09/04/2025	141240	Braun Building Center	Supplies - P&R	454-55400-8860	BB081053401	377.76
Total 141240:						377.76
09/04/2025	141241	Chamber of Manitowoc County	Chamber Membership - Library	280-55110-2130	12016423	230.00
Total 141241:						230.00
09/04/2025	141242	Clarksen, Casey	2025 Neshotah Beach Campout	262-55320-2904	09032025	100.00
Total 141242:						100.00
09/04/2025	141243	Complete Office of Wisconsin	Office Supplies-CM	100-51410-3100	967829	117.91
Total 141243:						117.91
09/04/2025	141244	Cool City Cleaners Inc	Towel & Mop Cleaning - WWTP	690-59820-2900	5715	56.00
Total 141244:						56.00
09/04/2025	141245	Core & Main LP	Valves/Supplies - WWTP	690-59834-2900	X454173	451.12
Total 141245:						451.12
09/04/2025	141246	County Materials Corporation	Swr/Wtr Lateral on Brown's Dr Easement	243-56700-8130	4198622-00	748.00

Check Issue Date	Check Number	Payee	Description	Invoice GL Account	Invoice Number	Invoice Amount
09/04/2025	141246	County Materials Corporation	Credit for Swr/Wtr Lateral on Brown's Dr	243-56700-8130	CM-4213376-00	561.00-
Total 141246:						187.00
09/04/2025	141247	Diamond Tours	Trip 09/01-09/05 Mackinac Island - Sr Ce	250-55150-3900	2173439-2	510.00
Total 141247:						510.00
09/04/2025	141248	Fastenal	Parts for Mains - WTR	650-59677-3900	CM-WIMAN318023	297.40-
09/04/2025	141248	Fastenal	Parts for Mains - WTR	650-59673-3900	WIMAN318718	520.87
Total 141248:						223.47
09/04/2025	141249	Ferguson Waterworks #1476	Mtrls Laterals on Brown's Dr Easement	243-56700-8130	0451625	18,428.78
09/04/2025	141249	Ferguson Waterworks #1476	Mtrls Laterals on Brown's Dr Easement	243-56700-8130	0452259	3,935.60
09/04/2025	141249	Ferguson Waterworks #1476	Mtrls Laterals on Brown's Dr Easement	243-56700-8130	CM-045109	1,348.87-
Total 141249:						21,015.51
09/04/2025	141250	Forster, Maria	Translation Services No Shows - PD	100-21125	NS08202025	42.00
Total 141250:						42.00
09/04/2025	141251	Frank's Radio Service Inc.	Radio Service Agreement / Sept 2025 - P	100-52100-2441	128039	144.24
Total 141251:						144.24
09/04/2025	141252	Garage Door Specialty LLC	Shop Repairs - DPW	457-53300-8170	9105	13,700.00
Total 141252:						13,700.00
09/04/2025	141253	GFL Environmental Services USA LLC	Grit Dump - WWTP	690-59820-2900	7458	310.37
Total 141253:						310.37
09/04/2025	141254	Green Bay Highway Products LLC	SBH/Sandy Ridge Dr Culvert	680-19107	2678	2,805.34
Total 141254:						2,805.34
09/04/2025	141255	Hallman Lindsay	Natural Wood Toner - P&R	100-55200-3900	J0220956	68.49

Check Issue Date	Check Number	Payee	Description	Invoice GL Account	Invoice Number	Invoice Amount
Total 141255:						68.49
09/04/2025	141256	Hawkins Inc	Azone-15 - Water	650-59641-3910	7183526	1,081.10
Total 141256:						1,081.10
09/04/2025	141257	James Imaging Systems Inc.	Contract R14490-MPS-01 8/29/25 to 9/2	660-59921-3900	1601418	344.35
Total 141257:						344.35
09/04/2025	141258	James Leasing LLC	Contract JL-171-01 Coverage 8/24/2025	100-53200-5310	23217	2,499.28
Total 141258:						2,499.28
09/04/2025	141259	JSM Secure Inc.	Shop Repairs - Wtr	457-53300-8170	79062	9,736.18
Total 141259:						9,736.18
09/04/2025	141260	Klein, Patricia Ann	Simply Seniors Exercise Class - Aug 202	100-55300-2900	08312025	65.80
Total 141260:						65.80
09/04/2025	141261	Klein's Hardware Hank	Supplies for Mains - WTR	650-59673-3900	84946	11.49
Total 141261:						11.49
09/04/2025	141262	Lakeshore Business Interiors Inc.	Chair - Judicial	100-51200-2910	17786	347.00
Total 141262:						347.00
09/04/2025	141263	Lawson Products	Shop Supplies / Pipe Plugs - DPW	100-53200-3900	9312723703	256.80
Total 141263:						256.80
09/04/2025	141264	Mammoth Construction LLC	2024 Lateral Replacement Partial Payme	690-19107	2178	679,060.22
09/04/2025	141264	Mammoth Construction LLC	Swr/Wtr Install for Browns Dr Bldg-ENG	243-56700-8130	2189	28,450.00
Total 141264:						707,510.22
09/04/2025	141265	Manitowoc Co Solid Waste	1300325-Sweeping	680-59710-2900	29611	3,134.49

Check Issue Date	Check Number	Payee	Description	Invoice GL Account	Invoice Number	Invoice Amount
09/04/2025	141265	Manitowoc Co Solid Waste	1300369-Commercial SW	640-53310-2900	29610	220.43
09/04/2025	141265	Manitowoc Co Solid Waste	1300476-072025 Services	640-53620-2900	29608	11,888.62
Total 141265:						15,243.54
09/04/2025	141266	Manitowoc Co Treasurer	2025 FAP GIS Mapping Licensing (ESRI)	270-52300-2100	TRFD2025CREWFORCE	1,823.26
Total 141266:						1,823.26
09/04/2025	141267	Manitowoc Disposal Inc	Refuse - 8/17/2025 to 8/30/2025	640-53620-2900	08/17/25-08/30/25	18,485.89
09/04/2025	141267	Manitowoc Disposal Inc	Dumpster - P&R	640-53620-2900	83736	527.50
Total 141267:						19,013.39
09/04/2025	141268	Manitowoc Public Utilities	Electric Service - 2124 Woodland Dr 8/25	690-59820-2210	408117/106902;08/25	28.86
Total 141268:						28.86
09/04/2025	141269	McMahon Associates Inc	Phase 1 ESA - Parking Lot Property	454-55400-8860	940291	2,000.00
Total 141269:						2,000.00
09/04/2025	141270	Miller Implement Co Inc	Filters - DPW	100-16120	257538	1,175.13
09/04/2025	141270	Miller Implement Co Inc	Credit for Filters - DPW	100-16120	CM257539	94.77-
09/04/2025	141270	Miller Implement Co Inc	Credit for Filters - DPW	100-16120	CM257623	284.31-
Total 141270:						796.05
09/04/2025	141271	Minarik, Boyd	Energy Star Rebate for Freezer - Elec	660-29253	CUF66C7W(10)	50.00
Total 141271:						50.00
09/04/2025	141272	North Central Laboratories	Drierite - WWTP	690-59820-3900	524448	192.56
09/04/2025	141272	North Central Laboratories	Dilution Water - WWTP	690-59820-3900	524160	184.02
Total 141272:						376.58
09/04/2025	141273	Northeast Asphalt Inc.	Pierce St Paving & Parking Lots	451-53300-8700	619072-001	157,308.45
Total 141273:						157,308.45

Check Issue Date	Check Number	Payee	Description	Invoice GL Account	Invoice Number	Invoice Amount
09/04/2025	141274	Northern Lake Service Inc	1633 PFAS Testing - WWTP	690-59820-2900	2513745	605.00
Total 141274:						605.00
09/04/2025	141275	Powell, Brian	Energy Star Rebate - TV	660-29253	OLED77C4AUA	50.00
Total 141275:						50.00
09/04/2025	141276	Premium Waters Inc	Lab Water - WWTP	690-59820-2900	391389170	134.99
Total 141276:						134.99
09/04/2025	141277	R&J Fricke Inc	9 Bag Concrete - Madison/Brown's Dr	100-16120	17549	2,142.00
09/04/2025	141277	R&J Fricke Inc	9 Bag Concrete - Madison/Brown's Dr	100-16120	17550	1,078.00
09/04/2025	141277	R&J Fricke Inc	6 Bag Concrete - 37th/Bellevue	100-16120	17596	987.00
09/04/2025	141277	R&J Fricke Inc	9 Bag Concrete - 19th/School	100-16120	17630	1,224.00
09/04/2025	141277	R&J Fricke Inc	6 Bag Concrete - 19th/School	100-16120	17631	987.00
09/04/2025	141277	R&J Fricke Inc	6 Bag Concrete - 34th/Glenwood	100-16120	17632	987.00
Total 141277:						7,405.00
09/04/2025	141278	Reinders	Supplies - Rec	454-55400-8860	2736864-00	4,397.58
Total 141278:						4,397.58
09/04/2025	141279	Renegade Pest Management	Pest Control - City Hall	100-51600-3500	16180	70.00
Total 141279:						70.00
09/04/2025	141280	Schaus Mechanical	Large AC - Community House	100-55140-2900	SD15295	252.00
Total 141280:						252.00
09/04/2025	141281	Schrank Management LLC	Portable Restroom Rental 8-21-25 TO 9-	100-55200-2900	1339	460.00
09/04/2025	141281	Schrank Management LLC	Portable Restroom Rental 8-21-25 TO 9-	100-55200-2900	1340	650.00
Total 141281:						1,110.00
09/04/2025	141282	Shawn Williams Creative-Social Media	August 2025 Services - Tourism	258-56700-2100	942	800.00

Check Issue Date	Check Number	Payee	Description	Invoice GL Account	Invoice Number	Invoice Amount
Total 141282:						800.00
09/04/2025	141283	Sherwin Williams Co	Bridge Paint	452-53300-9981	3163-9	209.75
09/04/2025	141283	Sherwin Williams Co	Tack Pails	100-53300-3900	SS108410	110.00
09/04/2025	141283	Sherwin Williams Co	Tack Pails	100-53300-3900	SS108172	444.75
Total 141283:						764.50
09/04/2025	141284	Soukup, Jessica	Energy Star for Refrigerator	660-29253	6602453	50.00
Total 141284:						50.00
09/04/2025	141285	Storm the Lawn Pro LLC	Treatment - FD	100-52200-3500	532025	126.14
Total 141285:						126.14
09/04/2025	141286	Superior Chemical LLC	Supplies - DPW	100-53200-3500	422415	198.60
Total 141286:						198.60
09/04/2025	141287	TAPCO	Traffic Signal Base - Black	100-16120	I807589	23.00
09/04/2025	141287	TAPCO	Traffic Signal LED Lens - DPW	100-16120	I808395	288.90
Total 141287:						311.90
09/04/2025	141288	Thuermer Law Office	Municipal Prosecuting - Aug 2025	100-51340-2121	08272025	1,705.00
Total 141288:						1,705.00
09/04/2025	141289	Town & Country Engineering Inc.	2025 SDW & CWF Loan Assistance	650-19107	28406	1,330.00
09/04/2025	141289	Town & Country Engineering Inc.	2026 SDW & CWF Loan Assistance	650-19107	28408	2,145.00
09/04/2025	141289	Town & Country Engineering Inc.	Sewer Use Rate Study	650-19107	28407	1,700.00
09/04/2025	141289	Town & Country Engineering Inc.	2024 SDW & CWF Loan Assistance	690-19107	28533	320.00
09/04/2025	141289	Town & Country Engineering Inc.	2025 SDW & CNF Loan Assistance	650-19107	28534	2,115.00
09/04/2025	141289	Town & Country Engineering Inc.	Sewer Use Rate Study	650-19107	28535	6,133.96
09/04/2025	141289	Town & Country Engineering Inc.	2026 SDW & CWF Loan Assistance	650-19107	28536	1,160.00
Total 141289:						14,903.96
09/04/2025	141290	Two Rivers Automotive Inc.	Supplies - P&R	100-55200-3900	5172-331838	3.79

Check Issue Date	Check Number	Payee	Description	Invoice GL Account	Invoice Number	Invoice Amount
Total 141290:						3.79
09/04/2025	141291	Two Rivers Optimist Club	2025 Neshotah Breakfast Expenses	262-55320-2904	09012025	476.76
Total 141291:						476.76
09/04/2025	141292	Vacuum Pump & Compressor Inc	Supplies - Wtr	650-59643-3900	135443-00	513.38
09/04/2025	141292	Vacuum Pump & Compressor Inc	Supplies - Wtr	650-59643-3900	135443-01	398.67
Total 141292:						912.05
09/04/2025	141293	Vorpahl Fire & Safety	Annual Fire Extinguisher - FD	100-52200-2900	215407591	80.50
Total 141293:						80.50
09/04/2025	141294	Wells Fargo Vendor Financial Services L	Monthly Lease Payment	457-53300-8160	5035541085	1,268.82
Total 141294:						1,268.82
09/04/2025	141295	Wisconsin Public Service	1916 COLUMBUS ST - Elec	660-59588-2220	0401271669-10; 08/28	28.60
09/04/2025	141295	Wisconsin Public Service	1300 35TH STREET - Rec	100-55400-2220	0401271669-07; 08/28	16.21
09/04/2025	141295	Wisconsin Public Service	1423 RIVER PL-WARM BLDG	100-55200-2220	0401271669-12; 08/22	16.21
09/04/2025	141295	Wisconsin Public Service	2909 Adams Street	100-55200-2220	0401271669-14; 08/28	16.21
09/04/2025	141295	Wisconsin Public Service	1717 E PARK STREET	100-51600-2220	0401271669-24; 08/26	64.61
09/04/2025	141295	Wisconsin Public Service	1221 17TH STREET-BRIDGE BLDG	100-53341-2220	0401271669-30; 08/28	16.77
09/04/2025	141295	Wisconsin Public Service	1401 Lake Street	660-49390	0401271669-35; 08/26	193.44
09/04/2025	141295	Wisconsin Public Service	1303 19th Street	291-56700-2900	0401271669-49; 08/27	16.21
Total 141295:						368.26
09/04/2025	141296	Xylem Water Solutions USA Inc	Supplies-WWTP	690-59833-3900	3556D84470	864.00
Total 141296:						864.00
09/04/2025	141297	Zoro Tools Inc.	Hose Bibs-WTR	650-59664-2900	INV17074868	115.43
Total 141297:						115.43
09/11/2025	141298	3404 Memorial Drive LLC	Credit Balance Refund for 3404 Memoria	660-21130	7546-26	32.88
09/11/2025	141298	3404 Memorial Drive LLC	Credit Balance Refund for 3404 Memoria	660-21130	7553-14	18.49

Check Issue Date	Check Number	Payee	Description	Invoice GL Account	Invoice Number	Invoice Amount
09/11/2025	141298	3404 Memorial Drive LLC	Credit Balance Refund for 3404 Memoria	660-21130	7575-11	101.11
Total 141298:						152.48
09/11/2025	141299	Abendroth, Tim & Kay	Trip Cancellation - John Michael Kohler	250-55150-3900	RECEIPT #26966	40.00
Total 141299:						40.00
09/11/2025	141300	Aflac Business Services	August 2025 Premiums	100-21590	014167	2,178.08
Total 141300:						2,178.08
09/11/2025	141301	Ambrosius Concrete Supplies In	300' Rubber Joint 1/2 X 6 / White Cure	100-16120	497975	345.75
Total 141301:						345.75
09/11/2025	141302	AnSer Services	Base/Holiday Rate September 2025-ELE	650-59665-2900	6502-090125	309.00
Total 141302:						309.00
09/11/2025	141303	Badger Wholesale Company Inc.	Concession Food - P & R	261-55320-3790	1924382	439.70
Total 141303:						439.70
09/11/2025	141304	Becker, Jean	Trip Cancellation - John Michael Kohler	250-55150-3900	RECEIPT #26803	40.00
Total 141304:						40.00
09/11/2025	141305	Brandt, Wendy	NNO Reimbursement	805-52100-3900	08262025	316.47
Total 141305:						316.47
09/11/2025	141306	Bruechert, Robert or Ruby	Credit Balance Refund for 2924 38th St	660-21130	6685-04	18.68
Total 141306:						18.68
09/11/2025	141307	Buelow Vetter Buikema Olson & Vliet LL	Labor Attorney	100-51410-2130	STATEMENT 203	1,462.50
Total 141307:						1,462.50
09/11/2025	141308	CliftonLarsonAllen LLP	Audit Services for 12/31/24	100-51510-2110	L251492798	6,562.50

