

Posted: 12/6/24  
City Hall

The YouTube channel “City of Kewaunee” will be live streaming the Common Council meeting so that the public can will be able to view and listen to the meeting.

<https://www.youtube.com/channel/UCKXkV8myjzDJ-lfSXtFl4jw>

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OFFICIAL NOTICE OF THE REGULAR MEETING OF THE  
**CITY OF KEWAUNEE COMMON COUNCIL**  
Kewaunee Municipal Building, 401 Fifth Street  
December 9, 2024 -- 6:00 P.M.  
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1. **Call to Order & Roll Call**
2. **Pledge of Allegiance/Prayer/Meditation**
3. **Approval of November 11, 2024 Common Council Minutes**
4. **Public Comment/Communications (three minute time limit per person)**
5. **Boards/Commissions/Committees Reports and Staff Reports**
6. **City Administrator’s Report**
7. **Mayor’s Report**
  - a. Appointment of Roberta Jeanquart as Council representative to the Public Library Board for an unexpired term ending April 14, 2025.
  - b. A Proclamation in Recognition of Arbor Day 2025.
8. **Business Agenda**
  - a. Adopt Resolution No. 2024-2050 establishing Wages and Salaries for 2025.
  - b. Review and adopt 2025 Budgets for Marina Fund, Water Utility Fund and Wastewater Utility Fund.
  - c. Review and approve final commitment of ARPA funds for City projects.
  - d. Approve/disapprove Addendum 23 with Cedar Corporation for 2025-2026 Municipal Consultive Services.
  - e. Authorize use of certain City-owned properties by U.S. Army Corps of Engineers for repair of Federal-owned seawall.
  - f. Review and adopt revised Fee Schedule amendments for Marina and Public Works
  - g. Review and approve 2025 Meeting Dates for Council, Standing Committees, and Plan Commission.
  - h. Review and approve playground equipment purchase for Haney Park.
  - i. Review and consider acquisition of used docks from Reef Point Marina.
  - j. Review and select roofing replacement proposal for Marina buildings.
  - k. Review and select flooring replacement proposal for Marina buildings
  - l. Financial Report – October 2024
9. **Closed Session.** The Common Council may enter into closed session [ursuant to Wis. Stat. §19.85(1)(g) to confer with legal counsel for the Common Council who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is involved, and may reenter open session at the same place thereafter to act on such matters discussed therein as it deems appropriate, in re. Davister v. City of Kewaunee.

**10. Announcements.**

**11. Adjournment.**

**Note: At time items on the agenda may not be taken in the same order as they appear. Members of other governmental bodies (boards, commissions, committees, councils, etc.) may attend the above noticed meeting of the City Council to gather information. The only action to be taken at the above noticed meeting will be actions by the City Council.**

**NOTICE: If a person with a disability requires that the meeting be accessible or that materials at the meeting be in an accessible format, call the City Clerk prior to the meeting at 920-388-5000 to request adequate accommodations.**

**REMINDERS:**

Tuesday, December 17	Personnel Committee, 4:30 p.m.
Thursday, December 19	Plan Commission, 6:30 p.m.
<b>Tuesday, December 24</b>	<b>CHRISTMAS EVE (OFFICE CLOSED)</b>
<b>Wednesday, December 25</b>	<b>CHRISTMAS DAY (OFFICE CLOSED)</b>
<b>Wednesday, January 1</b>	<b>NEW YEAR'S DAY (OFFICE CLOSED)</b>
Tuesday, January 7	Finance Committee, 5:00 p.m.
Thursday, January 9	Public Works Committee, 5:30 p.m.
Thursday, January 9	Public Property Committee, 6:00 p.m.
Monday, January 13	Common Council, 6:00 p.m.

**CITY OF KEWAUNEE COMMON COUNCIL MINUTES**  
**November 11, 2024**

1. **Call to Order & Roll Call:** Mayor Jeffery L. Vollenweider Sr. called the meeting to order at 6:00 pm. Alderpersons present: Jim Brewster, Russell Anderson, Scott Oftedahl, Robin Nelson, and Jeffrey Kohnle. Ald. Blaha was excused.
2. **Pledge of Allegiance/Prayer/Meditation:** All those present participated
3. **Approval of October 14, 2024 Common Council Minutes:** Ald. Oftedahl noted a correction to add a public comment. Motion-Kohnle to approve the minutes as amended. Nelson seconded the motion. Motion carried, 5-0.
4. **Public Comment/Communications:** No comments provided by the public.
5. **Boards, Commissions, Committee and Staff Reports:** No action taken.
6. **City Administrator's Report:** Eddy stated interviews for the Utility Clerk position; design standards for public infrastructure meeting with Cedar Corporation; August 27 claims to the WEM in excess of \$27,000 plus insurance claims in excess of \$23,000; CORP update meeting on November 14; election turnout was 1,582 votes received (93% turnout) and there was a State audit of the City's election results.
7. **Mayor's Report:** Noted Clerk/Treasurer Amber Vande Velden was sworn in today; Ald. Blaha left a statement in honor of veterans on Veterans Day.
8. **Business Agenda:**
  - a. Council interviews with Aldermanic District 1 candidates, consideration and selection of a replacement Alderperson. Motions: (1) Brewster nominated Roberta Jeanquart, seconded by Nelson. (2) Kohnle nominated Art Schiller, seconded by Anderson. On roll call vote, 4 votes for Jeanquart, 1 vote for Schiller. Jeanquart was sworn in to office by Clerk/Treasurer Vande Velden.
  - b. Set 2025 General Fund Budget public hearing for Monday, December 2, 2024 at 6:00 p.m. Motion by Nelson to set the public hearing dated for Monday, December 2, 2024 at 6:00 p.m. Seconded by Oftedahl. Motion carried, 6-0.
  - c. Adopt Ordinance No. 653-2024 amending Sec. 78-92 of Municipal Code to add permissions with regard to parking access on Franklin and Ellis street. Motion by Anderson to adopt Ordinance No. 653-2024. Seconded by Nelson. Motion carried, 6-0.
  - d. Adopt change in compensation policy regarding holiday pay for part-time patrol officers. Motion by Brewster to adopt a change to permit holiday double-time pay for part-time patrol officers. Nelson seconded the motion. On roll call the motion was approved unanimously.
  - e. Approve Final Application for Payment and Change Order No. 1 for completion of the Tug Bollard Replacement Project in the amount of \$14,828.25. Motion by Brewster to approved the Final Application for Payment, including Change Order No. 1, for completion of the Tug Bollard Replacement Project in the amount of \$14,828.25, conditioned on the contractor completed the work authorized under Change Order No. 1. Nelson seconded the motion. On roll call vote the motion was approved unanimously.
  - f. Authorize Resolutions of Intent to reimburse expenditures from proceeds of borrowing, related to submission of loan applications for the Safe Drinking Water Loan Program and the Clean Water Fund Program. Motion #1 by Nelson to adopt Resolution No. 2024-2047, a resolution declaring official intent to reimburse expenditures from proceeds of borrowing, related to submission of a loan application for the Safe Drinking Water Loan Program. Oftedahl seconded the motion. On roll call the motion was approved unanimously. Motion #2 by Anderson to adopt Resolution No. 2024-2048, a resolution declaring official intent to reimburse expenditures from proceeds of borrowing, related to submission of a loan application for the Clean Water Fund Program. Kohnle seconded the motion. On roll call the motion was approved unanimously.
  - g. Authorize the City of Kewaunee credit card company to issue a card for Clerk/Treasurer Amber Vande Velden. Motion by Brewster to authorize the issuance of a City of Kewaunee credit card to Clerk/Treasurer Amber Vande Velden. Oftedahl seconded the motion. On roll call the motion was approved unanimously
  - h. Financial Report – September 2024: Motion by Brewster to approve the financial reports as presented. Kohnle seconded the motion. Motion carried, 6-0.
9. **Announcements:** The Christkindlmarkt will be held the weekend of November 22-24. The annual Christmas Parade on November 22, 2024. The trees in Harbor Park have been decorated and will be lit the night of the parade.

**10. Adjournment:** Motion by Nelson to adjourn at 6:44 pm and seconded by Anderson. Motion carried, 6-0.

Respectfully submitted,

Heath Eddy, AICP  
City Administrator (acting Secretary)



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**CITY OF KEWAUNEE PERSONNEL COMMITTEE**  
**MEETING NOTES**  
**TUESDAY, November 19, 2024 – 4:30 P.M.**  
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1. Call to Order & Roll Call
  - Meeting called to order at 4:30 pm
  - Members present - James Brewster, Robin Nelson, and Roberta Jeanquart
  - Member excused absence - Russ Anderson
  - Other's present Jeff Vollenweider, Heath Eddy, Amber Vande Velden, Robin Mueller, and Carol Petrina
2. Approval Committee Minutes of October 15, 2024 - See Attachments
  - Motion to approve by Robin Nelson. Second by Roberta Jeanquart. Motion passes.
3. Review and Discussion on Bellin Employee Assistance Program
4. Utility Clerk Update
  - Offer made and accepted. Going through background screening. Will start on Dec. 3<sup>rd</sup>.
5. Public Works Street Shop Laborer Posting Update
  - No applicants at this time.
  - Motion to have part time winter position for snow plowing with no benefits. Public Works and Heath will work out salary range and bring back to council for December meeting.
  - Motion to approve by Roberta Jeanquart. Second by Robin Nelson. Motion passes.
6. Discussion on Salary/Wage Grade System and Wage Rates
  - Heath will draft out ranges for next meeting
  - Need to address Street Shop Laborer salary
7. Revised Employee Handbook Status and Next Steps
  - Will have a draft for January meeting.
8. Announcements
  - Christmas parade on Friday.
  - Christkindlmarkt on Friday and Saturday.
9. Adjournment
  - Motion to adjourn by Robin Nelson. Second by Roberta Jeanquart. Motion passes.

**NOTES FROM THE REGULAR MEETING OF THE  
CITY OF KEWAUNEE FINANCE COMMITTEE**

**City Hall  
Tuesday, Dec 3, 2024  
5:00 p.m.**

**1. Call to Order & Roll Call-Meeting called to order at 5:00pm.**

All committee members present-Robin Nelson, Chair, Jeff Kohnle, Russ Anderson and Bobbi Jeanquart.

Also present-Clerk/Treasurer, Amber Vander Velde, Office, Marina-Augie Kinjerski, Public Works, Nate Seiler

**2. Approval of Previous Meeting Minutes-October 29,2024 Motion made by Jeff to approve the minutes. Second by Russ Motion carried.**

**3. Old Business**

**A. Finalize Budget-Water, Sewer and Marina Jeff made a motion to move budgets to council with the recommendation by City Administrator Heath Eddy to take \$20,000 of the general fund to complete 2024. Second by Russ Motion carried.**

**B. Utility Clerk position-update** Kim Sipe was hired. She will have 4 days to work with Karen to get training. Dec 6th is Karen's last day.

**C. Update on Ambulance and Fire Funds and Townships-Agreements-Robin** will work with Amber to clarify the agreements, so moving forward anyone will be able to execute the billing process timely and without question. The townships have been billed and checks are coming in.

**E. Marina Accounting Practices Update on Hey Gov-the finance committee and Hey Gov** are awaiting on the fee schedule for the marina which will be discussed at the Public Properties meeting.

**F. Dominion-Billable Invoice-Update-the attorney is working on the back billing but Amber** has billed for the coming year.

**G. ARPA Funds-Final commitment for funds.** Amber is working on this. We have a deadline to get all this information in for approval. The last concern are the generators quoted for the City hall. There appeared to be an error. Nate and Heath corrected the amount for City Hall should be \$53,181.25. Discussion as to whether we should go with Total Energy Systems or Generac ensued. Both companies are excellent and reputable. Total Energy Solutions is more costly but it was pointed out Generac is a residential product as opposed to Total Energy Solutions a commercial product. Reviews researched on the internet revealed Generac is recommended

and Total Energy Solutions is highly recommended. In addition to the higher cost with Total Energy Solutions we need to provide the electrical installation. This may add \$10,000 to the total price. At this time we could correct some electrical issues at the fire station. Given the fact we had a storm and were without power in these two areas it was agreed this is a need for our community. These two areas are significant in the role they play to support the community in the time of a disaster, they should not be without power. This purchase will help spend all the ARPA funds. Any additional funds needed we can cover through the CIP. **A motion was made by Bobbi to move to council purchasing the Total Energy Systems, LLC with Nate checking on a final estimate. Second Russ. Motion carried.**

**4. New Business:**

**A. Financial Report**-we were given printed reports as council people have been struggling with their email accounts. We did not have time to review. We will move to council and bring concerns if there are any to the council meeting.