Check Issue Date	Check Number	Payee	Description	Invoice GL Account	Invoice Number	Invoice Amount
Total 141308:						6,562.50
09/11/2025	141309	Complete Office of Wisconsin	Supplies - CH	100-51600-3500	944111	208.87
09/11/2025	141309	Complete Office of Wisconsin	Supplies - CH	100-51600-3500	949173	138.04
09/11/2025	141309	Complete Office of Wisconsin	Supplies - CH	100-51600-3500	962643	285.69
09/11/2025	141309	Complete Office of Wisconsin	Supplies - CH	100-51600-3500	973158	167.73
Total 141309:						800.33
09/11/2025	141310	Core & Main LP	12" Bronze Stem Gate Valve-2024 Valve-	650-59673-3900	X460672	1,005.00
Total 141310:						1,005.00
09/11/2025	141311	Country Visions Cooperative	333006-Roadmaster Premium Clear Die	100-16120	0041185-AUGUST 2025	4,450.00
Total 141311:						4,450.00
09/11/2025	141312	Cretton Enterprises Inc	Flower Bed Maintenance - Lib	280-55110-3560	13009	2,298.43
Total 141312:						2,298.43
09/11/2025	141313	Custom Manufacturing Inc	6' Painted Picnic Table Frames	454-55400-8860	6119	3,221.75
Total 141313:						3,221.75
09/11/2025	141314	Daniels Sharpsmart, Inc.	Manifest 4186312-FD	100-52210-2410	1013654	71.23
Total 141314:						71.23
09/11/2025	141315	Device Technologies Inc.	Meter Horn Jumpers - Elec	660-59586-3900	4832	425.80
Total 141315:						425.80
09/11/2025	141316	Digger's Hotline	Prepaid Email Fees for August 2025	660-59584-2900	250 8 43901	164.90
Total 141316:						164.90
09/11/2025	141317	Dinges Partners Group LLC	Drager Service - Gas Meter / FD	100-52200-2900	75730	380.00

Check Issue Date	Check Number	Payee	Description	Invoice GL Account	Invoice Number	Invoice Amount
Total 141317:						380.00
09/11/2025	141318	Erickson Sports LLC	Girls/Peewee Flag Football Shirts- P&R	100-55300-3900	2652	672.00
Total 141318:						672.00
09/11/2025	141319	Fastenal	Supplies - Parks	454-55400-8860	WIMAN318588	695.46
Total 141319:						695.46
09/11/2025	141320	Ferguson Enterprises Inc. #3326	2 1/2 Inner Tube for Hydrant-Wtr	650-59677-3900	WW074518	34.75
Total 141320:						34.75
09/11/2025	141321	Fire Dept Petty Cash	Petty Cash Reimbursement-FD	100-52210-2410	09082025	76.77
Total 141321:						76.77
09/11/2025	141322	Fricke Printing Services Inc	Notice of Municipal Code Form - PD	100-52100-2912	266738	348.00
Total 141322:						348.00
09/11/2025	141323	Gates, Tamara	Trip Cancellation - John Michael Kohler	250-55150-3900	RECEIPT #26920	40.00
Total 141323:						40.00
09/11/2025	141324	Green Acres Landscaping Inc.	Sod-Cem	100-54910-3500	41451	64.00
Total 141324:						64.00
09/11/2025	141325	Hach Company	Lab Supplies - Wtr	650-59642-3900	14646687	3,675.10
Total 141325:						3,675.10
09/11/2025	141326	Hawkins Inc	Azone-15, Ortho - WTR	650-59641-3910	7186967	3,044.30
Total 141326:						3,044.30
09/11/2025	141327	Hayden Water Co. LLC	Distilled Water for Lab - Water	650-59642-3900	170667	35.99

Check Issue Date	Check Number	Payee	Description	Invoice GL Account	Invoice Number	Invoice Amount
Total 141327:						35.99
09/11/2025	141328	Hendricks, Catherine M.	Pop Up Outdoor Slow Flow Yoga Class	100-55300-2900	SEPTEMBER 8, 2025	64.50
Total 141328:						64.50
09/11/2025	141329	Hogan, Cindy	Trip Cancellation - John Michael Kohler	250-55150-3900	RECEIPT #26756	40.00
Total 141329:						40.00
09/11/2025	141330	Holy Family Memorial	Lab Draws - July 2025	100-52115-2133	HFM996	20.00
Total 141330:						20.00
09/11/2025	141331	Howard, Ann	Trip Cancellation - John Michael Kohler	250-55150-3900	RECEIPT #26863	40.00
Total 141331:						40.00
09/11/2025	141332	HVA Products Inc	HVAC Systems Service Call - Lib	280-55110-2410	62043	1,127.50
Total 141332:						1,127.50
09/11/2025	141333	IDEXX Distribution Inc.	WP104-Coli P/A Comparator-Wtr	650-59642-3900	3183095523	30.03
Total 141333:						30.03
09/11/2025	141334	Kaat's Water Conditioning Inc	Water - 6303 Riverview Dr	419-53600-2900	09012025	77.99
Total 141334:						77.99
09/11/2025	141335	Kay Koach	Trip Cancellation - John Michael Kohler	250-55150-3900	RECEIPT #26919	40.00
Total 141335:						40.00
09/11/2025	141336	Kirchman, Paula	Credit Balance Refund for 2617 Lincoln	660-21130	1768-01	113.09
Total 141336:						113.09
09/11/2025	141337	Klein's Hardware Hank	Valve - WWTR	690-59833-3900	85040	11.49

Check Issue Date	Check Number	Payee	Description	Invoice GL Account	Invoice Number	Invoice Amount
Total 141337:						11.49
09/11/2025	141338	Kornely, Alice	Trip Cancellation - John Michael Kohler	250-55150-3900	RECEIPT #26985	40.00
Total 141338:						40.00
09/11/2025	141339	Kornely, Edd & Alice	Trip Cancellation - John Michael Kohler	250-55150-3900	RECEIPT #26986	40.00
Total 141339:						40.00
09/11/2025	141340	Maltby, Lori	Trip Cancellation	250-55150-3900	RECEIPT #27008	40.00
Total 141340:						40.00
09/11/2025	141341	Mammoth Construction LLC	Valve Replacement at 2538 37th St - WT	650-19343	2218	4,199.00
09/11/2025	141341	Mammoth Construction LLC	Remove & Replace 12" Valve - WTR	650-19343	2223	3,476.00
Total 141341:						7,675.00
09/11/2025	141342	Manitowoc Engraving Inc	18,000 Garbage Sticker - CS	640-53620-3900	32949	1,185.00
Total 141342:						1,185.00
09/11/2025	141343	Manitowoc Public Utilities	Electric Service - 5000 Memorial Dr - Wtr	650-59602-2900	425427/118598; 08/31	836.00
Total 141343:						836.00
09/11/2025	141344	Manitowoc Trophy	July 4th-Cherry Plaque - Rec	262-55320-3900	48892	20.00
Total 141344:						20.00
09/11/2025	141345	Marco	Agreement 016-1603090-000- Lib	280-55110-2130	40027553	523.51
Total 141345:						523.51
09/11/2025	141346	McMahon Associates Inc	SBH Stormwater Anlysis	290-56700-2900	940365	4,323.31
Total 141346:						4,323.31
09/11/2025	141347	MSA Professional Services Inc	Parks GIS Sysstem Tech Support 7 Train	260-55210-2900	019744	831.25

Check Issue Date	Check Number	Payee	Description	Invoice GL Account	Invoice Number	Invoice Amount
Total 141347:						831.25
09/11/2025	141348	Neuman's Home Improvement LLC	Remove/Dispose Pump House Windows	650-59672-2900	09042025	3,975.00
Total 141348:						3,975.00
09/11/2025	141349	North Central Emergency Vehicles	Parts - FD	100-52300-2410	0045954	59.28
Total 141349:						59.28
09/11/2025	141350	Northeast Asphalt Inc.	6.14 Ton Asphalt	100-16120	30-00028820	422.13
Total 141350:						422.13
09/11/2025	141351	Northern Lake Service Inc	Total Organic Carbon/Label-WTR	650-59642-2900	2514973	66.88
Total 141351:						66.88
09/11/2025	141352	Oestreich, Norman	Trip Cancellation - John Michael Kohler	250-55150-3900	RECEIPT #26827	40.00
Total 141352:						40.00
09/11/2025	141353	Olien, Jane	Trip Cancellation - John Michael Kohler	250-55150-3900	RECEIPT #26936	45.00
Total 141353:						45.00
09/11/2025	141354	OpenPoint LLC	OpenPoint Subscription - August 2025	660-59923-2403	1796	1,960.00
Total 141354:						1,960.00
09/11/2025	141355	Osterloth, Kyle	Credit Balance Refund for 1108 Hawthor	660-21130	5218-01	76.20
Total 141355:						76.20
09/11/2025	141356	Payment Service Network	Services 8/1/2025 to 8/31/2025	690-59840-3900	314683	7.95
Total 141356:						7.95
09/11/2025	141357	Penworthy Company LLC, The	JF - Library	280-55112-3420	0610023-IN	480.00

Check Issue Date	Check Number	Payee	Description	Invoice GL Account	Invoice Number	Invoice Amount
Total 141357:						480.00
09/11/2025	141358	Pike, Brenda	Trip Cancellation - John Michael Kohler	250-55150-3900	RECEIPT #26819	45.00
Total 141358:						45.00
09/11/2025	141359	Pike, Lisa	Trip Cancellation - John Michael Kohler	250-55150-3900	RECEIPT #26821	45.00
Total 141359:						45.00
09/11/2025	141360	Porodek, Roberta	Trip Cancellation - John Michael Kohler	250-55150-3900	RECEIPT #26938	45.00
Total 141360:						45.00
09/11/2025	141361	R&J Fricke Inc	6 Bag Concrete - 11th/Columbus	100-16120	17665	987.00
Total 141361:						987.00
09/11/2025	141362	Renegade Pest Management	Pest Control Services - City Hall	100-51600-3500	16463	250.00
Total 141362:						250.00
09/11/2025	141363	Schaus Mechanical	Install new pot feeder - Community Hous	454-55400-8860	18762	1,388.00
09/11/2025	141363	Schaus Mechanical	WTR Plant Boiler Replacement - WTR	650-19107	18876	33,255.00
Total 141363:						34,643.00
09/11/2025	141364	Schumacher, Patty	Trip Cancellation - John Michael Kohler	250-55150-3900	RECEIPT #26997	40.00
Total 141364:						40.00
09/11/2025	141365	Second Revolution LLC	Equip Rental & Delivery - P&R	100-23158	0024	1,405.00
Total 141365:						1,405.00
09/11/2025	141366	Stangel's Tree Service LLC	Tree & Stump Removal - 4606 Laurie La	260-55210-2900	0000517	4,000.00
Total 141366:						4,000.00
09/11/2025	141367	Storm the Lawn Pro LLC	REC FIELDS	100-55400-3500	530891	1,085.59

Check Issue Date	Check Number	Payee	Description	Invoice GL Account	Invoice Number	Invoice Amount
Total 141367:						1,085.59
09/11/2025	141368	TAPCO	Traffic Signal Base - Black	100-16120	1808907	292.95
Total 141368:						292.95
09/11/2025	141369	Two Rivers Automotive Inc.	Adhesive Sealant - FD	100-52300-2410	5172332079	10.40
09/11/2025	141369	Two Rivers Automotive Inc.	Bosch Software Update - DPW	100-53200-3900	5172332215	4,209.00
Total 141369:						4,219.40
09/11/2025	141370	Two Rivers Public School District	2025-Angel Fund	262-55320-2904	09082025	1,400.00
Total 141370:						1,400.00
09/11/2025	141371	Unique Management Services Inc	Professional Services - LB	280-55110-2130	6143791	104.85
Total 141371:						104.85
09/11/2025	141372	Vinton Construction Company	2025 Street & Utility Improvements Harb	690-19107	CONTRACT 1-2025	248,302.98
Total 141372:						248,302.98
09/11/2025	141373	West & Dunn LLC	Legal Services - CM	100-51340-2120	18928	7,530.75
Total 141373:						7,530.75
09/11/2025	141374	White Cap L.P.	Sikaemaco - DPW	100-53341-2900	50033015370	186.05
Total 141374:						186.05
09/11/2025	141375	Williams, John	Trip Cancellation - John Michael Kohler	250-55150-3900	RECEIPT #26970	40.00
Total 141375:						40.00
09/11/2025	141376	Wilson, Patricia	Trip Cancellation - John Michael Kohler	250-55150-3900	RECEIPT #26879	40.00
Total 141376:						40.00
09/11/2025	141377	Wisc State Laboratory/Hygiene	Flouride Samples - Wtr	650-59642-2900	818516	31.00

Check Issue Date	Check Number	Payee	Description	Invoice GL Account	Invoice Number	Invoice Amount
Total 141377:						31.00
09/11/2025	141378	Wisconsin Public Service	1520 17th St	100-54150-2220	0401271669-4;8/25	71.35
09/11/2025	141378	Wisconsin Public Service	1801 26TH STREET - CEMETERY	100-54910-2220	0401271669-5;8/25	16.21
09/11/2025	141378	Wisconsin Public Service	2122 Monroe Street - Fire Dept	100-52200-2220	0401271669-03; 08/20	55.11
09/11/2025	141378	Wisconsin Public Service	2615 13th St - Tower	650-59661-2220	0401271669-25; 08/28	16.21
09/11/2025	141378	Wisconsin Public Service	2318 Picnic Hill Ln - East Twr	650-59661-2220	0401271669-26; 08/28	16.21
09/11/2025	141378	Wisconsin Public Service	1401A LAKE STREET - HIGH LIFT	650-59626-2220	0401271669-32; 08/28	27.62
09/11/2025	141378	Wisconsin Public Service	1415 Lake St - Filter Plant	650-59643-2220	0401271669-33; 08/20	864.05
09/11/2025	141378	Wisconsin Public Service	1415 Lake St - Filter Plant	650-59643-2220	0401271669-34; 09/03	924.09
Total 141378:						1,990.85
09/11/2025	141379	WL Construction Supply Inc	14" x 125 x 1"-20MM Blue Rescue Maste	100-52210-2410	35815	420.00
Total 141379:						420.00
09/11/2025	141380	Yungerman, Jo	Supplies for concession Supplies (7/28 &	250-55150-3900	09082025	198.27
Total 141380:						198.27
09/11/2025	141381	Zarnoth Brush Works Inc	Brooms - DPW	100-16120	0203362-IN	1,118.00
Total 141381:						1,118.00
09/18/2025	141382	4 K'S PEST CONTROL LLC	General Pest Control - Library	280-55110-2410	02252025	50.00
Total 141382:						50.00
09/18/2025	141383	Airgas USA LLC	Cylinder Rental - WWTP	690-59833-2900	5518541977	455.92
Total 141383:						455.92
09/18/2025	141384	Amazon Business - Debit Memo	Sister City Welcome-CM	100-51410-3100	17QK-K467-XCMW	42.77
Total 141384:						42.77
09/18/2025	141385	Amazon Business - Debit Memo	Credit Memo for Supplies - WTR	650-59677-3900	CM-1VY9-76DJ-WQMT	100.44-
09/18/2025	141385	Amazon Business - Debit Memo	Supplies - Elec	660-59930-3900	1QK4-HGW6-XK6H	723.73
09/18/2025	141385	Amazon Business - Debit Memo	Work Gloves - DPW	100-53200-3900	1LG4-HWTC-YJ99	272.45

Check Issue Date	Check Number	Payee	Description	Invoice GL Account	Invoice Number	Invoice Amount
09/18/2025	141385	Amazon Business - Debit Memo	Supplies - Cust Serv	690-59840-3900	1CMT-JMMV-11TM	20.25
09/18/2025	141385	Amazon Business - Debit Memo	Supplies - Elec	660-59921-3900	1GFW-7RT6-LPP4	242.38
09/18/2025	141385	Amazon Business - Debit Memo	Rubber Mount/Bumpstop - DPW	100-16120	1PGM-VC4G-FVH7	80.89
09/18/2025	141385	Amazon Business - Debit Memo	Supplies - Fire	100-52300-2410	19JM-DCLV-N9FF	14.99
09/18/2025	141385	Amazon Business - Debit Memo	Supplies - Sr Center	250-55150-3900	1X6H-Y4P4-ML6X	167.02
09/18/2025	141385	Amazon Business - Debit Memo	Parks - P&R	100-55200-3900	194F-RG3K-FCYX	857.69
09/18/2025	141385	Amazon Business - Debit Memo	Disposable Gloves - WWTP	690-59820-3900	1FLP-CT1J-3MTV	109.00
Total 141385:						2,387.96
09/18/2025	141386	Amazon Business - Debit Memo	Customer Service-Business Prime Annu	690-59856-3210	D01-6165060-2310630	779.00
Total 141386:						779.00
09/18/2025	141387	Bauer Built Tire-Manitowoc	225/75R16C Transforce CV2 121R Tires	100-16120	170109034	855.48
09/18/2025	141387	Bauer Built Tire-Manitowoc	ST2057515 Advantage Radial Trailer Tire	100-16120	170109135	149.76
Total 141387:						1,005.24
09/18/2025	141388	Behnke & Sons Construction LLC	Asphalt Paving - P&R	454-55400-8860	990	5,413.00
Total 141388:						5,413.00
09/18/2025	141389	Brandt, Wendy	2025 National Night Out Kids Stickers - P	100-52100-3100	07242025	177.21
Total 141389:						177.21
09/18/2025	141390	Bruckner, Judith	Credit Balance Refund for 2615 14th St -	660-21130	4908-03	1.64
Total 141390:						1.64
09/18/2025	141391	Camera Corner Connecting Point	Phone System Support - IT	100-51450-2130	INV336218	107.50
Total 141391:						107.50
09/18/2025	141392	City Of Manitowoc	Maritime Metro Transit - Aug 2025 Bus P	250-23103	0570630	30.00
Total 141392:						30.00
09/18/2025	141393	City of Two Rivers	Garbage Stickers - Library	640-46310	09162025	99.00

Check Issue Date	Check Number	Payee	Description	Invoice GL Account	Invoice Number	Invoice Amount
Total 141393:						99.00
09/18/2025	141394	CliftonLarsonAllen LLP	Progress Billing: TID#13	236-56700-2900	L251558854	4,121.25
Total 141394:						4,121.25
09/18/2025	141395	Core & Main LP	Hydrant Installation - WWTP	690-59834-2900	X428152	2,515.26
Total 141395:						2,515.26
09/18/2025	141396	Cretton Enterprises Inc	Water & Flower Bed Maintenance - Trails	100-55410-2900	13041	3,574.00
Total 141396:						3,574.00
09/18/2025	141397	DNR Accounts Receivable	2025 CTMI Workshop/Training	100-55140-2920	370-0000043018	425.00
Total 141397:						425.00
09/18/2025	141398	Ferguson Waterworks #1476	Sewer Pipe - DPW	100-16120	0455896	1,774.50
09/18/2025	141398	Ferguson Waterworks #1476	Browns Dr Lat/Lower Water Main - DPW	243-56700-8130	0452221	3,695.00
Total 141398:						5,469.50
09/18/2025	141399	Fox Cities Magazine	Full Page Ad - September 2025 Issue	258-56700-2910	00037161	1,800.00
Total 141399:						1,800.00
09/18/2025	141400	Fricke Printing Services Inc	Thank You Cards/Envelopes - Tourism	258-56700-3900	266724	151.75
Total 141400:						151.75
09/18/2025	141401	Grainger	Coupling - WWTP	100-16120	9633205860	14.79
Total 141401:						14.79
09/18/2025	141402	Green Acres Landscaping Inc.	Sod - Cem	100-54910-3900	41183	48.00
Total 141402:						48.00
09/18/2025	141403	Hach Company	Lab Chemicals - Water	650-59642-3900	14654378	936.85

Check Issue Date	Check Number	Payee	Description	Invoice GL Account	Invoice Number	Invoice Amount
Total 141403:						936.85
09/18/2025	141404	Heartland Business Systems LLC	Video Switching Project Labor-IT	459-51600-8150	824140-H	97.50
09/18/2025	141404	Heartland Business Systems LLC	Replacement Core for A/V Equipment - I	460-51900-8100	825581-H	4,374.29
Total 141404:						4,471.79
09/18/2025	141405	Heberlein, Keith	Postage Reimbursement-Tourism	258-56700-3110	09152025	6.11
Total 141405:						6.11
09/18/2025	141406	Henderson, Nancy	Energy Star Rebate - Reprigerator	660-29253	GRFS2853AD	50.00
Total 141406:						50.00
09/18/2025	141407	Hubbart Electric Inc	Power Supplies - P&R	100-55140-3500	25355C	35.35
Total 141407:						35.35
09/18/2025	141408	HydroCorp LLC	Monthly Comm CCR Program - Wtr	650-59664-2900	CI-08320	1,478.00
Total 141408:						1,478.00
09/18/2025	141409	InfoSend Inc.	Utility Bill Mailing - August 2025	690-59840-3110	294492	4,814.29
Total 141409:						4,814.29
09/18/2025	141410	James Leasing LLC	Contract JL-502 Coverage 9/06/2025 to	100-54150-2900	23482	176.08
Total 141410:						176.08
09/18/2025	141411	John Fabick Tractor Company	2025 Commission Switchgear - WTR	650-19107	SIGB0050228	148,482.00
Total 141411:						148,482.00
09/18/2025	141412	Klein's Hardware Hank	1/4" Brass Tee - WTR	650-59673-3900	86200	10.49
09/18/2025	141412	Klein's Hardware Hank	Saw Part	690-59833-3900	86299	26.49
Total 141412:						36.98

Check Issue Date	Check Number	Payee	Description	Invoice GL Account	Invoice Number	Invoice Amount
09/18/2025	141413	Laack, Olivia	2025 Summer Dance Program	100-55300-2900	060125-083125	1,050.00
Total 141413:						1,050.00
09/18/2025	141414	Liberty Mutual Insurance	Vehicle #332 Installment #10-PD	100-51930-5120	15198941	156.00
Total 141414:						156.00
09/18/2025	141415	Lucky Signs & Graphics	Sponsor Decal - P&R	100-23158	2230	15.00
Total 141415:						15.00
09/18/2025	141416	MacQueen Equipment	Flap Hopper Part - DPW	100-16120	P39679	118.53
Total 141416:						118.53
09/18/2025	141417	Manitowoc Co Treasurer	Correction-Misapplied Tax Payment for C	100-59200-5900	053-233-401-041.00	493.71
09/18/2025	141417	Manitowoc Co Treasurer	Property Tax Balance for 3721 Adams St/	454-55400-8850	053-000-058-011-8	3.21
Total 141417:						496.92
09/18/2025	141418	Manitowoc Disposal Inc	Refuse - 8/31/2025 to 9/13/2025	640-53620-2900	083125-091325	18,485.89
09/18/2025	141418	Manitowoc Disposal Inc	Dumpster - P&R	640-53620-2900	100106	492.50
Total 141418:						18,978.39
09/18/2025	141419	Miller Implement Co Inc	Tooth/Blocks - DPW	100-16120	258680	2,289.00
Total 141419:						2,289.00
09/18/2025	141420	Multi Media Channels LLC	Silent Sports Advertisement - Tourism	258-56700-2910	IN280848	337.00
Total 141420:						337.00
09/18/2025	141421	North Central Laboratories	Lab supplies - WWTP	690-59820-3900	525063	565.46
Total 141421:						565.46
09/18/2025	141422	Northern Lake Service Inc	1633 PFAS Testing - WWTP	690-59820-2900	2515885	1,205.00

Check Issue Date	Check Number	Payee	Description	Invoice GL Account	Invoice Number	Invoice Amount
Total 141422:						1,205.00
09/18/2025	141423	ODP Business Solutions LLC	SUPPLIES-PD	100-52100-3102	438058127001	84.90
Total 141423:						84.90
09/18/2025	141424	POMP'S TIRE SERIVE INC	Loader Tire Repair - DPW	100-16120	40087627	350.00
Total 141424:						350.00
09/18/2025	141425	Powell, Darla	Energy Star Rebate - Refrigerator	660-29253	GLR31TS1E02	50.00
Total 141425:						50.00
09/18/2025	141426	R&J Fricke Inc	6/9 Bag Concrete - 11th/Columbus	100-16120	17706	1,776.00
Total 141426:						1,776.00
09/18/2025	141427	Rawley Point LLC	Credit Balance Refund for 1806 21st - C	660-21130	AR4323-14	39.49
Total 141427:						39.49
09/18/2025	141428	Retzlaff, Laura	Credit Balance Refund for 1024 31st Stre	660-21130	AR2003-03	66.53
Total 141428:						66.53
09/18/2025	141429	SEERA Focus on Energy	Focus Program - 8/31/2025	660-29253	AUGUST 2025	4,191.72
Total 141429:						4,191.72
09/18/2025	141430	Sirchie Acquisition Company LLC	Evidence Supplies - PD	100-52115-3120	0708607-IN	79.75
Total 141430:						79.75
09/18/2025	141431	Soukup, Jessica	Energy Star - Electric Range	660-29253	WFES5030RZ	50.00
Total 141431:						50.00
09/18/2025	141432	Stadler, Lee	Energy Star Rebate - Refrigerator	660-29253	FFUE2022AW	50.00

Check Issue Date	Check Number	Payee	Description	Invoice GL Account	Invoice Number	Invoice Amount
Total 141432:						50.00
09/18/2025	141433	StopStick Ltd.	Supplies-PD	100-52115-2411	0039098-IN	190.00
Total 141433:						190.00
09/18/2025	141434	Tech Products Inc.	Tags - Elec/Reflective Stickers - Elec	660-59594-3900	117257	289.72
Total 141434:						289.72
09/18/2025	141435	Tillmann Wholesale Growers	Miscellaneous Trees - P&R	100-23158	297166	490.00
Total 141435:						490.00
09/18/2025	141436	Tisler Trucking LLC	20 Yards Topsoil - Cem	100-54910-3900	CTR091425	400.00
Total 141436:						400.00
09/18/2025	141437	Town & Country Engineering Inc.	2024 SDW & CWF Loan Assistance - D	690-19107	28669	240.00
09/18/2025	141437	Town & Country Engineering Inc.	2025 SDW & CWF Loan Assistance - DP	650-19107	28670	280.00
09/18/2025	141437	Town & Country Engineering Inc.	Sewer Use Rate Study	650-19107	28671	3,623.96
09/18/2025	141437	Town & Country Engineering Inc.	2026 SDW & CWF Loan Assistance - DP	650-19107	28672	320.00
Total 141437:						4,463.96
09/18/2025	141438	Two Rivers Automotive Inc.	Supplies - P&R	100-55200-3900	5172-333057	18.09
Total 141438:						18.09
09/18/2025	141439	Vinton Contruction Company	2025 Street & Utility Improvements Harb	650-19107	1-2025; 2ND PAYMENT	61,222.09
Total 141439:						61,222.09
09/18/2025	141440	Vorpahl Fire & Safety	Sprinkler Service/Repair - City Hall	100-51600-3500	215408588	530.63
Total 141440:						530.63
09/18/2025	141441	Wisc Dept Of Revenue-DEBITMEMO	Sales Tax August 2025	640-29410	0-381-801-184	44,438.19

Check Issue Date	Check Number	Payee	Description	Invoice GL Account	Invoice Number	Invoice Amount
Total 141441:						44,438.19
09/23/2025	141443	Thomas H & Elizabeth M Blitz Kocourek	Water Damage Claim for 2335 Roosevelt	650-19107	1-2024RC	2,243.17
Total 141443:						2,243.17
09/25/2025	141445	Amazon Business - Debit Memo	Binder Clips - Fire	100-52200-3100	1DQ3-9GFH-W1WR	7.48
09/25/2025	141445	Amazon Business - Debit Memo	Paddler's Park Project-P&R	100-23158	14QY-T7WN-X31G	569.01
09/25/2025	141445	Amazon Business - Debit Memo	Supplies-Sr Center	250-55150-3900	1PV7-QLKJ-493K	344.66
Total 141445:						921.15
09/25/2025	141446	Associated Bank-Debit Memo	GO Promissory Notes / BF Confirm #bea	300-58100-6210	BEA4C33BE9/902212-902	253,205.00
Total 141446:						253,205.00
09/25/2025	141447	Associated Trust Company	General Obligation dated for 9/1/2024 - 8	300-58100-6900	27387	475.00
Total 141447:						475.00
09/25/2025	141448	Brown, Nancy	Energy Star - Dishwasher	660-29253	LDTS5552S	50.00
Total 141448:						50.00
09/25/2025	141449	Charter Communications	Service 09/19/25-10/18/25 - Sr. Cntr	100-54150-2900	171242001091425	100.97
Total 141449:						100.97
09/25/2025	141450	Core & Main LP	TOP SECTION FOR BUFFALO BOX: 10	650-19154	X673975	281.00
09/25/2025	141450	Core & Main LP	Hydrant Parts - Wtr	650-59677-3900	X660784	315.39
Total 141450:						596.39
09/25/2025	141451	Delta Dental of Wisconsin	Dental Insurance for October 2025	100-21532	2425613	6,309.58
Total 141451:						6,309.58
09/25/2025	141452	Dinges Partners Group LLC	Regulator calibration gas 500 mL/min - F	100-52200-2900	76004	283.07

Check Issue Date	Check Number	Payee	Description	Invoice GL Account	Invoice Number	Invoice Amount
Total 141452:						283.07
09/25/2025	141453	Fox Valley Technical College	Annual DOT Insp Trng - TRANSP 47412	270-52300-2920	CI009206	199.00
Total 141453:						199.00
09/25/2025	141454	Frontier	Telephone - Water 920-793-3381	650-59661-2200	1220992-5; 5741; 9/13	106.46
Total 141454:						106.46
09/25/2025	141455	Gannett Wisconsin LocaliQ	HTR - COMMUNITY DEVELOPMENT	291-56700-2910	0007261635	405.10
Total 141455:						405.10
09/25/2025	141456	Green Acres Landscaping Inc.	Juniper Trees/Sod - Cem	100-54910-3900	41576	420.00
Total 141456:						420.00
09/25/2025	141457	Hawkins Inc	Azone-15 - Water	650-59641-3910	7203265	1,309.50
Total 141457:						1,309.50
09/25/2025	141458	Hubbart Electric Inc	Labor/Material to install emergency stop	650-19107	25461C	1,440.74
Total 141458:						1,440.74
09/25/2025	141459	James Imaging Systems Inc.	Contract RI13706-01 - Coverage Period	100-53100-3100	1608627	376.09
09/25/2025	141459	James Imaging Systems Inc.	Contract RI13705-01 - Coverage Period	100-55300-3100	1608626	151.31
09/25/2025	141459	James Imaging Systems Inc.	Contract RI13707-01 - Coverage Period	100-55300-3100	1608628	747.16
Total 141459:						1,274.56
09/25/2025	141460	Kemira Water Solutions Inc	FERRIC CHLORIDE - WWTP	690-59824-4910	9017907270	11,646.05
Total 141460:						11,646.05
09/25/2025	141461	Klein's Hardware Hank	Supplies for sink in Annex - FIRE	100-52200-3500	87026	35.31
Total 141461:						35.31