**B. Review available invoices for approval.** There were no invoices available.

**5. Announcements**-Augie is traveling to Racine to check out some docks.

**6. Adjournment Motion by Russ to adjourn. Second by Jeff. Motion carried.**

Meeting adjourned at 5:24 pm

**Respectfully submitted,**

**Robin S. Nelson**

## **Kewaunee Public Library Report for November 2024**

**Current Highlights:** November circulation was 4,213 with a YTD of 40,469. We ran a reading challenge in November with donated prizes. We had 357 entries! We are working with our builder and planning a January timeframe to work on the bathroom accessibility project. On November 12<sup>th</sup>, we hosted the Great Lakes Great Read event at our library as part of our Page Turner's Book Club. Sally Cole-Misch, author of *The Best Part of Us* was here in person to share her writing experience and take questions from the readers. Our Give a Gift of Reading program kicked off. We are collecting books until mid December. Donations go towards the Toys for Tots distribution. In November, our DIY event was a Cranberry Orange Simmer Pot craft. We collaborated with HCE for the event "Is the book better than the movie" with *Water for Elephants* as the featured title. Kids Can Cook explored creating their own pudding in November. Storytime ran on 4 Fridays and Baby and Me met once. We also hosted an afternoon Movie Matinee of *The Fabulous Four*. Senior Coffee Club featured a beautiful tray of Wakker Cheese to sample. Carol attended meetings and public hearings with the Kewaunee County Library Services Board to update the county library plan. We put our Maker Space STEAM cart out for the first time. This will go out monthly with different STEAM projects to create.

**Future Highlights:** Due to a large response, we are expanding our Gingerbread House event to three separate sessions. We have a full calendar for December. We are starting to wrap up our year and looking towards the data collection in January for the DPI state report.



# **KEWAUNEE POLICE DEPARTMENT**

401 Fifth Street, Kewaunee, Wisconsin 54216

**Robin A. Mueller**  
Chief of Police

**Telephone: 920-388-5010**  
**Facsimile: 920-388-5024**

## **NOVEMBER 2024 POLICE STAFF REPORT**

- 11/06 & 11/20: All KPD Officers participated in a refresher class on Crime Scene Processing and Evidence Collection. The training was sponsored by the Kewaunee County Sheriff's Department and held at the Evidence Facility.
- 11/11: Chief Mueller attended a presentation with countywide Emergency Service Department Heads to learn more about L3 Harris and the radio services they provide. This is one of many meetings regarding the Daily Use Radio Grant being prepared by Sheriff Matt Joski.
- 11/11: Chief Mueller attended the regular City Council Meeting. Unanimous decision from the Council to approve an increase in holiday pay for part-time patrol officers.
- 11/12: KPD Officers attended training to transition to using the Taser 10 (CEW) Conducted Energy Weapon. All full-time staff are now carrying the Taser 10.
- 11/13: Ofc. Gulbrand attended the regularly scheduled SWAT Training with the Kewaunee County SWAT Team.
- 11/13: Ofc. Schlies attended a training on conducting Sexual Assault Interrogations. The training explored sex offender psychology, questioning methods and unique challenges posed during these interrogations.
- 11/14: Chief Mueller attended a training on The Resilient Leader, presented by Lexipol.
- 11/19: Chief Mueller attended the Personnel Committee Meeting. Discussion on Salary/Wage Grade System and Wage Rates.
- 11/22: KPD Officers, the WI State Patrol and Deputies with the Kewaunee County Sheriff's Department all assisted to provide traffic control for another successful Christmas Parade.
- 11/27: Ofc. Gulbrand attended the regularly scheduled SWAT Training with the Kewaunee County SWAT Team.

**Robin A. Mueller**  
Chief of Police



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## NOVEMBER 2024 POLICE STAFF REPORT

<i>Month</i>	<i>No. of Service Calls</i>
January	138
February	98
March	105
April	149
May	166
June	156
July	148
August	154
September	144
October	144
November	115
December	
<b>2024 Total</b>	

<i>NATURE:</i>	<i>NOVEMBER TOTALS:</i>		<i>NATURE:</i>	<i>NOVEMBER TOTALS:</i>
Abandoned Vehicle	0		Littering	0
Alarms	2		Local Ordinance	6
Alcohol Offense	0		Lockout	5
Animal Problems	2		Lost/Found Animal	4
Apprehension Rqst	0		Lost Property	2
Assault	0		Missing Person	1
Bail Jumping	0		Mutual	1
Boat Incident	0		ND Accident	2
Burglary	0		Noise Complaint	0
(Intentionally left	blank)		Obstructing	1
Car/Deer Accident	3		Officer Injury	1
Child Abuse	0		OWI	1
Citizen Assist	3		Parking Problem	1
Citizen Dispute	0		PD Accident	0
Communications	0		PI Accident	0
Consent Search	0		Pornography	0
Controlled Burn	0		Probation Pick Up	1
Coroner	0		Property Check	0
Court Order	0		Property Damage	1
Death Investigation	0		Public Health	0
Deliver Message	0		Public Nuisance	0
Disabled Vehicle	2		Recovered Property	0
Disorderly Conduct	2		Rescue	31
DNR Violation	0		Robbery	0
Domestic	0		Runaway Juvenile	0
Drill	0		Sex Offense	0
Drug Investigation	1		Squad Damage	0

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EM-1	0	Suicide Attempt	0
Escort	1	Suspicious	2
Extra Patrol	1	Tavern Check	0
Fire	2	Theft	3
Fireworks	0	Threatening	0
Fraud	2	Tobacco Problem	1
Gas Drive Off	2	Traffic Hazard	0
Harassment	4	Traffic Offense	3
Hazmat	0	Trespassing	0
Highway Debris	0	Truancy	3
Hit & Run Accident	1	Unsecure Premise	1
Illegal Burning	0	Utility Problem	0
Information	5	Warrant Pick Up	2
Intoxication	0	Weapon Offense	0
Juvenile Problem	2	Welfare Checks	4
Keep the Peace	0	911 Hang Ups	3



<b>Date</b>	December 4, 2024
<b>To</b>	Mayor Vollenweider, Council Members, and Administrator Eddy
<b>From</b>	Brandon Strelow
<b>Subject</b>	Monthly Engineer's Report

### **Municipal Consultive Services Agreement**

- Respond to staff phone calls and emails on various topics
  - o Advise as necessary
  
- Meetings attended
  - o November 11 – City Council
  - o November 14 – Second meeting with CORP Committee
  - o December 4 – Second Design Standards meeting with City Staff

### **Existing Projects**

#### **Tug Bollard Replacement**

- Preparing record drawings
- Coordination with contractor to get fenders installed

#### **Dodge Street Reconstruction**

- Working on design
- 30% design review with City Staff after finalizing Design Standards

#### **Main Street Reconstruction**

- Topographic and existing conditions survey completed
- Staff working on basemap of existing conditions

#### **Family Dollar**

- Preparing record drawings

#### **Comprehensive Outdoor Recreation Plan (CORP)**

- CORP Committee meeting #2
  - o Went through Strengths, Weaknesses, Opportunities, and Threats (SWAT) analysis
  - o Reviewed draft materials of park inventory, maps, and recreational needs analysis
  - o Reviewed Park and Recreation Survey questions



- Provided City Staff promotional flyer with QR code and link to access Park and Recreation Survey that can be posted on the City website and social media pages, at gas stations, bars, restaurants, grocery store, post office, City Hall, library, businesses, etc.
  - o Survey will be activated on December 6 and be available for approximately 6 weeks
- Coordinating Public Information Meeting #1 to be hosted at City Hall towards the end of January 2025

#### Design Standard Policy and Stormwater Ordinances

- Design Standards
  - o Updated draft from review meeting #1 with City Staff
  - o Meeting #2 with City Staff to review draft and update as needed
  - o Next steps
    - Finalize standards
    - Incorporate standards into specifications and construction details
    - Review Design Standards with committee or council
    - Council adopt Design Standards
- Stormwater Ordinances
  - o Provided City Staff with examples of state requirements and ordinances that Cedar believes were put together well from other communities
- General discussion on special assessments
  - o Cedar to provide examples of special assessment policies from other communities with suggestions on creating consistent and transparent policies

## Novmber Staff Report 2024

Marina Manager: August Kinjerski

- Office Report
- I will be out of office 12/9/-12/13/2024
  - Budget and Fee Schedule ready for Public Property Committee
  - Heath is working on a Marina Committee (not sure if that correct title)
    - Moved to Dec 5
- Property Committee Nov. 7 (Projects for Winter) moved to Dec. 5
  - Contracts for camping and Boating (wording)
  - Two companies quote Campground Bathroom Flooring, Marina Lounge, and Office.
    - Legacy Coating
    - N.E.W Coating
  - Kiosk Machine
    - Flowbird
    - Elitepaymentsystems
  - Martin Security
    - Pricing new cameras
    - Adding 2 Cameras in back/Parking lot
  - Roof Quotes
    - Asked 4 Businesses
    - 3 replied as of 11/14/2024
    - 3 Metal/ 1 Single turned in a quote
  - HeyGov.
    - Tax table
    - Boat Launch Envelopes
  - Contracts
  - Boat
- All Boat launch Docks are removed
- Leads on Dock replacement
  - Pier and Water Solution
- Using vacations during holiday.



City of Kewaunee  
401 Fifth Street  
Kewaunee, WI 54216  
T: 920-388-5000  
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## MEMORANDUM

**To: Common Council**

**From: Heath Eddy, City Administrator**

**Re: November Staff Report**

**Date: December 6, 2024**

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This is a basic summary of activities by the City Administrator for the month of November 11-December 6, 2024:

### **Noted Changes:**

- Kimberly Sipe accepted the position of Utility Clerk/Administrative Assistant with the City. Her first day of employment was December 3, 2024.
- Public Works and Police placed a variety of equipment in the Wisconsin Surplus Online Auction and received the following bid totals:
  - 2001 Sterling L9500 Single Axle Patrol Dump Truck with Plow and Wing - \$5,222
  - 1995 Sonoma St. Regular Cab 2WD Pickup Truck - \$2,275
  - 1991 Ford L8000 Vac-Con Sewer Jetter Vacuum Truck - \$10,375
  - Little Tikes Playground Equipment (disassembled) - \$221
  - 1986 Mack MS Leach 20 Yd Rear Loader Garbage Truck - \$1,001
  - (2) 2002 AC Water booster pumps/2002 US Electric 100 HP motor - \$405
  - Ctech T40-302 CopBox Tactical 2-Drawer Aluminum Cabinet w/ Gear Guard - \$500
  - Mr. Heater Natural Gas 50,000 BTU/hour Unit Heater - \$330
  - Dakota 283 G3 Framed Door Dog Kennel - \$205

The last two items will be treated as K9 donations (assuming they were purchased with donations rather than City funds). The 2001 Sterling and 1986 Mack proceeds are revenue under "sale of titled assets", while the playground equipment, booster pumps/motor, and car box will be treated as "proceeds of sale" for accounting purposes. The 1991 Jetter is a titled asset to the Wastewater Utility Fund (620) while the 1995 Sonoma is a titled asset to the Marina Fund (203).