Check Issue Date	Check Number	Payee	Description	Invoice GL Account	Invoice Number	Invoice Amount
09/25/2025	141462	Lindner Ace Hardware	Rakes - DPW	640-53625-3900	68122	344.77
Total 141462:						344.77
09/25/2025	141463	Manitowoc Co Solid Waste	1301931-08142025 Services	640-53620-2900	41428	338.62
09/25/2025	141463	Manitowoc Co Solid Waste	1300896-08042025 Services	680-59710-2900	41429	1,640.15
09/25/2025	141463	Manitowoc Co Solid Waste	1303511-08/29/25 Services	640-53620-2900	41427	10,850.10
Total 141463:						12,828.87
09/25/2025	141464	Manitowoc Co Treasurer	Aug 2025 Jail & Driver Improvement Sur	100-21125	AUGUST 2025	841.40
09/25/2025	141464	Manitowoc Co Treasurer	Madison St Bridge Parapet Repair-DPW	452-53300-9981	28984	2,211.11
Total 141464:						3,052.51
09/25/2025	141465	Manitowoc Trophy	Sign/Betsy Olson-PD	100-52100-3100	49067	13.00
Total 141465:						13.00
09/25/2025	141466	Memorial Drive Vet Clinic	Xanti - PD	209-52100-2901	394673	110.75
Total 141466:						110.75
09/25/2025	141467	Midwest Meter Inc	Rubber Gaskets - Wtr	650-59663-3900	0181571-IN	170.57
Total 141467:						170.57
09/25/2025	141468	Miller Implement Co Inc	Teeth/Bolt - DPW	100-16120	258999	730.04
Total 141468:						730.04
09/25/2025	141469	Minnesota Life Insurance Co	Life Insurance Premium Employee - Octo	100-21531	OCTOBER 2025	4,030.30
Total 141469:						4,030.30
09/25/2025	141470	North Central Ambulance Sales & Servic	Crossmember/Suspension Bolts checked	100-52210-2410	0045620	2,700.00
Total 141470:						2,700.00
09/25/2025	141471	Northern Divers USA Inc.	Maintenance of Intake	650-59613-2900	TR1256879	10,900.00

Check Issue Date	Check Number	Payee	Description	Invoice GL Account	Invoice Number	Invoice Amount
Total 141471:						10,900.00
09/25/2025	141472	Northern Lake Service Inc	Total Organic Carbon/Label-WTR	650-59642-2900	2516210	66.88
Total 141472:						66.88
09/25/2025	141473	Premium Waters Inc	Lab Water - WWTP	690-59820-2900	391400767	110.99
Total 141473:						110.99
09/25/2025	141474	Rohrer, Julie	Energy Star - Electric Range	660-29253	WFES5030RZ	50.00
Total 141474:						50.00
09/25/2025	141475	Root, Judie	Energy Star - Clothes Washer	660-29253	MED7230HW	50.00
Total 141475:						50.00
09/25/2025	141476	Schrank Management LLC	Portable Restroom Rental 8-01-25 TO 8-	100-55200-2900	926	193.50
Total 141476:						193.50
09/25/2025	141477	Stantec Consulting Inc (SCSI)	Ecological Restoration-SOGL	404-53540-2900	2406762	32,031.62
09/25/2025	141477	Stantec Consulting Inc (SCSI)	Ecological Restoration-SOGL	404-53540-2900	2447156	41,972.16
09/25/2025	141477	Stantec Consulting Inc (SCSI)	Ecological Restoration-SOGL	404-53540-2900	2415287	37,021.25
09/25/2025	141477	Stantec Consulting Inc (SCSI)	Stakeholder Engagement - SOGL/FFLM	404-53540-2900	2431506	50,262.53
Total 141477:						161,287.56
09/25/2025	141478	State of Wisc Dept of Administration	Enviromental Improvement Fund Loan P	690-29237	21593	138,656.71
Total 141478:						138,656.71
09/25/2025	141479	State of Wisconsin	Aug 2025 Penalty Surcharges & Costs	100-21125	AUGUST 2025	2,272.32
Total 141479:						2,272.32
09/25/2025	141480	Strand Associates Inc	WSSAP Water Regulations through 08-3	650-19107	0229253	5,300.00

Check Issue Date	Check Number	Payee	Description	Invoice GL Account	Invoice Number	Invoice Amount
Total 141480:						5,300.00
09/25/2025	141481	TA Properties LLC	Facade Grant Expenses A/O 09/24/2025	242-56700-7530	09242025	9,981.62
Total 141481:						9,981.62
09/25/2025	141482	TAPCO	3 lbs. Channel Post - DPW	100-16120	1809478	1,961.54
Total 141482:						1,961.54
09/25/2025	141483	Tech Products Inc.	Reflective Stickers - Elec	660-59594-3900	117299	45.05
Total 141483:						45.05
09/25/2025	141484	The Wave TR LLC	2025 Paddle Palooza Kayak Rental	100-23158	PP09172025	760.00
Total 141484:						760.00
09/25/2025	141485	Thuermer Law Office	Municipal Prosecuting - September 2025	100-51340-2121	09302025	1,705.00
Total 141485:						1,705.00
09/25/2025	141486	Two Rivers Automotive Inc.	Lift Support - Fire	100-52210-2900	5172333559	55.76
09/25/2025	141486	Two Rivers Automotive Inc.	Headlight Halogen - P&R	100-55200-3900	5172330743	18.04
Total 141486:						73.80
09/25/2025	141487	Two Rivers Historical Society	September 2025 Monthly Support Pymt	258-56700-2910	SEPTEMBER 2025	250.00
Total 141487:						250.00
09/25/2025	141488	USA Blue Book	Green Inverted Marking Paint - DPW	100-53100-3900	INV00817170	370.26
Total 141488:						370.26
09/25/2025	141489	Veterans' Plumbing LLC	Senior Center Coffe Maker Repair	100-54150-2900	17188	163.79
Total 141489:						163.79
09/25/2025	141490	Village of Mishicot Treasurer	Aug 2025 Municipal Court Forfeitures	100-21125	AUGUST 2025	723.22

Check Issue Date	Check Number	Payee	Description	Invoice GL Account	Invoice Number	Invoice Amount
Total 141490:						723.22
09/25/2025	141491	WCA/Group Health Trust	2025 OCTOBER Health Premiums-Retir	100-16300	0018585400	204,863.61
Total 141491:						204,863.61
09/25/2025	141492	Wilker, Priscilla	Refund - MTWC Court was Paid	100-21125	25C 018629	7.50
Total 141492:						7.50
09/25/2025	141493	Wisconsin Public Service	1145 HARBOR STREET-PAVILLION	100-55200-2220	0401271669-42; 09/17	18.26
09/25/2025	141493	Wisconsin Public Service	3801 Mishicot Rd.	100-54910-2220	0401271669-09; 09/17	42.01
Total 141493:						60.27
09/25/2025	141494	WM CORPORATE SERVES INC	Wilson St Waste Services - WWTP	690-59831-2900	0036112-2289-8	17,163.29
Total 141494:						17,163.29
09/25/2025	141495	WPPI - Debit Memo	August 2025 Purchased Power	660-59902-2900	25-82025	879,110.26
Total 141495:						879,110.26
09/25/2025	141496	Zoro Tools Inc.	Hose Bibs-WTR	650-59664-2900	INV17253372	115.43
Total 141496:						115.43
09/24/2025	141497	USBank - Debit Memo	Credit Card Usage - August 2025/Septe	100-16000	STATEMENT DATED 9/8/2	49,613.67
09/25/2025	141497	Amazon Business - Debit Memo	Binder Clips - Fire	100-52200-3100	1DQ3-9GFH-W1WR	.00
09/25/2025	141497	Amazon Business - Debit Memo	Paddler's Park Project-P&R	100-23158	14QY-T7WN-X31G	.00
09/25/2025	141497	Amazon Business - Debit Memo	Supplies-Sr Center	250-55150-3900	1PV7-QLKJ-493K	.00
Total 141497:						49,613.67
09/25/2025	141498	Associated Bank-Debit Memo	GO Promissory Notes / BF Confirm #bea	300-58100-6210	BEA4C33BE9/902212-902	.00
Total 141498:						.00
09/25/2025	141499	Associated Trust Company	General Obligation dated for 9/1/2024 - 8	300-58100-6900	27387	.00

Check Issue Date	Check Number	Payee	Description	Invoice GL Account	Invoice Number	Invoice Amount
Total 141499:						.00
09/25/2025	141500	Brown, Nancy	Energy Star - Dishwasher	660-29253	LDTS5552S	.00
Total 141500:						.00
09/25/2025	141501	Charter Communications	Service 09/19/25-10/18/25 - Sr. Cntr	100-54150-2900	171242001091425	.00
Total 141501:						.00
09/25/2025	141502	Core & Main LP	TOP SECTION FOR BUFFALO BOX: 10	650-19154	X673975	.00
09/25/2025	141502	Core & Main LP	Hydrant Parts - Wtr	650-59677-3900	X660784	.00
Total 141502:						.00
09/25/2025	141503	Delta Dental of Wisconsin	Dental Insurance for October 2025	100-21532	2425613	.00
Total 141503:						.00
09/25/2025	141504	Dinges Partners Group LLC	Regulator calibration gas 500 mL/min - F	100-52200-2900	76004	.00
Total 141504:						.00
09/25/2025	141505	Fox Valley Technical College	Annual DOT Insp Trng - TRANSP 47412	270-52300-2920	CI009206	.00
Total 141505:						.00
09/25/2025	141506	Frontier	Telephone - Water 920-793-3381	650-59661-2200	1220992-5; 5741; 9/13	.00
Total 141506:						.00
09/25/2025	141507	Gannett Wisconsin LocaliQ	HTR - COMMUNITY DEVELOPMENT	291-56700-2910	0007261635	.00
Total 141507:						.00
09/25/2025	141508	Green Acres Landscaping Inc.	Juniper Trees/Sod - Cem	100-54910-3900	41576	.00
Total 141508:						.00
09/25/2025	141509	Hawkins Inc	Azone-15 - Water	650-59641-3910	7203265	.00

Check Issue Date	Check Number	Payee	Description	Invoice GL Account	Invoice Number	Invoice Amount
Total 141509:						.00
09/25/2025	141510	Hubbart Electric Inc	Labor/Material to install emergency stop	650-19107	25461C	.00
Total 141510:						.00
09/25/2025	141511	James Imaging Systems Inc.	Contract RI13706-01 - Coverage Period	100-53100-3100	1608627	.00
09/25/2025	141511	James Imaging Systems Inc.	Contract RI13705-01 - Coverage Period	100-55300-3100	1608626	.00
09/25/2025	141511	James Imaging Systems Inc.	Contract RI13707-01 - Coverage Period	100-55300-3100	1608628	.00
Total 141511:						.00
09/25/2025	141512	Kemira Water Solutions Inc	FERRIC CHLORIDE - WWTP	690-59824-4910	9017907270	.00
Total 141512:						.00
09/25/2025	141513	Klein's Hardware Hank	Supplies for sink in Annex - FIRE	100-52200-3500	87026	.00
Total 141513:						.00
09/25/2025	141514	Lindner Ace Hardware	Rakes - DPW	640-53625-3900	68122	.00
Total 141514:						.00
09/25/2025	141515	Manitowoc Co Solid Waste	1301931-08142025 Services	640-53620-2900	41428	.00
09/25/2025	141515	Manitowoc Co Solid Waste	1300896-08042025 Services	680-59710-2900	41429	.00
09/25/2025	141515	Manitowoc Co Solid Waste	1303511-08/29/25 Services	640-53620-2900	41427	.00
Total 141515:						.00
09/25/2025	141516	Manitowoc Co Treasurer	Aug 2025 Jail & Driver Improvement Sur	100-21125	AUGUST 2025	.00
09/25/2025	141516	Manitowoc Co Treasurer	Madison St Bridge Parapet Repair-DPW	452-53300-9981	28984	.00
Total 141516:						.00
09/25/2025	141517	Manitowoc Trophy	Sign/Betsy Olson-PD	100-52100-3100	49067	.00
Total 141517:						.00
09/25/2025	141518	Memorial Drive Vet Clinic	Xanti - PD	209-52100-2901	394673	.00

Check Issue Date	Check Number	Payee	Description	Invoice GL Account	Invoice Number	Invoice Amount
Total 141518:						.00
09/25/2025	141519	Midwest Meter Inc	Rubber Gaskets - Wtr	650-59663-3900	0181571-IN	.00
Total 141519:						.00
09/25/2025	141520	Miller Implement Co Inc	Teeth/Bolt - DPW	100-16120	258999	.00
Total 141520:						.00
09/25/2025	141521	Minnesota Life Insurance Co	Life Insurance Premium Employee - Octo	100-21531	OCTOBER 2025	.00
Total 141521:						.00
09/25/2025	141522	North Central Ambulance Sales & Servic	Crossmember/Suspension Bolts checked	100-52210-2410	0045620	.00
Total 141522:						.00
09/25/2025	141523	Northern Divers USA Inc.	Maintenance of Intake	650-59613-2900	TR1256879	.00
Total 141523:						.00
09/25/2025	141524	Northern Lake Service Inc	Total Organic Carbon/Label-WTR	650-59642-2900	2516210	.00
Total 141524:						.00
09/25/2025	141525	Premium Waters Inc	Lab Water - WWTP	690-59820-2900	391400767	.00
Total 141525:						.00
09/25/2025	141526	Rohrer, Julie	Energy Star - Electric Range	660-29253	WFES5030RZ	.00
Total 141526:						.00
09/25/2025	141527	Root, Judie	Energy Star - Clothes Washer	660-29253	MED7230HW	.00
Total 141527:						.00
09/25/2025	141528	Schrank Management LLC	Portable Restroom Rental 8-01-25 TO 8-	100-55200-2900	926	.00

Check Issue Date	Check Number	Payee	Description	Invoice GL Account	Invoice Number	Invoice Amount
Total 141528:						.00
09/25/2025	141529	Stantec Consulting Inc (SCSI)	Ecological Restoration-SOGL	404-53540-2900	2406762	.00
09/25/2025	141529	Stantec Consulting Inc (SCSI)	Ecological Restoration-SOGL	404-53540-2900	2447156	.00
09/25/2025	141529	Stantec Consulting Inc (SCSI)	Ecological Restoration-SOGL	404-53540-2900	2415287	.00
09/25/2025	141529	Stantec Consulting Inc (SCSI)	Stakeholder Engagement - SOGL/FFLM	404-53540-2900	2431506	.00
Total 141529:						.00
09/25/2025	141530	State of Wisc Dept of Administration	Enviromental Improvement Fund Loan P	690-29237	21593	.00
Total 141530:						.00
09/25/2025	141531	State of Wisconsin	Aug 2025 Penalty Surcharges & Costs	100-21125	AUGUST 2025	.00
Total 141531:						.00
09/25/2025	141532	Strand Associates Inc	WSSAP Water Regulations through 08-3	650-19107	0229253	.00
Total 141532:						.00
09/25/2025	141533	TA Properties LLC	Facade Grant Expenses A/O 09/24/2025	242-56700-7530	09242025	.00
Total 141533:						.00
09/25/2025	141534	TAPCO	3 lbs. Channel Post - DPW	100-16120	1809478	.00
Total 141534:						.00
09/25/2025	141535	Tech Products Inc.	Reflective Stickers - Elec	660-59594-3900	117299	.00
Total 141535:						.00
09/25/2025	141536	The Wave TR LLC	2025 Paddle Palooza Kayak Rental	100-23158	PP09172025	.00
Total 141536:						.00
09/25/2025	141537	Thuermer Law Office	Municipal Prosecuting - September 2025	100-51340-2121	09302025	.00