### **Meetings/Communications:**

1. November 11, Utility Clerk interviews
2. November 11, Common Council
3. November 14, Ald. Roberta Jeanquart
4. November 14, CORP Ad Hoc Committee – meeting #2
5. November 15, Ald. John Blaha

6. November 15, Webinar: Maintaining Public Green Stormwater Infrastructure, Municipal Case Studies
7. November 15, Utility Clerk interviews
8. November 19, Mayor Vollenweider
9. November 19, Personnel Committee
10. November 20, KCEDC Board
11. November 28-29, THANKSGIVING HOLIDAY (Office Closed)
12. December 2, Special Common Council – 2025 General Fund Budget Hearing
13. December 3, Finance Committee
14. December 4, Design Standards meeting with Cedar Corporation
15. December 5, Mayor Vollenweider
16. December 5, Public Works Committee
17. December 5, Public Property Committee
18. December 6, Webinar: 2024 Ethics Roundup
19. December 9, Common Council

#### **Administrative Duties:**

1. Conferred with the City Attorney on a range of code issues, State Statute interpretations, and local code compliance, as well as address a submitted lawsuit.
2. Prepared Common Council meeting memoranda and formatted resolutions for consideration.
3. Coordinating inspections and permits systems with SAFEbuilt.
4. Conferred with property owners regarding development requirements and potential new uses.

#### **Priorities:**

There are several priorities that I have been working on:

- ***Design Standards/Stormwater Management Code.*** Began the process of developing comprehensive construction standards for public infrastructure on new construction. Will continue in subsequent meetings with engineers at Cedar Corporation.
- ***Comprehensive Outdoor Recreation Plan (CORP) update.*** Next meeting is to discuss prioritizations of improvements or changes to parks and open space.
- ***Project HOMESTEAD.*** KCEDC has selected a consultant to help prepare the plan for how to implement a housing program in the County.
- ***Senior Center.*** Staff is coordinating discussions with the Community Center Committee, Mayor, and City Engineer about the process for engaging in the development and construction of a new senior center to be located on the Marquette School property. The next meeting is scheduled for July to work out the parameters of the necessary building design work and site design.
- ***Job Descriptions Reviews.*** Personnel Committee is reviewing existing job descriptions and preparing reviews of those for administration staff and public works. Next up are administration positions of those positions located in the Municipal Building.
- ***Library MOU.*** Staff will be meeting with the Library Board June 19 to discuss a draft MOU and further flesh out what is going to be needed in that document to further define responsibilities in preparation to move the library budget from the General Fund to a separate fund.

- ***Zoning Code Rewrites.*** As time allows, staff continues working on draft Sign regulations based on Plan Commission review and input to address actual conditions of signs in the City to minimize nonconformities.
- ***Land Division Code Comprehensive Rewrite.*** I am in the process of procuring alternative ordinances for subdivision and land division processes beyond what is currently in the Municipal Code. The objective is to provide a more comprehensive approach to land division regulation.
- ***Capital Infrastructure Funding Analysis.*** As time avails, I am preparing an analysis which will go through a few rounds of refinement, but at its base illustrates the financial challenges facing the City with regard to funding capital maintenance programs for all infrastructure and assets owned by the City. The debt issuance for this work is the tip of a large iceberg.



# We want to hear from you! Park & Recreation Survey



## City of Kewaunee Comprehensive Outdoor Recreation Plan 2025-2029



Every 5 years, the City updates this plan to assess the condition of its parks and open spaces and guide the expansion, enhancement, and preservation of open space and recreation opportunities, as well as to remain eligible for State grant funds.

With the current plan set to expire, the City is seeking your input on its current recreation facility needs and desires, whether they are short-term (next 5 years) or long-term (10 to 20 years).

Please consider taking this survey to provide your valuable input.



Use this link, or scan the [QR code](https://www.surveymonkey.com/r/kewauneeCORP), to access the survey:  
<https://www.surveymonkey.com/r/kewauneeCORP>

Survey opens December 6, 2024,  
and closes on January 17, 2025.



**TREE CITY USA**  
An Arbor Day Foundation Program

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\*\*\* OFFICIAL PROCLAMATION \*\*\*

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**WHEREAS** in 1872, the Nebraska Board of Agriculture established a special day to be set aside for the planting of trees, *and*

**WHEREAS** this holiday, called Arbor Day, was first observed with the planting of more than a million trees in Nebraska, *and*

**WHEREAS** Arbor Day is now observed throughout the nation and the world, *and*

**WHEREAS** trees can be a solution to combating climate change by reducing the erosion of our precious topsoil by wind and water, cutting heating and cooling costs, moderating the temperature, cleaning the air, producing life-giving oxygen, and providing habitat for wildlife, *and*

**WHEREAS** trees are a renewable resource giving us paper, wood for our homes, fuel for our fires, and countless other wood products, *and*

**WHEREAS** trees in our city increase property values, enhance the economic vitality of business areas, and beautify our community, *and*

**WHEREAS** trees — wherever they are planted — are a source of joy and spiritual renewal.

**NOW, THEREFORE,** I, Jeff Vollenweider, Mayor of the City of Kewaunee, WI, do hereby proclaim April 25th, 2025 as **ARBOR DAY** In the City of Kewaunee, WI, and I urge all citizens to celebrate Arbor Day and to support efforts to protect our trees and woodlands, *and*

**FURTHER,** I urge all citizens to plant trees to gladden the heart and promote the well-being of this and future generations.

**DATED THIS** \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

Mayor \_\_\_\_\_

<b>APPROVAL</b>	<b>REQUEST FOR COUNCIL ACTION</b>	<b>MEETING DATE December 9, 2024</b>
<b>REPORTS &amp; RECOMMENDATIONS</b>	<b>Adopt Resolution No. 2024-2050 establishing Wages and Salaries for 2025</b>	<b>ITEM NUMBER 8.a</b>

**BACKGROUND**

Attached is Resolution No. 2024-2050 which establishes wages and salaries for City employees for the 2025 fiscal year. This includes proposed rates for administration, police (non-union) and public works, as well specified part-time temporary or seasonal positions, including:

- Seasonal public works and marina help
- Part-time patrol officers
- Elections inspectors
- Crossing Guards

The resolution does not include rate changes for either Fire or Ambulance staff.

**ANALYSIS**

This resolution implements the 2025 Budget for payroll and the rates of pay go into effect January 1, 2025. It incorporates the changes as differentiated for the Police Department and otherwise all other pay rates are 3% cost of living adjustment above 2024 rates.

One position is listed four times: Public Works Full-time General Laborer. There are three authorized positions, but one is for an employee who has indicated retirement is pending; however, he's still in City employment and therefore the position is listed both for his rate of pay (\$27.80/hour) and the proposed 2025 rate of \$21.22/hour for entry level.

**BOARD/COMMITTEE/COMMISSION RECOMMENDATION**

None

**FISCAL NOTE**

These pay rates are included in the 2025 Budget.

**STAFF RECOMMENDATION**

Staff recommends adoption.

**IF APPROVED, NEXT STEPS**

Staff implements the pay rates for 2025.

**RECOMMENDED MOTION**

"I move we approve Resolution No. 2024-2050 adopting City employee wages and salaries for 2025."

Administration: HE/Clerk/Treasurer: AVV/Police: RM/Public Works: NS/Marina: AK



RESOLUTION NO. 2024-2050

A RESOLUTION ADOPTING CITY EMPLOYEE WAGES AND SALARIES FOR 2025

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WHEREAS, the City Finance Committee examined the salaries of all employees for the various departments and recommended within the 2025 Budget appropriate wage and salary increases, and

WHEREAS, the City Finance Committee examined the 2025 Budget and recommended adoption of the levy to include wage and salary increases for employees from the various departments, and

WHEREAS, the City Council held a public hearing on December 2, 2024 in accordance with state law to finalize and adopt a local levy, in which included wage and salary increases for employees of the city, and

WHEREAS, the City Personnel Committee reviewed wage levels for certain positions and provided any recommendations regarding changes to pay levels as they considered appropriate;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Kewaunee in Kewaunee County, Wisconsin does approve the following wage increases for calendar year 2025, beginning January 1<sup>st</sup>, for the following:

Administrator	\$108,179.97/salary
Police Chief	\$90,552.24/salary
Clerk/Treasurer	\$66,950.00/salary
Marina Manager	\$53,379.40/salary
Deputy Chief	\$38.50/hour
Public Works Superintendent	\$31.83/hour
Water Supervisor Full-time	\$29.18/hour
Public Works Full-time General Laborer	\$27.80/hour
Parks Supervisor Full-time	\$26.52/hour
Wastewater Operator	\$25.37/hour
Utility Clerk	\$24.72/hour
Public Works Full-time General Laborer	\$22.81/hour
Public Works Full-time General Laborer	\$21.22/hour
Public Works Full-time General Laborer (entry)	\$21.22/hour
Administrative Assistant	\$21.00/hour
Patrol Officer, Part-time	\$31.00/hour
Chief Election Inspector	\$11.00/hour
Election Inspectors	\$10.30/hour
Crossing Guards	\$40.00/hour
Seasonal Public Works Grounds Maintenance	\$16.00/hour
Seasonal Marina	\$16.00/hour

RESOLUTION NO. 2024-2050

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Passed and adopted at a regular meeting of the Common Council of the City of Kewaunee this 9th day of December, 2024.

APPROVED:

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Jeffrey L. Vollenweider Sr., Mayor

ATTEST:

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Amber Vande Velden  
Clerk/Treasurer

Ayes \_\_\_\_ Nays \_\_\_\_ Abstain \_\_\_\_ Absent \_\_\_\_

<b>APPROVAL</b>	<b>REQUEST FOR COUNCIL ACTION</b>	<b>MEETING DATE December 9, 2024</b>
<b>REPORTS &amp; RECOMMENDATIONS</b>	<b>Review and adopt 2025 Budgets for Marina Fund, Water Utility Fund, and Wastewater Utility Fund</b>	<b>ITEM NUMBER 8.b</b>

**BACKGROUND**

Attached are the 2025 budgets for the Marina Fund (203), Water Utility Fund (610) and Wastewater Utility Fund (620). It should be noted as follows:

- None of these budgets include any capital outlays to be placed in reserve;
- Wastewater Utility budget could include a capital outlay though some of that is a result of the USDA loan requirements to maintain a specific balance.
- Marina and Water Utility budgets are running in the red in part because of (1) lax revenues to the Water Utility for 2024 and (2) Marina revenues rebounding but not able to compensate for costs.
- The Marina fund in 2024 is currently in the black (\$167.49) but is expected to be in the red by about \$20,000 by end of year.

**ANALYSIS**

The recommendation for the budgets does not indicate any changes to the budgets as proposed.

**BOARD/COMMITTEE/COMMISSION RECOMMENDATION**

Finance Committee forwarded the budgets to Council for review and adoption at their December 3 meeting.

**FISCAL NOTE**

This establishes authorized budgets for 2025 for the Marina, Water Utility, and Wastewater Utility.

**STAFF RECOMMENDATION**

Staff recommends adoption.

**IF APPROVED, NEXT STEPS**

Staff implements the budgets in the accounting system and for purposes of future business work in 2025.

**RECOMMENDED MOTION**

At Council's discretion.

Administration: HE/Clerk/Treasurer: AVV/Marina: AK/Public Works: NS/Water Utility: TS/Wastewater Utility: LM

**MARINA FUND (FUND 203)**

ACCOUNT NO. ACCOUNT DESCRIPTION

PUBLIC CHARGES FOR SERVICES	2023		2023		2024		2024		2025		Difference
	Adopted Budget	Y-T-D 12/31/2023	Adopted Budget	Y-T-D 10/31/2024	Adopted Budget	Y-T-D 10/31/2024	Proposed Budget	Proposed Budget	Proposed Budget		
203-00-46118-000-000 FUEL SALES	50,000	37,810	47,000.00	40,145.51	39,000.00					-20.5%	
203-00-46371-000-000 SEASONAL SLIP RENTALS	161,861	93,595	94,000.00	95,955.32	94,000.00					0.0%	
203-00-46372-000-000 TRANSIENT SLIP RENTALS	27,000	22,366	23,000.00	23,672.56	23,000.00					0.0%	
203-00-46373-000-000 DAILY LAUNCH FEES	25,000	29,646	30,000.00	29,296.89	30,000.00					0.0%	
203-00-46374-000-000 SEASONAL LAUNCH FEES	5,000	9,138	9,200.00	10,263.10	9,200.00					0.0%	
203-00-46375-000-000 MARINA MERCHANDISE SALES	6,000	7,834	7,900.00	9,159.87	8,231.60					4.0%	
203-00-46710-000-000 DAILY CAMPGROUND FEES	8,000	10,572	10,600.00	8,843.01	8,800.00					-20.5%	
203-00-46722-000-000 SEASONAL CAMPGROUND FEES	25,000	23,400	23,500.00	35,555.78	27,000.00					13.0%	
203-00-46723-000-000 SEASONAL STORAGE FEES	2,000	2,141	2,150.00	1,628.28	1,000.00					-115.0%	
203-00-46725-000-000 PUMP-OUT FEE	2,500	45	100.00	28.44	50.00					-100.0%	
203-00-46726-000-000 LATE FEES	2,000	0	800.00	0.00	500.00					-60.0%	
<b>PUBLIC CHARGES FOR SERVICES TOTAL</b>	<b>\$314,361.00</b>	<b>\$236,547.66</b>	<b>\$248,250.00</b>	<b>\$254,548.76</b>	<b>\$240,781.60</b>					<b>-3.1%</b>	

**MISCELLANEOUS REVENUES**

203-00-48100-000-000 INTEREST REVENUE	0.00	1,090	500.00	2,776.09	1,000.00					50.0%
203-00-48410-000-000 INSURANCE CLAIM RECOVERIES				6,341.75	0.00					#DIV/0!
203-00-48900-000-000 MISCELLANEOUS REVENUE	1,000.00	0.00	500.00	0.00	0.00					#DIV/0!
203-00-48920-000-000 FISHING TOURNAMENTS			250.00	0.00	250.00					0.0%
203-00-49200-000-000 TRANSFERS IN			74,822.00	0.00						#DIV/0!
<b>MISCELLANEOUS REVENUES TOTAL</b>	<b>\$1,000.00</b>	<b>\$1,089.96</b>	<b>\$76,072.00</b>	<b>\$9,117.84</b>	<b>\$1,250.00</b>					<b>-5985.8%</b>

<b>TOTAL REVENUES</b>	<b>\$315,361.00</b>	<b>\$237,637.62</b>	<b>\$324,322.00</b>	<b>\$263,666.60</b>	<b>\$242,031.60</b>					<b>-34.0%</b>
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**EXPENDITURES**

203-00-55490-110-000 MARINA FT WAGES	68,574.00	67,737.01	81,353.43	61,565.81	59,110.20					-37.6%
203-00-55490-000-000 MARINA PT WAGES	25,200.00	36,824.21	34,000.00	35,280.51	34,000.00					0.0%
203-00-55490-125-000 MARINA OT WAGES	1,000.00	296.70	1,000.00	0.00	1,000.00					0.0%
203-00-55490-127-000 MARINA TEMP HELP	11,440.00	0.00	2,000.00	0.00	0.00					#DIV/0!
203-00-55490-130-000 MARINA FICA CONTRIBUTION	9,326.00	7,658.30	5,237.00	7,188.98	7,199.43					27.3%
203-00-55490-131-000 MARINA RETIREMENT CONTRIBUTION	4,271.00	4,617.55	5,613.36	4,338.91	4,147.60					-35.3%
203-00-55490-132-000 MARINA HEALTH INSURANCE	11,790.00	12,371.17	34,587.58	15,644.26	30,443.45					-13.6%
203-00-55490-133-000 MARINA LIFE INSURANCE	0.00	984.11	800.00	552.48	800.00					0.0%
203-00-55490-134-000 MARINA HEALTH SAVINGS EXP	0.00	327.14	500.00	346.28	500.00					0.0%
203-00-55490-145-000 MARINA CLOTHING ALLOWANCE	300.00	231.83	500.00	179.97	500.00					0.0%
203-00-55490-215-000 MARINA SOFTWARE ASSIST	2,000.00	3,093.80	3,000.00	4,483.02	4,735.00					36.6%
203-00-55490-218-000 MARINA PROFESSIONAL SERVICES	1,030.00	0.00	1,000.00	0.00	0.00					#DIV/0!
203-00-55490-219-000 MARINA BANK SERV FEE	1,500.00	110.84	150.00	142.97	150.00					0.0%
203-00-55490-220-000 MARINA UTILITIES	20,000.00	30,784.13	25,000.00	20,659.91	30,000.00					16.7%
203-00-55490-223-000 MARINA TELEPHONE	2,540.00	1,907.89	1,800.00	1,682.01	2,020.00					10.9%
203-00-55490-240-000 MARINA MAINT - CONTRACTUAL	3,000.00	812.00	1,000.00	459.61	240.00					-316.7%

203-00-55490-290-000	MARINA CONTRACTUAL SERV	250.00	33,441.43	24,000.00	1,856.17	1,810.00	-1226.0%
203-00-55490-292-000	MARINA MEDICAL TESTING FEES	300.00	0.00	0.00	0.00	0.00	#DIV/0!
203-00-55490-310-000	MARINA OFFICE SUPPLIES	150.00	2,033.55	500.00	1,059.23	300.00	-66.7%
203-00-55490-316-000	MARINA PRINTING & PUBLISHING	2,000.00	1,613.61	2,000.00	1,999.12	3,050.00	34.4%
203-00-55490-321-000	MARINA DUES	500.00	41.25	500.00	61.10	600.00	16.7%
203-00-55490-322-000	MARINA ADVERTISING	1,000.00	1,658.64	1,000.00	785.22	1,000.00	0.0%
203-00-55490-324-000	MARINA LICENSES/PERMITS	430.00	250.00	350.00	283.00	260.00	-34.6%
203-00-55490-330-000	MARINA MILEAGE & MEAL EXP	500.00	129.07	0.00	33.33	0.00	#DIV/0!
203-00-55490-331-000	MARINA HOTEL/MOTEL EXP	1,200.00	228.00	0.00	0.00	0.00	#DIV/0!
203-00-55490-335-000	MARINA CONF/SCHOOL/TRAINING	2,000.00	572.86	0.00	525.00	0.00	#DIV/0!
203-00-55490-340-000	MARINA OPERATING SUPPLIES	7,000.00	5,846.07	4,000.00	2,182.78	1,200.00	-233.3%
203-00-55490-361-000	MARINA MAINTENANCE - EQUIP	8,500.00	7,122.64	4,000.00	3,719.11	4,200.00	4.8%
203-00-55490-363-000	MARINA MAINTENANCE - BLDG	8,500.00	5,174.60	4,000.00	893.07	4,000.00	0.0%
203-00-55490-364-000	MARINA REP/MAINT DOCKS	50,000.00	36,305.46	15,000.00	11,669.67	15,000.00	0.0%
203-00-55490-371-000	MARINA GAS & OIL	1,710.00	1,256.07	2,500.00	1,097.65	2,000.00	-25.0%
203-00-55490-372-000	MARINA FUEL FOR RESALE	50,000.00	34,554.41	45,000.00	34,640.16	36,000.00	-28.6%
203-00-55490-380-000	MARINA ANIMAL CONTROL	1,750.00	216.79	0.00	0.00	2,000.00	100.0%
203-00-55490-000-000	MARINA MISC EXP	1,000.00	181.37	500.00	158.10	400.00	-25.0%
203-00-55490-391-000	MARINA OFFICE EQUIPMENT	0.00	321.10	300.00	519.37	500.00	40.0%
203-00-55490-393-000	MARINA MERCHANDISE FOR RESALE	6,000.00	5,632.78	6,000.00	7,359.92	7,500.00	20.0%
203-00-55490-395-000	MARINA FISHING TOURNAMENT	0.00	0.00	250.00	250.00	250.00	0.0%
203-00-55490-510-000	MARINA PROP/AUTO INS	5,500.00	8,270.92	8,271.00	11,786.56	13,000.00	36.4%
203-00-55490-520-000	MARINA WORKERS COMP	4,100.00	4,477.52	4,500.00	2,908.65	4,500.00	0.0%
203-00-55490-800-000	MARINA CAPITAL OUTLAY	0.00	26,559.00	0.00	16,233.45		#DIV/0!
203-00-55490-830-000	MARINA CAPITAL PROJECTS RESEVE				10,953.73		#DIV/0!
<b>TOTAL</b>		<b>\$314,361.00</b>	<b>\$343,643.82</b>	<b>\$320,212.37</b>	<b>\$263,499.11</b>	<b>\$271,415.68</b>	<b>-18.0%</b>



# WATER FUND (FUND 610)

Account No	Account Description	2023		2024		2025		Difference
		Approved Budget	YTD 12/31/2023	Adopted Budget	Y-T-D 10/31/2024	Proposed Budget	Budget	

## PUBLIC CHARGES FOR SERVICES

610-00-46116-000-000	UNDISTRIBUTED RECEIPTS	10,000.00	0.00	0.00	0.00	0.00	0.00	#DIV/0!
610-00-46411-000-465	OTHER WATER REVENUE	4,500.00	2,163.60	1,000.00	210.00	1,000.00	1,000.00	0.0%
610-00-46451-000-461	METERED RESIDENTIAL	338,145.00	289,122.82	320,615.40	281,830.32	320,615.40	320,615.40	0.0%
610-00-46452-000-461	METERED COMMERCIAL	67,518.00	75,180.75	83,167.74	68,894.29	82,000.00	82,000.00	-1.4%
610-00-46453-000-461	METEREDS INDUSTRIAL	49,930.00	29,204.53	20,977.74	16,091.07	18,000.00	18,000.00	-16.5%
610-00-46454-000-462	PRIVATE FIRE PROTECTION	20,000.00	17,821.62	11,240.00	13,500.00	13,500.00	13,500.00	0.0%
610-00-46455-000-463	PUBLIC FIRE PROTECTION	239,166.00	249,928.37	256,776.30	213,964.60	256,776.00	256,776.00	0.0%
610-00-46456-000-464	PUBLIC AUTHORITY	20,500.00	22,110.00	23,411.04	20,029.77	23,000.00	23,000.00	-1.8%
610-00-46457-000-470	FORFEITED DISCOUNTS	300.00	1,474.06	1,000.00	1,731.20	1,400.00	1,400.00	28.6%
610-00-46458-000-461	MULTI FAMILY	0.00	27,832.54	26,265.66	20,194.63	26,000.00	26,000.00	-1.0%
<b>TOTAL</b>		<b>750,059.00</b>	<b>714,838.29</b>	<b>746,713.88</b>	<b>634,185.88</b>	<b>742,291.40</b>	<b>742,291.40</b>	<b>-0.6%</b>

## MISCELLANEOUS REVENUES

610-00-48110-000-419	INVESTMENT INTEREST	0.00	23,074.95	15,000.00	25,403.50	23,000.00	23,000.00	34.8%
610-00-48110-000-420	INTEREST INCOME	500.00	6,753.40	2,000.00	15,684.48	10,000.00	10,000.00	80.0%
610-00-48150-000-419	SPECIAL ASSESSMENT INTEREST	0.00	5.02	0.00	0.00	0.00	0.00	#DIV/0!
610-00-48210-000-418	OTHER NON-OP INCOME-AID CONSTR	0.00	31,157.59	15,000.00	1,313.01	10,000.00	10,000.00	-50.0%
610-00-48310-000-421	SPECIAL ASSESSMENTS	700.00	51.01	300.00	0.00	300.00	300.00	0.0%
610-00-48920-000-425	MISCELLANEOUS AMORTIZATION	0.00	509.80	250.00	0.00	250.00	250.00	0.0%
<b>TOTAL</b>		<b>1,200.00</b>	<b>61,551.77</b>	<b>32,550.00</b>	<b>42,400.99</b>	<b>43,550.00</b>	<b>43,550.00</b>	<b>25.3%</b>

## PROCEEDS FROM WATER

610-00-49100-000-421	INSURANCE CLAIM RECOVERIES	0.00	0.00	0.00	0.00	0.00	0.00	#DIV/0!
610-00-49200-000-421	TRANSFERS IN	280,000.00	0.46	0.00	0.00	0.00	0.00	#DIV/0!
610-00-49602-000-421	CAPITAL PAID IN BY MUNI	200,000.00	0.00	200,000.00	0.00	0.00	0.00	#DIV/0!
<b>TOTAL</b>		<b>480,000.00</b>	<b>0.46</b>	<b>200,000.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>#DIV/0!</b>