Check Issue Date	Check Number	Payee	Description	Invoice GL Account	Invoice Number	Invoice Amount
Total 141537:						.00
09/25/2025	141538	Two Rivers Automotive Inc.	Lift Support - Fire	100-52210-2900	5172333559	.00
09/25/2025	141538	Two Rivers Automotive Inc.	Headlight Halogen - P&R	100-55200-3900	5172330743	.00
Total 141538:						.00
09/25/2025	141539	Two Rivers Historical Society	September 2025 Monthly Support Pymt	258-56700-2910	SEPTEMBER 2025	.00
Total 141539:						.00
09/25/2025	141540	USA Blue Book	Green Inverted Marking Paint - DPW	100-53100-3900	INV00817170	.00
Total 141540:						.00
09/25/2025	141541	Veterans' Plumbing LLC	Senior Center Coffe Maker Repair	100-54150-2900	17188	.00
Total 141541:						.00
09/25/2025	141542	Village of Mishicot Treasurer	Aug 2025 Municipal Court Forfeitures	100-21125	AUGUST 2025	.00
Total 141542:						.00
09/25/2025	141543	WCA/Group Health Trust	2025 OCTOBER Health Premiums-Retir	100-16300	0018585400	.00
Total 141543:						.00
09/25/2025	141544	Wilker, Priscilla	Refund - MTWC Court was Paid	100-21125	25C 018629	.00
Total 141544:						.00
09/25/2025	141545	Wisconsin Public Service	1145 HARBOR STREET-PAVILLION	100-55200-2220	0401271669-42; 09/17	.00
09/25/2025	141545	Wisconsin Public Service	3801 Mishicot Rd.	100-54910-2220	0401271669-09; 09/17	.00
Total 141545:						.00
09/25/2025	141546	WM CORPORATE SERVES INC	Wilson St Waste Services - WWTP	690-59831-2900	0036112-2289-8	.00
Total 141546:						.00

Check Issue Date	Check Number	Payee	Description	Invoice GL Account	Invoice Number	Invoice Amount
09/25/2025	141547	WPPI - Debit Memo	August 2025 Purchased Power	660-59902-2900	25-82025	.00
Total 141547:						.00
09/25/2025	141548	Zoro Tools Inc.	Hose Bibs-WTR	650-59664-2900	INV17253372	.00
Total 141548:						.00
Grand Totals:						3,653,145.51

PARKING LOT LEASE AGREEMENT

THIS PARKING LOT LEASE AGREEMENT (this "Lease") is made as of October 13, 2025, by and between the City of Two Rivers, a municipal corporation organized and existing under the laws of the State of Wisconsin ("Landlord"), and The Chamber of Manitowoc County, a Wisconsin non-profit organization ("Tenant"). Landlord and Tenant shall also be referred to herein each as a "Party", and collectively as the "Parties".

RECITALS

WHEREAS, Landlord has agreed to lease to Tenant and Tenant has agreed to lease from Landlord that certain real estate identified on the attached EXHIBIT A (the "Leased Premises") with hash marks, to be used generally as a parking lot for the benefit of Tenant from time to time, on the terms and conditions herein contained.

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

1. **Demise of Premises.** Landlord hereby demises and lets to Tenant, and Tenant hereby takes and leases from Landlord, for the Term (as defined in Section 2 below) and upon the provisions hereinafter specified, the Leased Premises.
2. **Term.** The term of this Lease shall be for ten (10) years commencing on October 13, 2025 (the "Effective Date") and terminating on October 13, 2035 (the "Initial Term"). Subject to the following notice requirements, and provided that at the time of such notice Tenant is not then in Default (as herein defined) under the terms of this Lease, Tenant is hereby granted the right (each, a "Renewal Option") to renew the Initial Term of this Lease for two (2) consecutive five (5) year terms (each, a "Renewal Term"). Tenant shall exercise each Renewal Option, if at all, by noticing Landlord in writing of its intent to renew not less than thirty (30) days prior to the expiration of the then current Term. All of the terms and provisions of this Lease shall apply to each Renewal Term, except that Tenant shall have only the remaining, unexercised Renewal Options. The Initial Term and Renewal Term are hereafter collectively referred to as the "Term".
3. **Rent.** Tenant shall make a one-time payment to Landlord in the amount of \$10.00 (the "Initial Rent") within thirty (30) days of the Effective Date of this Agreement. If Tenant exercises any Renewal Option, Tenant shall make an additional payment of \$5.00 (the "Renewal Rent") within thirty (30) days of the commencement of each Renewal Term. All Rent payments shall be made to Landlord at City Hall, 1717 E. Park Street, Two Rivers, WI 54241 unless directed otherwise.
4. **No Service Provided; Repairs, Maintenance and Alterations.** The Parties understand and agree that this Lease is a land lease and that Landlord shall not be required to furnish any services, facilities or improvements, or to make any repairs or alterations in or to the Leased Premises except as expressly set forth herein. Tenant shall be responsible for lawn care up to the parking lot line to the north and snow removal of the Leased Premises. Tenant shall maintain the

Leased Premises in substantially the same condition of repair and appearance existing at the Effective Date, ordinary wear and tear and casualty excepted. Tenant shall keep the Leased Premises clear of debris as required by law, and snow removal if deemed necessary by Tenant. Tenant must obtain written permission from the Landlord before making any alterations, additions or improvements to the Leased Premises.

5. **Use.** The Leased Premises shall be for the exclusive use of Tenant, its employees, agents, and guests for parking purposes.

6. **Compliance with Laws.** Throughout the Term of this Lease, Tenant, at its sole cost and expense, shall comply with any and all laws, regulations and ordinances that are applicable to the Leased Premises or any part thereof. Tenant shall not be required to correct any condition of or on the Leased Premises that existed at the Effective Date and at that time represented a violation of, or noncompliance with, any applicable law, regulation or ordinance by Landlord.

7. **Indemnity.** Tenant shall indemnify Landlord (and its officials and employees) against, and save Landlord (and its officers, directors and employees) harmless from, any and all losses, damages, claims, liabilities, judgments, costs and expenses (including the reasonable cost and expense of defending any claim), arising directly or indirectly during the term of this Lease out of any act, omission or negligence of Tenant, its agents, employees, consultants, affiliates, guests, invitees and third party contractors. Tenant agrees, at all times, to indemnify and hold Landlord harmless from and against all actions, claims, demands, costs, damages or expenses of any kind which may be brought or made against Landlord by reason of Tenant's occupancy of the Leased Premises or its actions, omissions, or negligent performance of or failure to perform any of its obligations under this Lease. In case Landlord shall, without fault on its part, be made a party to any litigation commenced by or against Tenant, then Tenant shall indemnify, defend and hold Landlord harmless and shall pay all costs, expenses, and reasonable attorneys' fees incurred or paid by Landlord in connection with such litigation. Tenant's indemnification obligation hereunder shall not extend to the gross negligence or intentional misconduct of Landlord, its agents, contractors, employees or servants.

8. **Default.** In the event that Tenant shall fail to pay Rent or any part thereof when due or shall violate or fail to perform any of the covenants hereof on the part of Tenant to be performed, in both such circumstances after notice of such failure or violation shall have been given as hereinbelow provided (each such event, a "Default"), Landlord may terminate this Lease and resume possession of the Leased Premises wholly discharged from this Lease. Landlord shall make such election by written notice to Tenant at any time on or before the doing of any act or the commencement of any proceedings to recover possession of the Leased Premises by reason of the Default then existing and such election shall be final. If Landlord shall elect to terminate this Lease as set forth in this Section 9, then immediately upon such termination, all rights and obligations whatsoever of Tenant and of its successors and assigns under this Lease, so far as the same may relate to the unexpired portion of the Term hereof, shall cease. Within ten (10) days after receipt by Tenant of notice of election by Landlord to terminate this Lease pursuant to this Section 9, (i) the Parties shall, by an instrument in a recordable form, cancel this Lease and the unexpired portion of the term hereof, and (ii) Tenant shall surrender and deliver to Landlord the entire Leased Premises, and upon any default by Tenant in so doing, Landlord shall have the

right to re-enter the Leased Premises either by summary proceeding or otherwise. In addition to the remedies set forth above, Tenant shall be responsible for and indemnify Landlord for any and all costs, fees, damages and losses arising as a result of such termination.

No Default hereunder shall be deemed to have occurred on the part of Tenant until two (2) business days after written notice of such Default shall have been received by Tenant, and Tenant within such time shall have failed to remedy such Default. If any Default by Tenant, (with the exception of the payment of Rent), cannot reasonably be cured within such two (2) business day period, then Tenant shall have such additional time as may be reasonably necessary, up to five (5) business days, to remedy the same.

9. Assignment and Subletting. Tenant may not assign this Lease or sublet the whole or any part of the Leased Premises at any time to any other party.

10. Successors and Assigns. Except as otherwise set forth in this Lease, the agreements and conditions in this Lease contained on the part of either Party to be performed and observed shall be binding upon said Party and its successors and assigns, and shall inure to the benefit of the other Party and its successors and assigns.

11. Quiet Enjoyment. Upon Tenant's payment of the Rents and other required payments herein provided, and upon Tenant's observance and performance of all the covenants, terms and conditions to be observed and performed pursuant to this Lease, Tenant shall peaceably and quietly hold and enjoy its exclusive rights to the Leased Premises for the Term hereby demised without hindrance or interruption by Landlord or any other person or persons lawfully or equitably claiming by, through or under Landlord, subject to the terms and conditions of this Lease. Notwithstanding the above, if Landlord should need access to the Leased Premises for any reason, Landlord shall provide as much advance notice as reasonably practical to Tenant, and Tenant shall provide such access to the Leased Premises, which may include upon request of Landlord, the temporary removal/relocation of any vehicles located on the Leased Premises.

12. Force Majeure. No liability shall result to either Party from such Party's delay in performance or non-performance under this Lease caused by circumstances beyond such Party's control, including but not limited to acts of God, war, terrorism, riot, fire, explosion, accident, flood, sabotage, strike, lockout, injunctions, catastrophic breakage or failure of machinery or apparatus, national defense requirements or compliance with or change in applicable law. The non-performing Party shall be diligent in attempting to remove any such cause and shall promptly notify the other Party of the extent and probable duration of such cause.

13. Notices. All notices sent or required to be sent hereunder shall be sent in writing by registered or certified mail, return receipt requested, postage prepaid, to either Party at such address as such Party may designate to the other Party. Notices shall be sent to the following addresses:

If to Landlord: City of Two Rivers
 Attn: City Manager
 1717 E. Park Street

Two Rivers, WI 54241

If to Tenant: Chamber of Manitowoc County
Attn: Executive Director
1515 Memorial Drive
Manitowoc, WI 54220

14. Waiver; Invalidity of Particular Provision. The failure of a Party to exercise or enforce any of its rights under this Lease shall not be a waiver of those rights and shall not affect any other right of that Party under this Lease. In the event that any provision of this Lease shall be found to be void or unenforceable, such findings shall not be construed to render any other provision of this Lease either void or unenforceable and all other provisions shall remain in full force and effect unless the provisions which are invalid or unenforceable shall substantially affect the rights or obligations granted to or undertaken by either Party.

15. Construction; Section Headings. Each term and each provision of this Lease to be performed by Tenant shall be construed to be both a covenant and a condition. The paragraph headings throughout this Lease are used for convenience only, and shall not be held to explain, modify, amplify or otherwise aid in the interpretation, construction or meaning of this Lease.

16. Surrender. Tenant shall (a) on the last day of the Term hereof (including the final Renewal Term, if any), (b) upon any earlier termination permitted under this Lease, and (c) upon any permitted entry or re-entry by Landlord upon the Leased Premises, peaceably leave and surrender the Leased Premises into the possession and use of Landlord without fraud or delay in good order, condition and repair without violations, reasonable wear and tear and casualty excepted. If Tenant has made additions, alterations or modifications to the Leased Premises, at the request of Landlord, Tenant shall remove such additions, alterations or modifications, at its expense, upon such surrender.

17. Disputes. Any dispute arising directly or indirectly from this Lease, including tort claims, shall, if no amicable settlement shall be reached through negotiations, be finally settled by litigation in Manitowoc County, WI.

18. Counterparts. This Lease may be executed in multiple counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

[signature page to immediately follow]

IN WITNESS WHEREOF, the Parties have caused this Lease to be executed as of the day and year first above written.

LANDLORD:
CITY OF TWO RIVERS

By: _____
Kyle Kordell, City Manager

TENANT:
THE CHAMBER OF MANITOWOC
COUNTY

By: 
Abbey Quistorf, Executive Director

Exhibit A
Description of Leased Premises

The Leased Premises consists of a certain gravel parking lot located adjacent to 1515 Memorial Drive, Manitowoc, WI 54220, as identified by hash marks on the map below.



COMMERCIAL LEASE AGREEMENT

THIS LEASE AGREEMENT ("Lease" or "Agreement"), is made and entered into this ____ day of _____, 2025, by and between the City of Two Rivers, a Wisconsin municipal corporation, hereinafter referred to as "Landlord" or "City," and Two Rivers Youth Sports, a Wisconsin non-stock corporation, hereinafter referred to as "Tenant." (together "Parties", each a "Party").

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged by both Parties, and for the further consideration set forth herein, it is agreed that Landlord leases to Tenant the premises located at Vietnam Veterans Park in Two Rivers, Wisconsin, as more particularly described herein (the "Leased Premises"), to have and to hold under the following terms and conditions:

1. LEASED PREMISES.

The Leased Premises shall consist of the athletic field commonly known as the "Blue Field" located at Vietnam Veterans Park. The specific boundaries of the Leased Premises are delineated in the map attached hereto as Exhibit A and incorporated herein by reference.

The lease of the designated property does not entitle Tenant to any oversight, control, or exclusive use of any other portion of the Vietnam Veterans Sports Complex outside the boundaries of the Leased Premises described in Exhibit A.

2. TERM OF LEASE.

This Lease shall begin on December 1, 2025 ("Commencement Date") and shall continue for a "Term" of fifteen (15) years, terminating on November 30, 2040 ("Termination Date").

3. RENT.

Beginning on the Commencement Date, Tenant shall pay Landlord annual "Base Rent" in the amount of Three Thousand and 00/100 Dollars (\$3,500.00). The first payment is due on or before January 31 following the Commencement Date, and subsequent payments are due on or before January 31 of each calendar year thereafter.

Base Rent shall be adjusted annually, with each subsequent payment increasing by two percent (2%) over the amount of the prior year's rent. All rent payments shall be made to the City of Two Rivers Parks and Recreation Department.

4. USE OF PREMISES.

Tenant may use the Leased Premises for the purpose of conducting youth sports activities, including practices, games, tournaments, and special event fundraisers to support youth sports. Tenant shall not use or occupy the Leased Premises for any unlawful purpose and will obey all present and future laws, ordinances, and regulations.