**REVENUE TOTAL \$1,231,259.00 \$776,390.52 \$979,263.88 \$676,586.87 \$785,841.40 -24.6%**

## CAPITAL OUTLAY

610-00-57510-000-600	SALARIES AND WAGES	158,116.00	135,211.53	155,000.00	116,613.28	171,729.67	171,729.67	9.7%
610-00-57510-000-605	REPAIR & MAINTENANCE-TOWERS/RES	1,000.00	0.00	1,000.00	0.00	11,000.00	11,000.00	90.9%
610-00-57510-000-606	REPAIR & MAINTENANCE-WELLS	27,000.00	195.99	27,000.00	15,812.27	2,500.00	2,500.00	-980.0%
610-00-57520-000-620	POWER PURCHASED FOR PUMPING	30,900.00	18,699.15	30,000.00	19,795.44	30,000.00	30,000.00	0.0%
610-00-57520-000-623	OPERATION SUPPLIES & EXP	14,586.00	28,554.52	24,100.00	3,567.78	14,100.00	14,100.00	-70.9%
610-00-57530-000-631	CHEMICALS	17,500.00	11,178.80	17,500.00	7,893.04	17,500.00	17,500.00	0.0%
610-00-57540-000-640	SUPPLIES & EXP	5,776.00	835.56	5,800.00	0.00	0.00	0.00	#DIV/0!
610-00-57540-000-650	REPAIRS TO WATER PLANT	6,000.00	558.02	6,000.00	680.13	35,000.00	35,000.00	82.9%
610-00-57540-000-651	MAINTENANCE OF MAINS	40,000.00	30,719.51	40,000.00	4,225.64	40,000.00	40,000.00	0.0%
610-00-57540-000-652	MAINTENANCE OF SERVICES	10,500.00	8,505.00	10,500.00	5,500.00	15,000.00	15,000.00	30.0%
610-00-57540-000-653	MAINTENANCE OF METERS	500.00	1,691.24	1,700.00	7,659.44	3,000.00	3,000.00	43.3%
610-00-57540-000-654	MAINTENANCE OF HYDRANTS	9,800.00	2,235.72	3,000.00	178.30	10,000.00	10,000.00	70.0%
610-00-57540-000-655	MAINTENANCE OF EQUIPMENT	2,000.00	1,041.39	2,000.00	525.51	2,000.00	2,000.00	0.0%
610-00-57570-000-670	MAINTENANCE EXP	500.00	0.00	500.00	0.00	0.00	0.00	#DIV/0!
610-00-57580-000-920	ADMIN & GENERAL SALARIES	0.00	0.00	30,400.00	0.00	0.00	0.00	#DIV/0!
610-00-57580-000-921	OFFICE SUPPLIES & EXP	5,740.00	19,794.80	19,500.00	10,229.88	14,000.00	14,000.00	-39.3%
610-00-57580-000-923	OUTSIDE SERVICES EMPLOYED	22,700.00	36,358.13	35,000.00	33,031.62	35,000.00	35,000.00	0.0%

610-00-57580-000-924	INSURANCE EXP	17,500.00	12,784.31	4,738.00	16,552.45	17,500.00	72.9%
610-00-57580-000-926	EMPLOYEE PEN & BENEFITS	55,689.00	68,810.39	60,258.00	44,854.39	81,062.04	25.7%
610-00-57580-000-928	REGULATORY COMMISSION EXP	0.00	3,046.64	0.00	847.85	0.00	#DIV/0!
610-00-57580-000-930	MISC GENERAL EXP	4,164.00	4,622.07	5,530.00	245.54	1,500.00	-268.7%
610-00-57580-000-933	REPAIR & MAINTANANCE-VEHICLES	1,000.00	1,950.76	2,000.00	1,173.48	2,500.00	20.0%
610-00-57580-000-935	MAINTENANCE OF GENERAL PLANT	0.00	12.98	0.00	0.00	25,000.00	100.0%
610-00-57900-000-403	DEPRECIATION EXP	0.00	193,479.00	0.00	0.00	0.00	#DIV/0!
<b>CAPITAL OUTLAY TOTAL:</b>		<b>430,971.00</b>	<b>580,285.51</b>	<b>481,526.00</b>	<b>289,386.04</b>	<b>528,391.71</b>	<b>8.9%</b>

**DEBT SERVICE**

610-00-58100-000-428	DEBT ISSUANCE COSTS	0.00	608.33	277.08	0.00	277.00	0.0%
610-00-58200-000-427	INTEREST EXP	101,132.00	98,084.61	99,511.00	97,324.15	99,511.00	0.0%
610-00-58200-000-428	AMORTIZATION EXP	0.00	0.00	0.00	0.00	0.00	#DIV/0!
610-00-58200-000-810	PRINCIPAL	62,013.00	-1.00	160,000.00	160,000.00	160,000.00	0.0%
<b>DEBT SERVICE TOTAL</b>		<b>163,145.00</b>	<b>98,691.94</b>	<b>259,788.08</b>	<b>257,324.15</b>	<b>259,788.00</b>	<b>0.0%</b>

**OTHER FINANCING USES**

610-00-59001-000-904	BAD DEBT	0.00	0.00	0.00	0.00	0.00	#DIV/0!
610-00-59100-000-935	CAPITAL OUTLAY	490,500.00	0.00	30,000.00	0.00	0.00	#DIV/0!
610-00-59200-000-930	TRANSFERS OUT	145,000.00	-36,455.00	145,000.00	0.00	0.00	#DIV/0!
610-00-59300-000-000	CONTINGENCIES	1,643.00	0.00	0.00	0.00	0.00	#DIV/0!
<b>OTHER FINANCING USES</b>		<b>637,143.00</b>	<b>-36,455.00</b>	<b>175,000.00</b>	<b>0.00</b>	<b>0.00</b>	<b>#DIV/0!</b>

<b>TOTAL EXPENSES</b>	<b>\$1,231,259.00</b>	<b>\$642,522.45</b>	<b>\$916,314.08</b>	<b>\$546,710.19</b>	<b>\$788,179.71</b>	<b>-16.3%</b>
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# WASTEWATER FUND (Fund 620)

Account No	Account Description	2023 Approved Budget	2023 YTD	2024 Adopted Budget	2024 Y-T-D 9/30/2024	2025 Proposed Budget	Difference
<b>PUBLIC CHARGES FOR SERVICES</b>							
620-00-46411-000-622	MEASURED SERVICE RESIDENTIAL	717,194.00	556,937.62	549,777.42	510,803.30	550,000.00	0.0%
620-00-46412-000-622	MEASURED SERVICE COMMERCIAL	154,010.00	149,002.06	153,088.00	138,303.70	150,000.00	-2.1%
620-00-46413-000-622	MEASURED SERVICE INDUSTRIAL	63,862.00	8,320.82	9,938.64	8,576.71	8,400.00	-18.3%
620-00-46414-000-622	MEASURED SERVICE PUBLIC AUTH	44,591.00	42,028.13	44,074.38	33,707.69	42,000.00	-4.9%
620-00-46415-000-470	FORFEITED DISCOUNTS	0.00	2,654.97	2,000.00	2,195.23	2,000.00	0.0%
620-00-46415-000-635	MISCELLANEOUS OPERATING REV	0.00	0.00	0.00	0.00	0.00	#DIV/0!
620-00-46416-000-637	OTHER SEWER REVENUE	30,000.00	37,283.94	35,000.00	32,285.87	35,000.00	0.0%
620-00-46417-000-622	MULTI FAMILY	0.00	68,155.45	56,288.64	46,726.80	54,000.00	-4.2%
	<b>PUBLIC CHARGES FOR SERVICE TOTAL</b>	<b>1,009,657.00</b>	<b>864,382.99</b>	<b>850,167.08</b>	<b>772,599.30</b>	<b>841,400.00</b>	<b>-1.0%</b>

<b>MISCELLANEOUS REVENUES</b>							
620-00-48110-000-419	INVESTMENT INTEREST	20,000.00	18,524.00	1,000.00	6,971.66	5,000.00	80.0%
620-00-48110-000-420	INTEREST INCOME	500.00	5,680.49	4,000.00	7,683.35	5,000.00	20.0%
620-00-48150-000-420	BUILD AMERICA BOND INTEREST CR	0.00	0.00	0.00	0.00	0.00	#DIV/0!
620-00-48200-000-419	SPECIAL ASSESSMENT INTEREST	0.00	12.29	0.00	0.00	0.00	#DIV/0!
620-00-48310-000-000	SALES OF FIXED ASSETS	0.00	189.80	200.00	0.00	0.00	#DIV/0!
620-00-48310-000-421	SPECIAL ASSESSMENTS	7,500.00	2,622.08	2,841.54	0.00	2,500.00	-13.7%
620-00-48410-000-421	INSURANCE CLAIM RECOVERIES	0.00	0.00	0.00	0.00	0.00	#DIV/0!
	<b>MISCELLANEOUS REVENUE TOTAL</b>	<b>28,000.00</b>	<b>27,028.66</b>	<b>8,041.54</b>	<b>14,655.01</b>	<b>12,500.00</b>	<b>35.7%</b>

<b>OTHER FINANCING SOURCES</b>							
620-00-49200-000-421	TRANSFERS IN	104,283.00	0.01	0.00	0.00	0.00	#DIV/0!
620-00-49602-000-421	CAPITAL PAID IN BY MUNI	0.00	0.00	0.00	0.00	0.00	#DIV/0!
620-00-49650-000-421	CAPITAL CONTRIBUTIONS	0.00	0.00	0.00	0.00	0.00	#DIV/0!
	<b>OTHER FINANCING SOURCES TOTAL</b>	<b>104,283.00</b>	<b>0.01</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>#DIV/0!</b>

<b>REVENUE TOTAL</b>	<b>\$1,141,940.00</b>	<b>\$891,411.66</b>	<b>\$858,208.62</b>	<b>\$787,254.31</b>	<b>\$853,900.00</b>	<b>-0.5%</b>
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## EXPENSE

<b>PUBLIC WORKS</b>							
620-00-53610-000-806	JOINT METERING EXP	0.00	0.00	0.00	0.00	0.00	#DIV/0!
	<b>PUBLIC WORKS TOTAL</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>#DIV/0!</b>

<b>GENERAL GOVERNMENT</b>							
620-00-57310-000-820	SUPERVISION AND LABOR	125,772.00	146,377.27	152,453.04	136,720.58	163,805.08	6.9%
620-00-57310-000-821	POWER FOR PUMPING	0.00	175.80	200.00	0.00	0.00	#DIV/0!
620-00-57310-000-826	CHEMICALS	30,000.00	42,950.85	43,000.00	30,366.90	43,000.00	0.0%
620-00-57310-000-827	OTHER OPERATING SUPPLIES & EXP	96,650.00	91,027.08	96,650.00	48,861.11	90,000.00	-7.4%



620-00-57310-000-828	TRANSPORTATION EXP	2,000.00	17.94	1,000.00	756.80	1,000.00	0.0%
620-00-57310-000-830	METER EXP	0.00	0.00	0.00	0.00	25,000.00	100.0%
620-00-57320-000-831	MAINTENANCE OF SEWAGE PLANT	0.00	2,146.05	100,000.00	0.00	50,000.00	-100.0%
620-00-57320-000-833	REP & MAINT - PLANT	297,000.00	1,450.48	120,000.00	11,008.86	80,000.00	-50.0%
620-00-57320-000-834	REP & MAINT - BLDGS	7,000.00	2,747.69	7,000.00	3,090.65	7,000.00	0.0%
620-00-57320-000-835	REP & MAINT - EQUIP	20,000.00	9,798.32	20,000.00	19,655.33	20,000.00	0.0%
620-00-57320-000-836	REP & MAINT - VEHICLES	2,500.00	2,305.23	2,500.00	2,065.67	2,500.00	0.0%
620-00-57320-000-837	REP & MAINT - MAINS	68,000.00	36,240.27	68,000.00	2,091.95	10,000.00	-580.0%
620-00-57330-000-840	BILLING/COLLECT/ACCTG	12,000.00	0.00	0.00	0.00	0.00	#DIV/0!
620-00-57330-000-843	UNCOLLECTIBLE ACCOUNTS	0.00	0.00	0.00	0.00	0.00	#DIV/0!
620-00-57340-000-851	OFFICE SUPPLIES & EXP	4,000.00	23,335.89	19,000.00	8,935.33	12,500.00	-52.0%
620-00-57340-000-852	OUTSIDE SERVICES EMPLOYED	19,000.00	30,053.74	30,500.00	18,557.42	30,000.00	-1.7%
620-00-57340-000-853	INSURANCE EXP	25,800.00	26,535.59	4,738.00	26,595.85	27,000.00	82.5%
620-00-57340-000-854	EMPLOYEE PENSION & BENEFITS	42,603.00	79,843.42	75,425.41	60,645.00	79,909.01	5.6%
620-00-57340-000-856	MISCELLANEOUS GENERAL EXP	38,190.00	32,188.80	32,000.00	159.04	10,000.00	-220.0%
620-00-57390-000-403	DEPRECIATION	0.00	12,666.00	0.00	0.00	0.00	#DIV/0!
620-00-57390-000-408	TAXES	0.00	3,249.00	0.00	0.00	0.00	#DIV/0!
620-00-57900-000-403	DEPRECIATION EXP	0.00	310,813.00	0.00	0.00	0.00	#DIV/0!
<b>GENERAL GOVERNMENT TOTAL:</b>		<b>790,515.00</b>	<b>853,922.42</b>	<b>772,466.45</b>	<b>369,510.49</b>	<b>651,714.09</b>	<b>-18.5%</b>

**DEBT SERVICE**

620-00-69200-000-428	DEBT ISSUANCE COSTS	19,238.00	133.34	277.08	0.00	0.00	#DIV/0!
620-00-58200-000-427	INTEREST ON LONG-TERM DEBT	100,597.00	97,247.13	11,079.00	51,598.08	52,000.00	78.7%
620-00-58200-000-810	PRINCIPAL	137,090.00	1.00	40,000.00	90,900.00	90,900.00	56.0%
<b>DEBT SERVICE TOTAL:</b>		<b>256,925.00</b>	<b>97,381.47</b>	<b>51,356.08</b>	<b>142,498.08</b>	<b>142,900.00</b>	<b>64.1%</b>

**OTHER FINANCING USES**

620-00-59000-000-999	LOSS ON SALE OF FIXED ASSET	0.00	0.00	0.00	0.00	0.00	#DIV/0!
620-00-59001-000-427	BAD DEBT	0.00	0.00	0.00	0.00	0.00	#DIV/0!
620-00-59100-000-935	CAPITAL OUTLAY	94,500.00	4,920.00	30,000.00	477,650.00	0.00	#DIV/0!
620-00-59200-000-930	TRANSFERS OUT	0.00	0.00	0.00	0.00	0.00	#DIV/0!
<b>OTHER FINANCING USES TOTAL:</b>		<b>94,500.00</b>	<b>4,920.00</b>	<b>30,000.00</b>	<b>477,650.00</b>	<b>0.00</b>	<b>#DIV/0!</b>

<b>TOTAL EXPENSES</b>		<b>\$1,141,940.00</b>	<b>\$956,223.89</b>	<b>\$853,822.53</b>	<b>\$989,658.57</b>	<b>\$794,614.09</b>	<b>-7.5%</b>
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<b>APPROVAL</b>	<b>REQUEST FOR COUNCIL ACTION</b>	<b>MEETING DATE December 9, 2024</b>
<b>REPORTS &amp; RECOMMENDATIONS</b>	<b>Review and approve final commitment of ARPA funds for City projects.</b>	<b>ITEM NUMBER 8.c</b>

**BACKGROUND**

At the October 14, 2024 meeting, Common Council moved to approve the use of ARPA funds for a set of proposals and estimates for the following:

- Ambulance – flooring replacement for \$16,249.90
- Administration – design standards policy development for \$5,500.00
- Police – body armor for \$1,031.48 and new police lockers for \$14,149.73
- Emergency Management – backup generators for Fire Station #1 and City Hall for \$36,000 each
- Library – bathroom remodel including ADA compliance and new tile for \$32,063.66 (net of remaining grant funds previously secured)
- Public Works – replacing LED lighting at Haney Field for \$8,550
- Total: \$149, 544.77

The generators were approved subject to additional investigation by Public Works concerning the efficacy of the type and size of generators, cost for additional electrical connections, etc. Follow-up with the original proposer, Adams Generators of Green Bay, indicated that the City Hall proposal was too small to suffice, and they revised their estimate (attached) although the proposal for Fire Station #1 is adequate to task. Public Works also contacted Total Energy Systems, for quotes for similar sized generators. The quotes for both are attached and summarized below

<b>Proposer</b>	<b>City Hall (80 kW)</b>	<b>Fire Station #1 (36kW)</b>
Adams Generators (Generac)	\$55,000.00	\$36,000.00
Total Energy Systems	\$53,181.25	\$35,769.45

Total Energy Systems’ quotes come with a hitch: they don’t do any electrical changes necessary to add to the system including the switching. Public Works would have to get quotes from Harv’s Electric to do that electrical work before the generators could be installed. However, the reviews for Total Energy have been excellent and better than the Generac systems.

**ANALYSIS**

The changes to the generator proposals are recommended by Finance Committee, which believes the Generac proposals are more residential-based generators rather than commercial. The increase in the generator costs would obligate the rest of the ARPA funds.

Recall: All ARPA issued funds must be obligated by December 31, 2024.

**BOARD/COMMITTEE/COMMISSION RECOMMENDATION**

Finance Committee forwarded this recommendation to proceed with the recommendation of Total Energy Systems for the generators (pending electrical quotes).

**FISCAL NOTE**

Fund 206 (ARPA) and the investment money market (BOL 0635) will be used to pay for these proposals plus previously approved proposals in October.

**STAFF RECOMMENDATION**

Staff recommends approval.

**IF APPROVED, NEXT STEPS**

Staff contacts the contractors to begin the work.

**RECOMMENDED MOTION**

At discretion of Council.

Administration: HE/Clerk/Treasurer: AVV/Public Works: NS/Marina: AK



With the uncertainty of the economy and the changes in commodities costs, this proposal is valid for 30-Days. Meaning equipment on this proposal needs to be released for production by 11/25/24 to maintain pricing.

**"Proven Provider of Critical Power Solutions"**

To: **Kewaunee City Hall**

From: **Total Energy Systems, LLC**

**Generator**



**Kohler Model: 36CCL**

This gas generator set equipped with a 4E8.3 alternator operating at 120/240 volts is rated for 36kW/36 kVA. Output amperage: 150



**Qty**

**Description**

**36CCL Generator System**

**Includes the following:**

- |                             |                                |
|-----------------------------|--------------------------------|
| Literature Languages        | English                        |
| Approvals and Listings      | UL2200 Listing/cUL Genset List |
| Engine                      | 36CCL, Pre Alarms NG Standby   |
| Nameplate Rating            | Standby 130C Rise              |
| Voltage                     | 60Hz, 120/240V, 1Ph, 3W        |
| Alternator                  | 4E8.3, 1Ph, Brushless          |
| Controller                  | APM402                         |
| Enclosure Type              | Sound                          |
| Enclosure Material          | Aluminum                       |
| Starting Aids, Installed    | 500W, 120V, 1Ph                |
| Oil Pan Heater, Installed   | 150W, 110-120V                 |
| Electrical Accy., Installed | Battery, 1/12V, Wet            |
| Electrical Accy., Installed | Battery Charger, 10A           |
| Electrical Accy., Installed | Run Relay                      |
| Electrical Accy., Installed | 2 Input/5 Output Module        |
| Electrical Accy., Installed | Generator Heater               |
| Rating, LCB 1               | 80% Rated                      |
| Amps, LCB 1                 | 150                            |



# Total Energy Systems, LLC

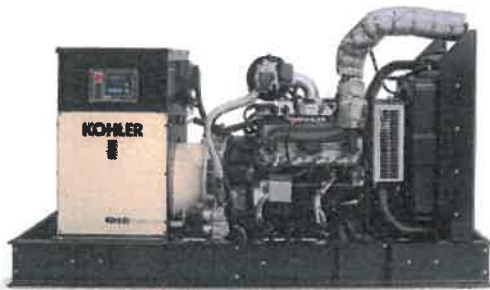
Job Name: Kewaunee City Hall  
 Quote Number:0027141811  
 Quote Submitted: 10-28-2024  
 Valid Through: 11-25-2024  
 Page: 2

	Trip Type, LCB 1	Thermal Magnetic
	Interrupt Rating LCB 1	18kA at 480V
	Fuel Lines, Installed	Flexible Fuel Lines
	Miscellaneous Accy,Installed	Air Cleaner Restriction Ind.
	Miscellaneous Accy,Installed	Coolant in Genset
	Warranty	Standard
	Total unit length in inches	93
	Total unit width in inches	40
	Total unit height in inches	53
	Total unit weight (lbs)	1,500
	Weight/Dimensions Disclaimer *	Estimates-Not for Construction
1	NEC Remote, E-Stop	
1	Lit Kit, Production, 36CCL	
1	RSA III, Annunciator only	

## Generator

### Kohler Model: KG50

This gas generator set equipped with a 4P8X alternator operating at 120/240 volts is rated for 53kW/53 kVA. Output amperage: 221



Qty	Description
	<b>KG50 Generator System</b>
	<b>Includes the following:</b>
	Literature Languages
	Approvals and Listings
	Engine
	Nameplate Rating
	Voltage
	Alternator
	Cooling System
	Skid and Mounting
	Air Intake
	Controller
	Enclosure Type
	Enclosure Material
	Starting Aids, Installed
	English
	UL2200 Listing/cUL Genset List
	SnglFuel, PreAlarm,NG,Stdby
	Standby 130C Rise
	60Hz, 120/240V, 1Ph, 3W
	4P8X
	Unit Mounted Radiator, 50C
	Skid, 41"
	Standard Duty
	APM402
	Sound
	Steel
	1500W,120V





	Electrical Accy.,Installed	Battery, 1/12V, Wet
	Electrical Accy.,Installed	Battery Charger, 10A
	Electrical Accy.,Installed	Run Relay
	Electrical Accy.,Installed	2 Input/5 OutputModule
	Electrical Accy.,Installed	Generator Heater
	Rating, LCB 1	80% Rated
	Amps, LCB 1	225
	Trip Type, LCB 1	Thermal Magnetic
	Interrupt Rating LCB 1	18kA at 480V
	Miscellaneous Accy,Installed	Air Cleaner Restriction Ind.
	Miscellaneous Accy,Installed	Coolant in Genset
	Miscellaneous Accy,Installed	Rodent Guards
	Warranty	Standard
	Total unit length in inches	115
	Total unit width in inches	43
	Total unit height in inches	67
	Total unit weight (lbs)	2,738
	Weight/Dimensions Disclaimer *	Estimates-Not for Construction
1	NEC Remote, E-Stop	
1	Flexible Fuel Line (Nat/LP) UL	
1	Literature, Production, KG50	
1	RSA III, Annunciator only	

**Generator**

**Kohler Model: KG60**

This gas generator set equipped with a 4P10X alternator operating at 120/240 volts is rated for 60kW/60 kVA. Output amperage: 250



<b>Qty</b>	<b>Description</b>	
	KG60 Generator System	
	<b>Includes the following:</b>	
	Literature Languages	English
	Approvals and Listings	UL2200 Listing/cUL Genset List
	Engine	SnglFuel, PreAlarm,NG,Stdby
	Nameplate Rating	Standby 130C Rise
	Voltage	60Hz, 120/240V, 1Ph, 3W