5. REPAIRS, MAINTENANCE, AND RESTORATION.

a. Maintenance by Tenant. Throughout the Term, Tenant is responsible for, and shall perform, at its sole cost and expense, all necessary maintenance of the Leased Premises year-round. This includes, but is not limited to, field, turf, irrigation system, and building maintenance; cleaning; and snow removal.

b. Restoration. Tenant shall, at its sole expense, restore any damages to the greater Vietnam Veterans Sports Complex that are caused by the construction, maintenance, or use of the Leased Premises or any facility thereon by Tenant, its agents, contractors, or invitees.

6. UTILITIES.

Tenant shall be solely responsible for obtaining and paying for all utility services required for the Leased Premises. Tenant shall, at its own expense, arrange for the installation of a separate water meter and electric meter for the Leased Premises. Tenant is responsible for all costs of infrastructure hook-ups, connections, and any necessary upgrades to service the Leased Premises throughout the Term.

7. ALTERATIONS AND IMPROVEMENTS.

Tenant shall not, without the Landlord's prior written consent, make, nor permit to be made, any alterations or additions that change the scope of the Leased Premises. Any permanent improvements made to the Leased Premises shall become the property of the Landlord upon the termination of this Lease, unless Landlord requests their removal, in which case Tenant shall remove the improvements and restore the Leased Premises to its prior condition at Tenant's expense.

8. SCHEDULING AND MUTUAL USE.

- a. Tenant's Priority. Tenant shall retain first scheduling rights for the use of the Leased Premises for its athletic programs, subject to subsection 8(c).
- b. Landlord's Use. The City shall have the right to use the Leased Premises when it is not being used by the Tenant, subject to the following conditions:

- i. For youth sports practices and games organized by the City's Parks and Recreation Department, use shall be free of charge, provided the Recreation Supervisor gives reasonable prior notice to the Tenant. When the City uses the field for such events, the City will coordinate all field and grounds care and clean-up for the duration of the event in collaboration with the Tenant. City will have access to the scoreboard, its controls, and restrooms when using the field.
- c. Annual Planning Meeting. The Parties shall meet on or before December 1st of each year to coordinate and plan the schedule for the following year. The party booking a tournament on an available weekend shall notify the other party as soon as reasonably possible.

9. CONCESSIONS AND ALCOHOL.

- a. Tenant's Concession Stand. Tenant shall have the right to operate its own concessions stand within the Leased Premises during its games and tournaments.
- b. City Concession Stand. Tenant may rent the City-owned concession stand facility at Vietnam Veterans Park for its events at the standard rental rates established by the Parks and Recreation Department. If Tenant wishes for another entity to operate the City concession stand during one of its tournaments, the City shall have the right of first refusal to operate it. Tenant may also partner with another organization to operate the City concession stand, subject to the City's established rental policies and rates.
- c. Alcohol. The sale or distribution of alcoholic beverages on the Leased Premises is strictly prohibited unless Tenant first obtains a separate, valid license for such activity and receives explicit written approval from the Two Rivers City Council.

10. INSURANCE.

Throughout the Term of this Lease, Tenant agrees to provide and keep in force, at its own expense, a commercial general liability insurance policy from an insurer satisfactory to the Landlord. The policy shall name the City of Two Rivers as an additionally insured party. The insurance shall have the following minimum coverage amounts: \$1,000,000 per occurrence and \$2,000,000 general aggregate. Tenant shall provide a certificate of insurance to the City on or before January 31 of each calendar year as proof of compliance.

11. HOLD HARMLESS.

Tenant agrees to indemnify, defend, and hold the Landlord and the Leased Premises harmless from and against all suits, claims, liens, demands, judgments, and other liabilities of any nature whatsoever arising from or out of the Tenant's operations or its use, possession, or occupancy of the Leased Premises.

12. DEFAULT AND TERMINATION.

Either party may terminate this Lease upon days' written notice to the other party in the event of a material breach of any term of this Agreement by the other party that is not cured within thirty (30) days of receiving written notice of said breach. A material breach shall include, but not be limited to, insolvency, failure to make required payments, or failure to maintain the required insurance coverage. In the event of default or termination, the City will continue the sponsorship commitments made for the field as agreed to by the Tenant, unless the City determines in its discretion that the sponsor's values or mission is inconsistent with the values of the City.

13. SUBLETTING/ASSIGNMENT.

Tenant shall not sublet the Leased Premises or any part thereof or transfer or assign this Lease without the prior written consent of Landlord.

14. GOVERNING LAW.

The terms and conditions set forth in this Lease shall be interpreted under the laws of the State of Wisconsin. The exclusive venue for any claim or dispute whatsoever arising from this Lease shall be the Manitowoc County Circuit Court.

15. ENTIRE AGREEMENT.

This Lease, including Exhibit A, constitutes the entire agreement of the Parties and no representations, inducements, promises, or agreements, oral or otherwise, between the Parties not embodied herein shall be of any force or effect. This Agreement may only be modified by a written agreement signed by all Parties.

IN WITNESS WHEREOF, this Lease is hereby signed and executed as set forth below.

LANDLORD:

City of Two Rivers

Name: Kyle Kordell

Title: City Manager

Date: _____

TENANT:

Two Rivers Youth Sports

By: _____

Name: _____

Title: _____

Date: _____

Exhibit A





October 16, 2025

City Of Two Rivers Wi ("Landlord")
1717 E PARK ST
TWO RIVERS, WI 54241-3060

Re: Letter of Intent to Purchase Interest in Wireless Site ("LOI")

Dear Kyle Kordell,

In consideration of ten dollars (\$10), the receipt and sufficiency of which is hereby acknowledged, your signature below grants to TowerPoint Acquisitions, LLC and its successors and assigns (including its asset holding company TPA VI, LLC) ("TowerPoint") exclusivity to purchase your interest in the Lease(s) ("Lease(s)" as further described in Exhibit A) through an assignment of the Lease and the grant of an underlying telecommunications easement pursuant to the terms herein (the "Transaction"). TowerPoint may close on the Transaction no later than fourteen (14) days after the Closing Contingencies listed in Exhibit A are met. The basic terms of the transaction are as follows:

Summary of Terms	
PURCHASE PRICE	\$305,000.00
LEGAL STRUCTURE	Telecommunications Easement
TERM LENGTH	Perpetual
REVENUE SHARING	New Tenant Rent: 60% in favor of Landlord (New Tenant Rent will be generated from tenants locating equipment on the equivalent of up to 3500 sq. ft. adjacent to the existing lease area(s).)

- Purchase Price shall be pro-rated at closing based on interim monthly or annual rent payments with TowerPoint retaining from the Purchase Price rent paid by the tenant for any period of time from and after the date of Closing.
- Landlord shall only retain rent checks from Tenant for pro-rated periods and during the rent redirection period¹.
- TowerPoint pays for due diligence costs, the title insurance policy, and standard closing costs. Each party bears its own legal expenses. Landlord pays transfer/stamp or other tax (if any) and recording fees.

From the date you execute this LOI through the date which is thirty (30) days from the date the Closing Contingencies are met, you agree not to directly or indirectly solicit, initiate or participate in any discussions or negotiations with, or encourage or respond to any inquiries or proposals by, any persons, company or group other than TowerPoint concerning your Lease. You agree to promptly notify TowerPoint if any person, company or group seeks to initiate any discussions regarding your Lease. You further agree to work in good faith with TowerPoint to close this Transaction. The terms of this LOI are confidential and may not be disclosed without the prior written consent of TowerPoint, except to professionals engaged to evaluate and conduct the Transaction on your behalf. You acknowledge that TowerPoint has given you no tax or legal advice in evaluating the Transaction.

To the extent the terms of this LOI represent an offer by TowerPoint, the terms herein are subject to change by TowerPoint after October 31, 2025 if this LOI is not mutually executed. TowerPoint reserves the right to change the terms of this LOI following expiration.

Sincerely,
TowerPoint Acquisitions, LLC

Accepted and Agreed:
City Of Two Rivers Wi

Jesse M. Wellner, Chief Executive Officer
October 14, 2025

Landlord's Signature Date

Print Name:

Title:

¹Tenants delay rent redirection from the Landlord to TowerPoint by several months while the closing documents are recorded and the redirection is processed. Therefore, the Settlement Statement will show a rent credit to TowerPoint in the amount of up to four (4) months following closing.

Exhibit ASite Location and Lease Terms

Site Location: 2701 18TH St, TWO RIVERS, Wisconsin 54241

Wireless Tenants	Current Rent	Rent Payment Frequency	Escalation (CPI, % or \$)	Escalation Frequency	Date of Next Escalation
US Cellular	\$1,263.01	Monthly	3%	Annual	12/01/2025

Pricing is based on the Lease Terms above and is subject to confirmatory due diligence of the Lease Terms.

Closing Contingencies

1. receipt of the due diligence items listed in Exhibit B;
2. receipt of a title commitment from TitleVest Agency, LLC (a subsidiary of First American Title Insurance Company) as the escrow/closing agent showing title clear of any liens, encumbrances, outstanding taxes which are otherwise due and payable, or other unsatisfied title closing requirements necessary for an insured closing with marketable title;
3. your approval of the Easement Agreement in a mutually agreeable form;
4. proper documentation of the Lease and rents, including your affirmation that you have not received any written or verbal notice of termination, modification or other correspondence from the tenant related to the Lease;
5. compliance with any tenant right of first refusal or consent requirement, if applicable, related to Landlord's assignment of the Lease; and
6. TowerPoint's desktop environmental database search returns a determination of "Low" or "Moderate" risk.

Initial
Here:

Exhibit BRequired Due Diligence Items

1. Executed Lease including any and all Amendments thereto (as well as any lease commencement letters, notices, or other correspondence regarding the Lease)
2. Proof of Rent Payments under the Lease (minimum of 3 months received in the last 6 months); e.g.: copies of rent checks/stubs and/or direct deposit statements.
3. Completed Landlord Request for Information (RFI) attached hereto as Exhibit C.
4. Landlord's comments or Landlord's counsel's comments, if any, to the Easement Agreement ("Easement") to be provided under separate cover (to be finalized in a mutually agreeable Easement) or return the Easement with each page initialed showing approval of the form Easement.
5. If an existing mortgage is in place on the property: A Mortgage Statement and Lender contact information for obtaining a non-disturbance agreement from Lender (required only if the property is encumbered by a Mortgage, Deed of Trust, Line of Credit or similar instrument).
6. Legal entity organizational documents (including any Amendments thereto) showing proof of authority, as applicable below, for all entities owning an interest in the Property:

Corporations	LLCs	General Partnership	Ltd. Partnerships	Condo Assoc's	Coop Corp (i.e.: Housing Co-op)	Trust
Articles of Incorporation	Articles of Organization	Certificate of Partnership	Certificate of Limited Partnership	Condominium Declaration	Articles of Incorporation	Trust Agreement
Signed Corporate Bylaws	Signed Operating Agreement	Signed General Partnership Agreement	Signed Limited Partnership Agreement	Signed Condominium Bylaws	Signed Corporate Bylaws	Certificate of Trust

Within 10 days of signing this LOI, I agree to provide to TowerPoint the Required Due Diligence Items listed above to facilitate a timely close under the terms of this LOI.

Initial
Here:

Exhibit C

Landlord Request for Information

EIN for Landlord (if an entity): _____

If Landlord is a natural person, then please circle marital status: **Single or Married***(Please note: if Landlord is a natural person, we will collect their taxpayer identification number prior to closing to include in the closing documents.)*

Access Contact for Site Inspection	Attorney Contact Information
Name: _____	Name: _____
Title: _____	Phone: _____
Phone: _____	Email: _____
Mobile Phone: _____	
Email: _____	

Mortgage/Line of Credit (if none, please indicate below)	
Please check here if there is no mortgage and no line of credit: _____	
<u>Primary Mortgage</u>	<u>Secondary Mortgage (if applicable)</u>
Lender Name: _____	Lender Name: _____
Lender Contact: _____	Lender Contact: _____
Lender Contact Title: _____	Lender Contact Title: _____
Phone: _____	Phone: _____
Fax: _____	Fax: _____
Email: _____	Email: _____
<u>Line of Credit</u>	
Lender Name: _____	
Lender Contact: _____	
Lender Contact Title: _____	
Phone: _____	
Fax: _____	
Email: _____	

Submitted by: Bret Victor, Ph: +16782617292, Email: bret.victor@towerpoint.com

WB-3 VACANT LAND LISTING CONTRACT - EXCLUSIVE RIGHT TO SELL

1 **SELLER GIVES THE FIRM THE EXCLUSIVE RIGHT TO SELL THE PROPERTY ON THE FOLLOWING TERMS:**
2 ■ **PROPERTY DESCRIPTION:** Street address is: Parcel #05320210108502
3 in Section _____ in the _____ of Two rivers, County of Manitowoc,
4 Wisconsin. Insert additional description, if any, at lines 325-352 or attach as an addendum per lines 353-354.
5 ■ **INCLUDED IN LIST PRICE:** Seller is including in the list price the Property, Fixtures not excluded on lines 9-10, and
6 the following items: parcel #05320210108502
7 _____
8 _____
9 ■ **NOT INCLUDED IN LIST PRICE:** _____
10 _____
11 **CAUTION: Identify Fixtures to be excluded by Seller or which are rented and will continue to be owned by the**
12 **lessor. (See lines 251-256).**
13 ■ **LIST PRICE:** One Hundred Thirty-Nine Thousand, Nine Hundred Dollars (\$ 139,900.00).
14 ■ **GOVERNMENTAL AND CONSERVATION PROGRAMS:** Seller represents that all or some of the Property is enrolled
15 in the following governmental conservation, farmland, environmental, land use or use restricting programs, agreements
16 or conservation easements, (county, state or federal): _____
17 _____
18 ■ **USE VALUE ASSESSMENT:** Seller represents that (all or some of the Property) (none of the Property) STRIKE ONE
19 has been assessed as agricultural property under use value law.
20 ■ **SPECIAL ASSESSMENTS:** Seller represents that the Property is subject to the following special assessments:
21 _____
22 ■ **SPECIAL ZONING, LAND USE OR DEVELOPMENT RESTRICTIONS:** Seller represents that the Property is subject
23 to the following special zoning, land use, development restrictions or other conditions affecting the Property:
24 _____
25 ■ **RIGHT OF FIRST REFUSAL:** There (is) (is not) STRIKE ONE a right of first refusal on part or all of the Property.
26 ■ **ZONING:** Seller represents that the property is zoned: _____
27 ■ **UTILITY CONNECTIONS:** Seller represents that the locations of the following utility connections are as follows: (e.g.
28 at the lot line, on the property, across the street, unknown, unavailable, etc.): electricity available
29 _____; gas available; municipal sewer available;
30 municipal water available; telephone available;
31 cable available; other _____
32 **MARKETING** Seller authorizes and the Firm and its agents agree to use reasonable efforts to market the Property.
33 Seller agrees that the Firm and its agents may market Seller's personal property identified on lines 6-8 during the term
34 of this Listing. The marketing may include: MLS, yard sign, internet, periodic advertising
35 _____
36 The Firm and its agents may advertise the following concessions, incentives, or special financing offered by Seller:
37 _____
38 _____
39 which are in addition to and separate from Compensation to Others. See lines 54-59.
40 **NOTE: Concessions offered in the multiple listing service cannot be limited to or conditioned on the retention**
41 **of or payment to a cooperating firm, buyer's firm or other buyer's representative.**
42 Seller has a duty to cooperate with the marketing efforts of the Firm and its agents. See lines 185-191 regarding the Firm's
43 role as marketing agent and Seller's duty to notify the Firm of any potential buyer known to Seller. Seller agrees that the
44 Firm and its agents may market other properties during the term of this Listing.
45 **CAUTION: Limiting the Firm's cooperation with other firms may reduce the marketability of the Property.**
46 **EXCLUSIONS** All persons who may acquire an interest in the Property who are Protected Buyers under a prior listing
47 contract are excluded from this Listing to the extent of the prior firm's legal rights, unless otherwise agreed to in writing. Within
48 seven days of the date of this Listing, Seller agrees to deliver to the Firm a written list of all such Protected Buyers.
49 **NOTE: If Seller fails to timely deliver this list to the Firm, Seller may be liable to the Firm for damages and costs.**
50 The following other buyers _____
51 _____ are excluded from this Listing until _____
52 [INSERT DATE]. These other buyers are no longer excluded from this Listing after the specified date unless, on or before the
53 specified date, Seller has either accepted a written offer from the buyer or sold the Property to the buyer.
54 **COMPENSATION TO OTHERS** The Firm has disclosed and Seller approves offers of compensation to cooperating firms
55 working with buyers such as subagents and buyer's firms: 2.4%
56 _____

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57 (Exceptions if any):

58 **There is no standard market commission rate. Commissions and types of service may vary by firm.**
 59 **Commissions are not set by law and are fully negotiable.**

60 **COMMISSION** Seller and the Firm agree the Firm's commission shall be 7%

61

62 ■ **EARNED:** Seller shall pay the Firm's commission, which shall be earned, if, during the term of this Listing:

- 63 1) Seller sells or accepts an offer which creates an enforceable contract for the sale of all or any part of the Property;
- 64 2) Seller grants an option to purchase all or any part of the Property which is subsequently exercised;
- 65 3) Seller exchanges or enters into a binding exchange agreement on all or any part of the Property;
- 66 4) A transaction occurs which causes an effective change in ownership or control of all or any part of the Property; or
- 67 5) A ready, willing and able buyer submits a bona fide written offer to Seller or the Firm for the Property at or above the
- 68 list price and on substantially the same terms set forth in this Listing and the current WB-13 Vacant Land Offer to
- 69 Purchase, even if Seller does not accept the buyer's offer. A buyer is ready, willing and able when the buyer submitting
- 70 the written offer has the ability to complete the buyer's obligations under the written offer.

71 The Firm's commission shall be earned if, during the term of the Listing, one owner of the Property sells, conveys,
 72 exchanges or options, as described above, an interest in all or any part of the Property to another owner, except by
 73 divorce judgment.

74 ■ **DUE AND PAYABLE:** Once earned, the Firm's commission is due and payable in full at the earlier of closing or the date set
 75 for closing, even if the transaction does not close, unless otherwise agreed in writing.

76 ■ **CALCULATION:** A percentage commission shall be calculated based on the following, if earned above:

- 77 • Under 1) or 2) the total consideration between the parties in the transaction.
- 78 • Under 3) or 4) the list price if the entire Property is involved.
- 79 • Under 3) if the exchange involves less than the entire Property or under 4) if the effective change in ownership or
- 80 control involves less than the entire Property, the fair market value of the portion of the Property exchanged or for
- 81 which there was an effective change in ownership or control.
- 82 • Under 5) the total offered purchase price.

83 **NOTE: If a commission is earned for a portion of the Property it does not terminate the Listing as to any remaining**
 84 **Property.**

85 **BUYER FINANCIAL CAPABILITY** The Firm and its agents are not responsible under Wisconsin statutes or regulations to
 86 qualify a buyer's financial capability. If Seller wishes to confirm a buyer's financial capability, Seller may negotiate inclusion of
 87 a contingency for financing, proof of funds, qualification from a lender, sale of buyer's property, or other confirmation in any offer
 88 to purchase or contract.

89 **LIEN NOTICE** The Firm has the authority under section 779.32 of the Wisconsin Statutes to file a lien for commissions
 90 or compensation earned but not paid when due against the commercial real estate, or the interest in the commercial real
 91 estate, if any, that is the subject of this Listing. "Commercial real estate" includes all real estate except (a) real property
 92 containing 8 or fewer dwelling units, (b) real property that is zoned for residential purposes and that does not contain any
 93 buildings or structures, and (c) real property that is zoned for agricultural purposes.

94 **DISCLOSURE TO CLIENTS**

95 Under Wisconsin law, a brokerage firm (hereinafter firm) and its brokers and salespersons (hereinafter agents) owe certain
 96 duties to all parties to a transaction:

- 97 (a) The duty to provide brokerage services to you fairly and honestly.
- 98 (b) The duty to exercise reasonable skill and care in providing brokerage services to you.
- 99 (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request it,
- 100 unless disclosure of the information is prohibited by law.
- 101 (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the
- 102 information is prohibited by law. (See lines 257-260.)
- 103 (e) The duty to protect your confidentiality. Unless the law requires it, the firm and its agents will not disclose your
- 104 confidential information or the confidential information of other parties. (See lines 160-176.)
- 105 (f) The duty to safeguard trust funds and other property the firm or its agents holds.
- 106 (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the
- 107 advantages and disadvantages of the proposals.

108 **BECAUSE YOU HAVE ENTERED INTO AN AGENCY AGREEMENT WITH A FIRM, YOU ARE THE FIRM'S CLIENT.**
 109 **A FIRM OWES ADDITIONAL DUTIES TO YOU AS A CLIENT OF THE FIRM:**

- 110 (a) The firm or one of its agents will provide, at your request, information and advice on real estate matters that affect
- 111 your transaction, unless you release the firm from this duty.
- 112 (b) The firm or one of its agents must provide you with all material facts affecting the transaction, not just Adverse Facts.
- 113 (c) The firm and its agents will fulfill the firm's obligations under the agency agreement and fulfill your lawful requests that
- 114 are within the scope of the agency agreement.

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- 115 (d) The firm and its agents will negotiate for you, unless you release them from this duty.
 116 (e) The firm and its agents will not place their interests ahead of your interests. The firm and its agents will not, unless required
 117 by law, give information or advice to other parties who are not the firm's clients, if giving the information or advice is
 118 contrary to your interests.
 119 If you become involved in a transaction in which another party is also the firm's client (a "multiple representation
 120 relationship"), different duties may apply.

121 MULTIPLE REPRESENTATION RELATIONSHIPS AND DESIGNATED AGENCY

- 122 ■ A multiple representation relationship exists if a firm has an agency agreement with more than one client who is a party
 123 in the same transaction. If you and the firm's other clients in the transaction consent, the firm may provide services through
 124 designated agency, which is one type of multiple representation relationship.
 125 ■ Designated agency means that different agents with the firm will negotiate on behalf of you and the other client or clients
 126 in the transaction, and the firm's duties to you as a client will remain the same. Each agent will provide information,
 127 opinions, and advice to the client for whom the agent is negotiating, to assist the client in the negotiations. Each client will
 128 be able to receive information, opinions, and advice that will assist the client, even if the information, opinions, or advice
 129 gives the client advantages in the negotiations over the firm's other clients. An agent will not reveal any of your confidential
 130 information to another party unless required to do so by law.
 131 ■ If a designated agency relationship is not authorized by you or other clients in the transaction you may still authorize or
 132 reject a different type of multiple representation relationship in which the firm may provide brokerage services to more
 133 than one client in a transaction but neither the firm nor any of its agents may assist any client with information, opinions,
 134 and advice which may favor the interests of one client over any other client. Under this neutral approach, the same agent
 135 may represent more than one client in a transaction.
 136 ■ If you do not consent to a multiple representation relationship the firm will not be allowed to provide brokerage services
 137 to more than one client in the transaction.

138 CHECK ONLY ONE OF THE THREE BELOW:

- 139 ☐ The same firm may represent me and the other party as long as the same agent is not representing us both.
 140 (multiple representation relationship with designated agency)
 141 ☒ The same firm may represent me and the other party, but the firm must remain neutral regardless if one or
 142 more different agents are involved. (multiple representation relationship without designated agency)
 143 ☐ The same firm cannot represent both me and the other party in the same transaction. (I reject multiple
 144 representation relationships)

145 **NOTE: All clients who are parties to this agency agreement consent to the selection checked above. You may**
 146 **modify this selection by written notice to the firm at any time. Your firm is required to disclose to you in your**
 147 **agency agreement the commission or fees that you may owe to your firm. If you have any questions about the**
 148 **commission or fees that you may owe based upon the type of agency relationship you select with your firm, you**
 149 **should ask your firm before signing the agency agreement.**

150 SUBAGENCY

151 Your firm may, with your authorization in the agency agreement, engage other firms (subagent firms) to assist your firm by
 152 providing brokerage services for your benefit. A subagent firm and the agents associated with the subagent firm will not put
 153 their own interests ahead of your interests. A subagent firm will not, unless required by law, provide advice or opinions to other
 154 parties if doing so is contrary to your interests.

155 **PLEASE REVIEW THIS INFORMATION CAREFULLY. An agent can answer your questions about brokerage services,**
 156 **but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home**
 157 **inspector.**

158 This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain language
 159 summary of the duties owed to you under section 452.133 (2) of the Wisconsin statutes.

160 ■ **CONFIDENTIALITY NOTICE TO CLIENTS:** The Firm and its agents will keep confidential any information given to the
 161 Firm or its agents in confidence, or any information obtained by the Firm and its agents that a reasonable person would
 162 want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to disclose
 163 particular information. The Firm and its agents shall continue to keep the information confidential after the Firm is no
 164 longer providing brokerage services to you.

165 The following information is required to be disclosed by law:

- 166 1) Material Adverse Facts, as defined in section 452.01 (5g) of the Wisconsin statutes (see lines 257-260).
 167 2) Any facts known by the Firm and its agents that contradict any information included in a written inspection report on
 168 the property or real estate that is the subject of the transaction.

169 To ensure that the Firm and its agents are aware of what specific information you consider confidential, you may list that
 170 information below (see lines 172-174). At a later time, you may also provide the Firm with other information you consider

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171 to be confidential.

172 **CONFIDENTIAL INFORMATION:**

173

174

175 **NON-CONFIDENTIAL INFORMATION** (The following may be disclosed by the Firm and its agents):

176

177 **COOPERATION, ACCESS TO PROPERTY OR OFFER PRESENTATION** The parties agree that the Firm and its
178 agents will work and cooperate with other firms and agents in marketing the Property, including firms acting as subagents
179 (other firms engaged by the Firm - see lines 150-154) and firms representing buyers. Cooperation includes providing
180 access to the Property for showing purposes and presenting offers and other proposals from these firms to Seller. Note
181 any firms with whom the Firm shall not cooperate, any firms or agents or buyers who shall not be allowed to attend
182 showings, and the specific terms of offers which should not be submitted to Seller:

183

184

185 **SELLER COOPERATION WITH MARKETING EFFORTS** Seller agrees to cooperate with the Firm in the Firm's
186 marketing efforts and to provide the Firm with all records, documents and other material in Seller's possession or control
187 which are required in connection with the sale. Seller authorizes the Firm to do those acts reasonably necessary to effect
188 a sale and Seller agrees to cooperate fully with these efforts which may include use of a multiple listing service, Internet
189 advertising or a lockbox system at the Property. Seller shall promptly refer all persons making inquiries concerning the
190 Property to the Firm and notify the Firm in writing of any potential buyers with whom Seller negotiates or who view the
191 Property with Seller during the term of this Listing.

192 **LEASED PROPERTY** If Property is currently leased and lease(s) will extend beyond closing, Seller shall assign Seller's
193 rights under the lease(s) and transfer all security deposits and prepaid rents (subject to agreed upon prorations) thereunder
194 to buyer at closing. Seller acknowledges that Seller remains liable under the lease(s) unless released by tenant(s). **CAUTION:**
195 **Seller should consider obtaining an indemnification agreement from buyer for liabilities under the lease(s) unless**
196 **released by tenants.**

197 **DISPUTE RESOLUTION** The Parties understand that if there is a dispute about this Listing or an alleged breach, and
198 the Parties cannot resolve the dispute by mutual agreement, the Parties may consider alternative dispute resolution
199 instead of judicial resolution in court. Alternative dispute resolution may include mediation and binding arbitration. Should
200 the Parties desire to submit any potential dispute to alternative dispute resolution, it is recommended that the Parties
201 add such in Additional Provisions or in an Addendum.

202 **NOTE: Wis. Stat. § 452.142 places a time limit on the commencement of legal actions arising out of this Listing.**

203 **EXTENSION OF LISTING** The Listing term is extended for a period of one year as to any Protected Buyer. Upon
204 receipt of a written request from Seller or a firm that has listed the Property, the Firm agrees to promptly deliver to Seller
205 a written list of those buyers known by the Firm and its agents to whom the extension period applies. Should this Listing
206 be terminated by Seller prior to the expiration of the term stated in this Listing, this Listing shall be extended for
207 Protected Buyers, on the same terms, for one year after the Listing is terminated (lines 208-216).

208 **TERMINATION OF LISTING** Neither Seller nor the Firm has the legal right to unilaterally terminate this Listing absent a
209 material breach of contract by the other party. Seller understands that the parties to the Listing are Seller and the Firm. Agents
210 for the Firm do not have the authority to enter into a mutual agreement to terminate the Listing, amend the commission amount
211 or shorten the term of this Listing, without the written consent of the agent(s)' supervising broker. Seller and the Firm agree
212 that any termination of this Listing by either party before the date stated on line 356 shall be effective by the Seller only if
213 stated in writing and delivered to the Firm in accordance with lines 302-324 and effective by the Firm only if stated in
214 writing by the supervising broker and delivered to Seller in accordance with lines 302-324.

215 **CAUTION: Early termination of this Listing may be a breach of contract, causing the terminating party to**
216 **potentially be liable for damages.**

217 **VACANT LAND DISCLOSURE REPORT** Seller agrees to complete the vacant land disclosure report provided by the
218 Firm to the best of Seller's knowledge. Seller agrees to amend the report should Seller learn of any Defect(s) after
219 completion of the report but before acceptance of a buyer's offer to purchase. Seller authorizes the Firm and its agents to
220 distribute the report to all interested parties and agents inquiring about the Property and Seller acknowledges that the
221 Firm and its agents have a duty to disclose all Material Adverse Facts as required by law.

222 **SELLER REPRESENTATIONS REGARDING DEFECTS** Seller represents to the Firm that as of the date of this Listing,
223 Seller has no notice or knowledge of any Defects affecting the Property other than those noted on the vacant land disclosure
224 report.

225 **WARNING: IF SELLER REPRESENTATIONS ARE INCORRECT OR INCOMPLETE, SELLER MAY BE LIABLE FOR**
226 **DAMAGES AND COSTS.**

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OPEN HOUSE AND SHOWING RESPONSIBILITIES

Seller is aware that there is a potential risk of injury, damage and/or theft involving persons attending an "individual showing" or an "open house." Seller accepts responsibility for preparing the Property to minimize the likelihood of injury, damage and/or loss of personal property. Seller agrees to hold the Firm and its agents harmless for any losses or liability resulting from personal injury, property damage, or theft occurring during "individual showings" or "open houses" other than those caused by the negligence or intentional wrongdoing of the Firm and its agents. Seller acknowledges that individual showings and open houses may be conducted by licensees other than agents of the Firm, that appraisers and inspectors may conduct appraisals and inspections without being accompanied by agents of the Firm or other licensees, and that buyers or licensees may be present at all inspections and testing and may photograph or videotape Property unless otherwise provided for in additional provisions at lines 325-352 or in an addendum per lines 353-354.

DEFINITIONS

■ **ADVERSE FACT:** An "Adverse Fact" means any of the following:

a) A condition or occurrence that is generally recognized by a competent licensee as doing any of the following:

- 1) Significantly and adversely affecting the value of the Property;
- 2) Significantly reducing the structural integrity of improvements to real estate; or
- 3) Presenting a significant health risk to occupants of the Property.

b) Information that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or agreement made concerning the transaction.