	Alternator	4P10X
	Cooling System	Unit Mounted Radiator, 50C
	Skid and Mounting	Skid, 41"
	Air Intake	Standard Duty
	Controller	APM402
	Enclosure Type	Sound
	Enclosure Material	Steel
	Starting Aids, Installed	1500W, 120V
	Electrical Accy., Installed	Battery, 1/12V, Wet
	Electrical Accy., Installed	Battery Charger, 10A
	Electrical Accy., Installed	Run Relay
	Electrical Accy., Installed	2 Input/5 Output Module
	Electrical Accy., Installed	Generator Heater
	Rating, LCB 1	80% Rated
	Amps, LCB 1	250
	Trip Type, LCB 1	Thermal Magnetic
	Interrupt Rating LCB 1	18kA at 480V
	Miscellaneous Accy., Installed	Air Cleaner Restriction Ind.
	Miscellaneous Accy., Installed	Coolant in Genset
	Miscellaneous Accy., Installed	Rodent Guards
	Warranty	Standard
	Total unit length in inches	115
	Total unit width in inches	43
	Total unit height in inches	67
	Total unit weight (lbs)	2,813
	Weight/Dimensions Disclaimer *	Estimates-Not for Construction
1	NEC Remote, E-Stop	
1	Flexible Fuel Line (Nat/LP) UL	
1	Literature, Production, KG60	
1	RSA III, Annunciator only	

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**Generator**

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**Kohler Model: KG80**

This gas generator set equipped with a 4T9X alternator operating at 120/240 volts is rated for 80kW/80 kVA. Output amperage: 334







# Total Energy Systems, LLC

Job Name: Kewaunee City Hall

Quote Number:0027141811

Quote Submitted: 10-28-2024

Valid Through: 11-25-2024

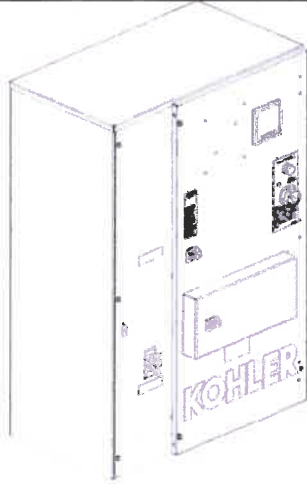
Page: 5

Qty	Description
	<b>KG80 Generator System</b>
	<b>Includes the following:</b>
	Literature Languages English
	Approvals and Listings UL2200 Listing/cUL Genset List
	Engine UL, Pre Alarm, NG, Standby
	Nameplate Rating Standby 130C Rise
	Voltage 60Hz, 120/240V, 1Ph, 3W
	Alternator 4T9X, 1Ph
	Cooling System Unit Mounted Radiator, 50C
	Skid and Mounting Skid, 44"
	Air Intake Standard Duty
	Controller APM402
	Enclosure Type Sound
	Enclosure Material Steel
	Starting Aids, Installed 1500W, 110-120V
	Electrical Accy.,Installed Battery, 1/12V, Wet
	Electrical Accy.,Installed Battery Charger, 10A
	Electrical Accy.,Installed Run Relay
	Electrical Accy.,Installed 2 Input/5 OutputModule
	Electrical Accy.,Installed Generator Heater
	Rating, LCB 1 80% Rated
	Amps, LCB 1 350
	Trip Type, LCB 1 Thermal Magnetic
	Interrupt Rating LCB 1 30kA at 480V
	Miscellaneous Accy,Installed Coolant in Genset
	Miscellaneous Accy,Installed Rodent Guards
	Warranty Standard
	Total unit length in inches 150
	Total unit width in inches 48
	Total unit height in inches 74
	Total unit weight (lbs) 3,521
	Weight/Dimensions Disclaimer * Estimates-Not for Construction
1	NEC Remote, E-Stop
1	Flexible Fuel Line
1	Literature, Production, KG80
1	RSA III, Annunciator only





**Automatic Transfer Switch**



**Kohler Model: KUS-DFNC-0400S-WS**  
2 Pole, 3 Wire, Solid Neutral, 400 amp,  
Kohler rated Standard automatic transfer  
switch, Model KUS-DFNC-0400S-WS,  
rated 240V, 60 Hz complete with all standard  
equipment and housed in a NEMA Type 3R  
enclosure.

<b>Qty</b>	<b>Description</b>	
	<b>ATS KUS Transfer Switch System</b>	
	<b>Includes the following:</b>	
	Literature Languages	English
	Mechanism	Service Entrance, Utility
	Transition	Standard
	Logic	1500
	Voltage	240V / 60 Hz
	Poles & Wires	2 Pole/3 Wire, Solid Neutral
	Enclosure	Nema 3R
	Amps	400 Amps
	Connection	Standard
	ATS Utility Switching Device	80% ET
	ATS Fault Level	Standard
	IBC Seismic Certification	None
	CSA Certification	None
	Miscellaneous Acc.,Installed	Input/Output Module, Qty 2
	Miscellaneous Acc.,Installed	External Battery Supply Module
	Miscellaneous Acc.,Installed	Heater, MPAC
	Warranty	1-YR STANDARD
1	Lit Kit, ATS Production, KUS/KUP	

**DISTRIBUTOR STARTUP**

1. Startup, must be scheduled a minimum of 10 - 14 days prior to requested startup date. Contact the Service Department at 1.888.548.1400 ex 3301 or [service@totalenergysystems.com](mailto:service@totalenergysystems.com) for date and



time.

**SERVICE ITEMS INCLUDED WITH THIS PROPOSAL:**

Lubricating Oil

Antifreeze - 50/50 Mix

Battery

Startup Service

One (1) day reserved, during normal business hours, for inspection, engine prep work, initial engine startup and training.

NFPA 110 Acceptance Test

Load Bank Test at Site

Two (2) Hours are Included using a portable resistive load bank

Two (2) Hours building load

Training session to be completed same day as startup. If not, return trip and Purchase Order is required

2. Contractor shall coordinate and schedule startup and shall be responsible for **ADDITIONAL field service costs** if startup cannot be completed in time allowed as a result of incomplete installation.

\* Normal business hours are M-F 8:00AM to 4:30PM.

After hours Startups are available for an additional charge. Standard published rates apply.

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## CLARIFICATIONS

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1. Federally funded or procured projects with domestic preferences will be evaluated on a case-by-case basis through Kohler and 3rd party vendors upon receipt of purchase order. A waiver may be required.
2. Total Energy System's proposal is based on meeting the functional intent and system requirements of the job description. Total Energy Systems reserves the right to amend, withdraw or otherwise after this submission without penalty or charge as a result of any event beyond its control arising from or due to the current COVID-19 epidemic or events subsequent to this epidemic / pandemic including changes in laws, regulations, by laws or direction from a competent authority.
3. A rental generator is not included in this proposal but is available at an additional charge.
4. No specifications or drawings were provided for the project prior to providing the above equipment.
5. Sizing information is based on information provided from the customer. Information in the Kohler Co. sizing software represents data available at the time of print. Total Energy Systems is not responsible for sizing publication data and the products represented can change without notice and without any obligation.
6. Unless specifically listed in our Bill of Material, equipment not indicated is assumed to be supplied by others. We reserve the right to correct any errors or omissions.
7. Included Startup is based on unit being in a readily accessible location. Site information is unknown. Extra charges may apply if more time is required due to restricted access to the unit or if a



# Total Energy Systems, LLC

Job Name: Kewaunee City Hall  
 Quote Number:0027141811  
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3<sup>rd</sup> party commissioning agency oversees our testing and requests additional testing; additional charges may apply.

8. 110% overload not applicable in standby application.
9. Standard Electronic O&M Manuals provided, custom manuals and/or additional copies available at an additional charge.
10. System coordination studies and/or relay setting studies are by others. Protective relay calibration and settings, NETA testing by others.
11. Primary Line Regulator Not Supplied.

<b>Sourcewell Information:</b>							
<b>KOHLER Awarded Contract: 092222- KOH</b>				<b>KOHLER Contract Maturity Date: 11/22/2026</b>			
<b>Model</b>	<b>Kohler List Price (Each)</b>	<b>Sourcewell Member Discount (% = \$)</b>		<b>Sourcewell Member Total Price FOB Factory</b>		<b>Qty.</b>	
36CCL	\$ 27,101.00 *	30	%	\$ 8,130.30	\$ 18,970.70	1	
KG50	\$ 35,771.00 *	30	%	\$ 10,731.30	\$ 25,039.70	1	
KG60	\$ 37,925.00 *	30	%	\$ 11,377.50	\$ 26,547.50	1	
KG80	\$ 51,975.00 *	30	%	\$ 15,592.50	\$ 36,382.50	1	
KUS-DFNC-0400S-WS	\$ 13,403.00 *	30	%	\$ 4,020.90	\$ 9,382.10	1	

<b>Open Market Items:</b>						
<b>DISTRIBUTOR STARTUP</b>	<b>List Price (Each)</b>	<b>Sourcewell Member Discount (% = \$)</b>		<b>Sourcewell Member Total Price</b>		<b>Qty.</b>
STARTUP	\$ 3,515.00 *	5	%	\$ 175.75	\$ 3,339.25	1





# Total Energy Systems, LLC

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CUSTOMER TRAINING	List Price (Each)	Sourcewell Member Discount (% = \$)		Sourcewell Member Total Price	Qty.	
TRAINING	\$ 650.00 *	5	%	\$ 32.50	\$ 617.50	1

TES ENGINEERING SUBMITTALS	List Price (Each)	Sourcewell Member Discount (% = \$)		Sourcewell Member Total Price	Qty.	
ENGINEERING Submittals	\$ 752.00 *	5	%	\$ 37.60	\$ 714.40	1

TES PDI	List Price (Each)	Sourcewell Member Discount (% = \$)		Sourcewell Member Total Price	Qty.	
Pre-Delivery Inspection	\$ 890.00 *	5	%	\$ 44.50	\$ 845.50	1

FREIGHT TO JOB SITE	List Price (Each)	Sourcewell Member Discount (% = \$)		Sourcewell Member Total Price	Qty.	
FREIGHT	\$ 2,000.00 *	5	%	\$ 100.00	\$ 1,900.00	1

**Temporary Generators are available at Total Energy Systems.**  
 Contact Rental Sales Manager, Bob Thackeray, at (248) 840-6428 or [rental@totalenergysystems.com](mailto:rental@totalenergysystems.com) for details.  
 A rental generator is not included in this proposal but is available at an additional charge.





**Total Energy Systems, LLC**

Job Name: Kewaunee City Hall  
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**36CCL & KUS TRANSFER SWITCH PRICE: \$35,769.45**

Proposal is firm for 30 days.  
Estimated Current Lead Time: 21 to 23 weeks after approved submittals.  
Freight will be billed at time of shipment.  
Price does not include any applicable taxes or installation.

**OFFER ACCEPTANCE**

I hereby authorize Total Energy Systems LLC to use this form as a bona fide purchase order for the equipment shown on Offer Number: 0027141811, which clearly establishes definite price and specifications of material ordered. The person signing is doing so according to the Total Energy Systems terms and conditions on the following page.

**Proposed by:**  
Company: Total Energy Systems, LLC

**Accepted by:**  
Company: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Signature: \_\_\_\_\_  
Date: \_\_\_\_\_  
PO Number: \_\_\_\_\_

**Please initial Submittal Preference:**

- \_\_\_\_\_ Order released to Production; Submittals needed for Record Only
- \_\_\_\_\_ Submittal required, and submittal approval needed to release to Production.
- \_\_\_\_\_ Order released to Production; No submittals needed



**PLEASE NOTE:**

- A. Quotation expires in 30 days.
- B. **Off-loading, installation, insulation, etc. of all associated equipment is not included, unless otherwise stated.**
- C. NETA Testing, if required, is not included, and will be completed by others.
- D. Fuel, fuel piping plans, installation and permitting of tanks or piping, if required, is not included.
- E. Quotation meets functional intent of specifications, either verbal or written, unless otherwise noted.
- F. State and/or local permits, where applicable, are not included and must be purchased by the owner or installing contractor.
- G. Recording of training or recorded versions of training are not provided due to liability reasons.
- H. Due to unprecedented, industry-wide, supply chain and labor constraints, the established and published factory lead-times we typically offer are now considered a good faith estimate and are subject to change. We cannot guarantee manufacturers' lead times, but we will endeavor to communicate the most current estimated factory delivery.
- I. Acceptance of any order is subject to credit approval.