■ **DEADLINES - DAYS:** Deadlines expressed as a number of "days" from an event are calculated by excluding the day the event occurred and by counting subsequent calendar days.

■ **DEFECT:** "Defect" means a condition that would have a significant adverse effect on the value of the Property; that would significantly impair the health or safety of future occupants of the Property; or that if not repaired, removed or replaced would significantly shorten or adversely affect the expected normal life of the premises.

■ **FIRM:** "Firm" means a licensed sole proprietor broker or a licensed broker business entity.

■ **FIXTURES:** A "Fixture" is an item of property which is physically attached to or so closely associated with land so as to be treated as part of the real estate, including, without limitation, physically attached items not easily removable without damage to the premises, items specifically adapted to the premises, and items customarily treated as fixtures, including, but not limited to, all: perennial crops; garden bulbs; plants; shrubs and trees; and fences; storage buildings on permanent foundations and docks/piers on permanent foundations.

CAUTION: Annual crops are not part of the purchase price unless otherwise agreed.

■ **MATERIAL ADVERSE FACT:** A "Material Adverse Fact" means an Adverse Fact that a party indicates is of such significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision about the terms of such a contract or agreement.

■ **PERSON ACTING ON BEHALF OF BUYER:** "Person Acting on Behalf of Buyer" shall mean any person joined in interest with buyer, or otherwise acting on behalf of buyer, including but not limited to buyer's immediate family, agents, employees, directors, managers, members, officers, owners, partners, incorporators and organizers, as well as any and all corporations, partnerships, limited liability companies, trusts or other entities created or controlled by, affiliated with or owned by buyer, in whole or in part whether created before or after expiration of this Listing.

■ **PROPERTY:** Unless otherwise stated, "Property" means all property included in the list price as described on lines 2-4.

■ **PROTECTED BUYER:** Means a buyer who personally, or through any Person Acting on Behalf of Buyer, during the term of this Listing:

- 1) Delivers to Seller or the Firm or its agents a written offer to purchase, exchange or option on the Property during the term of this Listing;
- 2) Views the Property with Seller or negotiates directly with Seller by communicating with Seller regarding any potential terms upon which the buyer might acquire an interest in the Property; or
- 3) Attends an individual showing of the Property or communicates with agents of the Firm or cooperating firms regarding any potential terms upon which the buyer might acquire an interest in the Property, but only if the Firm or its agents deliver the buyer's name to Seller, in writing, no later than three days after the earlier of expiration or termination (lines 208-216) of the Listing. The requirement in 3), to deliver the buyer's name to Seller in writing, may be fulfilled as follows:
 - a) If the Listing is effective only as to certain individuals who are identified in the Listing, by the identification of the individuals in the Listing; or,
 - b) If a buyer has requested that the buyer's identity remain confidential, by delivery of a written notice identifying the firm or agents with whom the buyer negotiated and the date(s) of any individual showings or other negotiations.

A Protected Buyer also includes any Person Acting on Behalf of Buyer joined in interest with or otherwise acting on behalf of a Protected Buyer, who acquires an interest in the Property during the extension of listing period as noted on lines 203-207.

NON-DISCRIMINATION

Seller and the Firm and its agents agree that they will not discriminate against any prospective buyer on account of race, color, sex, sexual orientation as defined in Wisconsin Statutes, Section 111.32 (13m), disability, religion, national origin, marital status, lawful source of income, age, ancestry, family

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Section 11, ItemD.

287 **status, status as a victim of domestic abuse, sexual assault, or stalking, or in any other unlawful manner.**

288 **EARNEST MONEY** If the Firm holds trust funds in connection with the transaction, they shall be retained by the Firm in
289 Firm's trust account. The Firm may refuse to hold earnest money or other trust funds. Should the Firm hold the earnest
290 money, the Firm shall hold and disburse the earnest money funds in accordance with Wis. Stat. Ch. 452 and Wis. Admin.
291 Code Ch. REEB 18. If the transaction fails to close and the Seller requests and receives the earnest money as the total
292 liquidated damages, then upon disbursement to Seller, the earnest money shall be paid first to reimburse the Firm for cash
293 advances made by the Firm on behalf of Seller and one half of the balance, but not in excess of the agreed commission,
294 shall be paid to the Firm as full commission in connection with said purchase transaction and the balance shall belong to
295 Seller. This payment to the Firm shall not terminate this Listing.

296 **OCCUPANCY** Unless otherwise provided, Seller agrees to give buyer occupancy of the Property at time of closing.
297 Unless otherwise agreed, Seller agrees to have the Property free of all debris and personal property except for personal
298 property belonging to current tenants, sold to the buyer or left with the buyer's consent.

299 **NOTICE ABOUT SEX OFFENDER REGISTRY** You may obtain information about the sex offender registry and persons
300 registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at
301 <http://www.doc.wi.gov> or by telephone at (608)240-5830.

302 **DELIVERY OF DOCUMENTS AND WRITTEN NOTICES** Unless otherwise stated in this Listing, delivery of documents
303 and written notices to a party shall be effective only when accomplished by one of the methods specified at lines 305-
304 324.

305 (1) Personal Delivery: giving the document or written notice personally to the party, or the party's recipient for delivery if
306 named at line 307 or 308.

307 Seller's recipient for delivery (optional): Kyle Kordell or Any member of Two Rivers CDA

308 Firm's recipient for delivery (optional): JoAnne Kouba or Joel Moose

309 ☒ (2) Fax: fax transmission of the document or written notice to the following telephone number:

310 Seller: () Firm: (920) 553-2033

311 ☒ (3) Commercial Delivery: depositing the document or written notice fees prepaid or charged to an account with a
312 commercial delivery service, addressed either to the party, or to the party's recipient for delivery if named at line 307 or
313 308, for delivery to the party's delivery address at line 317 or 318.

314 ☒ (4) U.S. Mail: depositing the document or written notice postage prepaid in the U.S. Mail, addressed either to the
315 party, or to the party's recipient for delivery if named at line 307 or 308 for delivery to the party's delivery address at line
316 317 or 318.

317 Delivery address for Seller: 1717 E Park St P.O. 87 Two Rivers Wi 54241

318 Delivery address for Firm: 1603 Washington St Two Rivers,Wi 54241

319 ☒ (5) Email: electronically transmitting the document or written notice to the party's email address, if given below at
320 line 323 or 324. If this is a consumer transaction where the property being purchased or the sale proceeds are used
321 primarily for personal, family or household purposes, each consumer providing an email address below has first consented
322 electronically as required by federal law.

323 Email address for Seller: kylkor@two-rivers.org

324 Email address for Firm: Joanne.kouba@gmail.com

325 **ADDITIONAL PROVISIONS**

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Property Address: 05320210108502, Two rivers, wi 54241

Section 11, ItemD.

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353 **ADDENDA** The attached addenda _____
 354 _____ is/are made part of this Listing.

355 **TERM OF THE CONTRACT** From the 20th day of October, 2025, up
 356 to the earlier of midnight of the 20th day of October, 2026, or the conveyance
 357 of the entire Property.

WIRE FRAUD WARNING! Wire Fraud is a real and serious risk. Never trust wiring instructions sent via email. Funds wired to a fraudulent account are often impossible to recover.

Criminals are hacking emails and sending fake wiring instructions by impersonating a real estate agent, Firm, lender, title company, attorney or other source connected to your transaction. These communications are convincing and professional in appearance but are created to steal your money. The fake wiring instructions may even be mistakenly forwarded to you by a legitimate source.

DO NOT initiate ANY wire transfer until you confirm wiring instructions IN PERSON or by YOU calling a verified number of the entity involved in the transfer of funds. Never use contact information provided by any suspicious communication.

Real estate agents and Firms ARE NOT responsible for the transmission, forwarding, or verification of any wiring or money transfer instructions.

370 **BY SIGNING BELOW, SELLER ACKNOWLEDGES RECEIPT OF A COPY OF THIS LISTING CONTRACT AND THAT**
 371 **HE/SHE HAS READ ALL 7 PAGES AS WELL AS ANY ADDENDA AND ANY OTHER DOCUMENTS INCORPORATED**
 372 **INTO THE LISTING.**

373 (x) Kyle Kordell Two Rivers City Manager 10/09/25
 374 Seller's Signature ▲ Print Name } Date ▲

375 (x) _____
 376 Seller's Signature ▲ Print Name } Date ▲

377 (x) _____
 378 Seller's Signature ▲ Print Name } Date ▲

379 (x) _____
 380 Seller's Signature ▲ Print Name } Date ▲

381 _____
 382 Seller Entity Name (if any) Print Name ▲

383 (x) _____
 384 Authorized Signature ▲ Date ▲
 385 Print Name & Title }

386 **Weichert, Realtors Cornerstone**
 387 Firm Name ▲

388 (x) JoAnne Kouba 10/09/25
 389 Agent's Signature ▲ Print Name } Date ▲



Commercial Fuel Sales

PHONE 877-739-3835

FAX 608-781-4144

EMAIL commercialaccounts@kwiktrip.com

2025 Kwik Trip Way
La Crosse, WI 54602

www.kwiktrip.com

City of Two Rivers Fuel RFP

Kwik Trip is excited to meet all your fueling needs. We are a family owned company operating over 900 locations in the mid-west. While we do not seek public recognition, we have won many first place awards for cleanliness, food, and customer service.

Kwik Trip supplies fuel and fuel accounts for hundreds of cities, counties, schools and municipalities across the Midwest and have been doing so for decades. We follow all safety protocols required and strive to go above and beyond with safety.

Kwik Trip is ready to provide you with all fuel types needed 24 hours a day 365 days a year with our location in Two Rivers and hundreds of stores outside of your city when needed. Our fuel card program provides any restrictions, tracking, reporting and can be customized to fit your needs, for free. Online access to your account is available for you at any time.

We are excited to offer you 12 cents off every gallon fueled at Kwik Trip. 12 cents will be removed off the retail price at the end of the month when the statement runs. The account will be paid in full every month with 20 days to pay. There is some flexibility on due date with cities. We will also be removing federal taxes of 24.4 cents per gallon on diesel and 18.4 cents per gallon on gasoline. There are zero fees on our accounts unless there is an overdue balance. This is rare for cities due to the close relationship your representative and direct contact will maintain with the city. Not only will you have an Account Manager and a Client Executive at your disposal, you have access to the entire Commercial Accounts department for fast and easy customer service.

Please see attached for more fuel account details such as reporting. We ask for 7 business days after the city has completed and signed the account application to get approval and ship cards out. We are happy to expedite which could decrease to 3 business days or less but is not guaranteed. The store is ready for fueling today. Implementation will be quick and easy.

We appreciate the opportunity to assist you with your fueling needs. Should you have any questions, I can be reached at (608) 791-7348 or email aweis@kwiktrip.com.

OUR MISSION

To serve our customers and community more effectively than anyone else by treating our customers, co-workers and suppliers as we, personally, would like to be treated, and to make a difference in someone's life.

Sincerely,

Andrew Weis

Andrew Weis
Account Manager
Kwik Trip Commercial Fuel Sales

FUEL SUPPLY AGREEMENT

THIS FUEL SUPPLY AGREEMENT ("Agreement"), is made and entered into this ____ day of _____, 2025, by and between the City of Two Rivers, a Wisconsin municipal corporation, hereinafter referred to as "City," and Kwik Trip, Inc., a Wisconsin corporation, hereinafter referred to as "Kwik Trip." (together "Parties", each a "Party").

RECITALS

WHEREAS, the City requires a consistent and reliable supply of motor fuels for its fleet of vehicles and equipment; and

WHEREAS, the Supplier is engaged in the business of selling and distributing motor fuels and has submitted a proposal to the City to supply such fuels; and

WHEREAS, the City has selected the Supplier to provide fuel based on the terms of its proposal;

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

1. TERM

This Agreement shall commence on January 1, 2026, and shall continue in full force and effect until December 31, 2026, unless terminated earlier in accordance with the provisions of this Agreement. This Agreement shall automatically renew if neither party provides notice of termination by December 1 of the year of the term.

2. SCOPE OF SERVICES

The Supplier agrees to provide the City with all fuel types, as needed, and to ensure said fuel is available 24 hours a day, 365 days a year, at the Supplier's retail location in Two Rivers, Wisconsin, and all other participating Kwik Trip locations.

3. PRICING AND DISCOUNT

a. Pricing: The price for fuel purchased by the City shall be the Supplier's posted retail price at the pump at the time of fueling.

b. Discount: The Supplier shall provide a discount of twelve cents (\$0.12) per gallon on all fuel purchased under this Agreement. This discount will be calculated on the total volume of fuel purchased each month and applied as a credit on the monthly statement.

4. TAX EXEMPTION

The Supplier will remove federal excise taxes from the City's invoices. The tax-exempt rates are acknowledged as 18.4 cents per gallon for gasoline and 24.4 cents per gallon for diesel fuel. The City will provide any necessary exemption certificates or other sufficient proof of tax exemption to the Supplier.

5. FUEL CARD PROGRAM

a. Issuance: The Supplier will provide, at no cost to the City, customized fuel cards for use by authorized City personnel within a week of any request the City makes for said fuel cards.

b. Customization: The City may request specific restrictions and controls for each card, including but not limited to, fuel type limits, volume limits, and time-of-day restrictions.

c. Reporting: The Supplier shall provide the City with free access to an online account management portal for tracking, reporting, and account administration. Detailed reports will be available to the City at any time via the portal.

6. INVOICING AND PAYMENT

a. Invoicing: The Supplier shall provide the City with a single, consolidated statement at the end of each calendar month detailing all fuel purchases made during that period. The statement shall clearly show the total volume purchased, the pre-discount cost, the application of the per-gallon discount, and the final amount due. The statement shall be provided within five (5) days of the end of each calendar month.

b. Payment Terms: The City shall pay each monthly statement in full within thirty (30) days of the statement date or the City's actual receipt of the statement, whichever is later.

7. SUPPLIER'S OBLIGATIONS

- Ensure fuel is available to the City as described in Section 2.
- Accurately track all purchases made with City-issued fuel cards.
- Apply all discounts and tax exemptions as specified herein.
- Provide an Account Manager and access to a commercial accounts department for customer service during normal business hours.

8. CITY'S OBLIGATIONS

- Ensure that fuel cards are used only by authorized personnel for official City business.
- Promptly report any lost or stolen cards to the Supplier.
- Pay all invoices in accordance with the terms of this Agreement.

9. TERMINATION

Either party may terminate this Agreement upon thirty (30) days written notice to the other party for any material breach of this Agreement, provided the breaching party has not cured the breach within that notice period.

10. NOTICES

All notices, requests, and other communications under this Agreement shall be in writing and shall be deemed to have been duly given if delivered personally or sent by certified mail, return receipt requested, postage prepaid, to the following addresses:

If to the City: Kyle Kordell, City Manager, 1717 E Park St, Two Rivers, WI 54241

If to the Supplier: Andrew Weis, Account Manager, Kwik Trip Commercial Fuel Sales, 2025 Kwik Trip Way, La Crosse, WI 54602.

11. GOVERNING LAW

This Agreement shall be governed by and construed in accordance with the laws of the State of Wisconsin.

12. ENTIRE AGREEMENT

This Agreement constitutes the entire agreement between the parties and supersedes all prior discussions, negotiations, and agreements, whether oral or written.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the Effective Date.

CITY OF TWO RIVERS

City of Two Rivers

Name: Kyle Kordell

Title: City Manager

Date: _____

Kwik Trip, Inc.

By: _____

Name: _____

Title: _____

Date: _____