**TERMS AND CONDITIONS:**

**TERMS:** Payment is due within 30 days of our invoice date. Equipment will be invoiced when ready to ship, i.e., progress billing. Services will be billed upon completion. Payment of your invoices is not contingent on any payments received from your customer. We may determine, at our sole discretion, that your financial condition requires a 30% down payment prior to the order being released to production. Past due accounts are subject to financing fees of 1.5% per month. Should we need to take collections actions against you, you will be liable for any collection/attorney fees incurred.

**CREDIT CARD PAYMENTS:** Credit card payments are subject to a processing fee of up to 3%.

**GENERAL:** Clerical errors are subject to correction. Orders resulting from quotations become contracts. Any agreement or other understanding supplementing or modifying the conditions of the contract will not be binding unless mutually agreed to in writing.

**LIABILITY:** We accept orders under the condition that the customer waives any claims for damages, liquidated or otherwise, arising from delays in delivery of product. Damage resulting from improper storage or handling prior to placing products in service will not be considered our liability. We will not assume any responsibility, expense, or liability for repairs made without our prior written consent. We assume no liability for losses sustained through the use of any of the products purchased via the contract.

**RETURNED MATERIAL:** Material may not be returned without first obtaining written approval. No claim will be allowed, nor credit given for material returned without such written approval. It is your duty to inspect goods within ten days of receipt.

**SHIPMENT:** Total Energy Systems responsibility ceases with the delivery of equipment in good condition to the transportation provider (FOB Shipping Point). Claims for shortage or damage in transit must be made by the customer against the carrier. In the absence of definite shipping instructions, we reserve the right to ship all material by any public carrier, which in our opinion is satisfactory.

**TAXES:** State and local sales and use taxes and excise taxes, where applicable, are in addition to quoted prices and will be billed unless the purchaser promptly certifies that the goods are for resale or are otherwise exempt.

**GUARANTEE:** As provided by applicable manufacturer.

**STORAGE:** Storage fees will be charged on all equipment which is ready for shipment but not shipped at your request. Terms still apply.

**CANCELLATION:** All orders cancelled after submittal completion are subject to a 25% cancellation fee. All orders cancelled after the submittal has been approved and released into production are subject to up to 100% cancellation fee.

**WARRANTY:** All orders must have startup completed within 12 months of shipment from factory or warranty could be VOID.



**GENERAC**

**ADAMS**  
**GENERATORS**  
POWERFUL SOLUTIONS



# Paul Nimmer, Asst Emergency Mgmt Dir Kewaunee City Hall Proposal

Prepared on: 10/23/2024

Prepared by: Dave Yockey  
dyockey@adamspower.com

**Paul Nimmer, Asst Emergency Mgmt Dir Kewaunee  
City Hall**  
401 5th St  
Kewaunee, WI 54216  
Phone: (920) 304-0353  
Pnim44@outlook.com

**Adams Generators of Green Bay**  
722 Green Bay Rd  
Denmark, WI 54208  
+1 (920) 606-4033  
generators@adamspower.com



QTY

Generac items

Protector 80kW Automatic Standby Generator

True Power™ Technology

- Delivers best-in class power quality with less than 5% total harmonic distortion (THD) for clean, smooth operation of sensitive electronics and appliances.

Evolution™ Contoller

- A cutting-edge, intuitive control. The Evolution controller features a multilingual, two-line LCD text display with color-coded, backlit buttons. It has received upgrades, including USB flash capability, smart battery charging, voltage adjustment, and backlit membrane pad style buttons.

5-year limited warranty with extended warranty options are available

- We are proud of our innovative product design, high quality and first-class reliability so we stand behind them with a strong 5, 7 or 10-year limited

1

Aluminum Enclosure

- Aluminum enclosures provide enhanced durability, and are corrosion resistant – ideal for homes located in coastal and salt-ware environments.

• Quiet-Test™

All backup generators run a weekly test to ensure the system is running properly. Thanks to Quiet-Test, your Protector Series home generator runs its self-test at a lower, quieter RPM, which can be programmed to run weekly, bi-weekly, or monthly.

Additional Features

- Improved stub ups and electrical connection access decrease installation costs. All connections are dual conductor rated, and the implementation of quick connects for the control wires, completely eliminates the need for crimping or lugging.
- Improved customer connection access, which decreases installation costs.
- Now coming with FREE Mobile Link (on generators made February 2021 or later), allowing you to monitor the status of your generator on a phone, tablet or computer from anywhere in the world.

Generac Smart Switch, Non-service Rated, 400 amps, 120/240, 1Ø, NEMA 3R

1

Generac switches are designed to operate with the Nexus™ and Evolution controllers used on air-cooled generators and the control used on liquid-cooled QT series gaseous generators from 22 kW through 150 kW. This is a 400 amp, open transition switch and is available in single phase in a service rated configuration. It features a steel enclosure.

Battery, Group 26R, Wet Service

1

26R Wet Cell Battery

Every standby generator requires a battery to start the system. Generac offers the recommended 26R wet cell battery for use with all air-cooled standby product and liquid-cooled standby product 60 kW and below, excluding the 48 kW.

ACCESSORY CELLULAR

1

□□□□□□□□ Introducing the Generac Generator Connectivity Accessory, Cellular. This advanced cellular device provides robust communication and reliable multi-carrier support, ensuring seamless connections across the US and Canada. With a sleek form factor, improved mounting bracket, and easy installation, it's an essential upgrade for any generator setup. Compatible with both air and liquid-cooled generators, it is future-proofed with 4G & 5G coverage.

10-Year Extended Limited Warranty – Liquid-Cooled – 70kW - 150kW

1 10 Year Extended Warranty for liquid-cooled 70 kW to 150 kW with the Evolution control (2014) or newer. Warranty covers 10 years parts, labor and travel\*. Can be purchased within 12 months of end-user purchase date, which will remain as the start date. Unit must be registered and end-user proof of purchase must be available upon request.

\*Some exclusions apply. See warranty statement for full details.

Cold Weather Kit for 4.6, 5.4, and 6.8L Direct Drive Units

1 The cold weather kit consists of a battery warmer that has thermostat built into the battery wrap as well as a replacement filter for the replacement of the mineral oil with the appropriate factory recommended synthetic. When temperatures fall below an acceptable level, the thermostat activates the battery warmer maintaining optimum battery temperature for the best generator starting.  
 • The 120V connection is a standard wall outlet style plug

80KW 4.6L Extreme Cold Weather Kit

1 The Extreme Cold Weather Kits include the appropriate block heater, step by step installation instructions and all necessary mounting hardware for an extra degree of extreme weather protection.  
 • This kit is to be used in conjunction with the appropriate Cold Weather Kit that contains the necessary battery warmer assembly. If not done already, the oil must be replaced with the appropriate synthetic oil.

QTY	Shop Materials
-----	----------------

10 General Materials Adder

QTY	Shop Materials
-----	----------------

1 Remote Monitoring, One Year

QTY	Gas
-----	-----

40 Certified Factory Trained Generator Technician

QTY	Municipal Permit
-----	------------------

Wisconsin Permit

1 Wisconsin Permit Generator Install.  
 Permit Fees are non refundable

QTY	Electrical
-----	------------

40 Master Electrician

QTY	General
-----	---------

Generator Install Set-up

1 Uncrating unit, installation of battery, cold weather kits, gas fittings, accessories and preparing unit for installation. Material set-up.

QTY	General
-----	---------

Mobile Link Set-up - Fleet Enrollment

1 Complete set-up Mobile Link with connection to WI-FI, generator connection, and activation.

QTY Municipal Permit

Plumbing Permit

A plumbing permit may or may not be required for this project. Most municipalities do not require a plumbing permit currently, but some do.

1 If a plumbing permit is required for this project it will be added to the customer cost of this project. \$0.00

QTY Municipal Permit

Gas Service Change

Gas meter upgrade, change in pressure, and/or lateral replacement may be required due to the generator size and the existing gas appliances. Adams will submit the forms and photos required for the service change. The gas company will determine what will be necessary for the service change and what the costs will be. Service change agreement and payment for the changes will be between the homeowner and gas company. Note: If the gas service is not done prior to installation, the generator can still be installed and will work. However, depending on what appliances you are running during an outage, the generator might not work at full capacity until the service change is done by the gas company.

1 \$0.00

QTY Municipal Permit

Addendum

1 By signing this quotation you agree to all the terms in the attached Addendum.

QTY Gas Pipe - Black

60 1 1/4" Gas Pipe

QTY Liquid Cooled - Low kW

1 Preventative Annual Maintenance - Recommended each year \$434.91

QTY Gas Pipe - PE

15 1 1/4" PE

QTY Gas Pipe - PE

2 Riser - 1 1/4"

QTY Gas Materials

1 1-1/4" Gas Shutoff Valve

QTY Gas Materials

15 1 1/4" Black Pipe Fittings

QTY PVC Conduit Fittings

4 90 Degree Elbow- 1 1/4"

QTY Wire

400 1/0 wire

QTY Wire

175 3/0 wire

QTY Concrete / Gravel

1 Concrete Pad- Large Commercial

QTY Conduit - PVC

50 1" Conduit

QTY Gas Materials

2 Norgas Natural Gas Regulator - Special Order

QTY Conduit - PVC

80 3" Conduit

QTY PVC Conduit Fittings

2 PVC LB - 1"

QTY PVC Conduit Fittings

4 PVC LB 3"

QTY Wire

700 12 THHN Wire

QTY Wire

120 4 THHN Wire

Sub-Total:	\$59,831.25
Public Safety Discount:	(\$4,831.25)
No Charge:	\$0.00
Sales Tax:	\$0.00
Total:	\$55,000.00
Down Payment:	\$0.00
Balance Due:	\$55,000.00

Generac is the #1 standby generator on the market today. Adams Generators of Green Bay is a factory-authorized and certified dealer, trained in the proper application, installation, and service of all Generac automatic standby generators, assuring you the highest quality service and support for your generator.

Thank you for the opportunity to offer a Generac automatic standby generator to protect your home and family during a power outage. We will contact you to answer any additional questions and finalize the details of the installation of your automatic standby generator. Please feel free to contact us at +1 (920) 606-4033 at any time.

All quotes are valid for 30 days.

Sincerely,

Dave Yockey

I accept this proposal and wish to proceed with the purchase and installation of my Generac automatic standby generator. Depending on the payment method, purchase is subject to additional terms & conditions, including credit approval.

\_\_\_\_\_  
Customer Name/Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Dealer Name/Signature

\_\_\_\_\_  
Date

You, the buyer, may cancel this transaction at any time prior to midnight of the third business day after the date of signing this proposal. See the attached notice of cancellation form for an explanation of this right.

Additional Notes

Notice of Cancellation

Date of Purchase: \_\_\_\_\_

You may CANCEL this transaction, without any Penalty or Obligation, within THREE BUSINESS DAYS from the above date.

If you cancel, any property traded in, any payments made by you under the contract or sale, and any negotiable instrument executed by you will be returned within TEN BUSINESS DAYS following receipt by the seller of your cancellation notice, and any security interest arising out of the transaction will be cancelled.

If you cancel, you must make available to the seller at your residence, in substantially as good condition as when you received, any goods delivered to you under this contract or sale, or you may, if you wish, comply with the instructions of the seller regarding the return shipment of the goods at the seller's expense and risk.

If you do make the goods available to the seller and the seller does not pick them up within 20 days of the date of your Notice of Cancellation, you may retain or dispose of the goods without any further obligation. If you fail to make the goods available to the seller, or if you agree to return the goods to the seller and fail to do so, then you remain liable for performance of all obligations under the contract.

To cancel this transaction, mail or deliver a signed and dated copy of this Cancellation Notice or any other written notice, or send a telegram, to Adams Generators of Green Bay, at 722 GREEN BAY RD , DENMARK, WI, 54208 NOT LATER THAN MIDNIGHT OF

\_\_\_\_\_

I HEREBY CANCEL THIS TRANSACTION.

\_\_\_\_\_  
(Date)

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



Adams Generators of Green Bay  
 722 Green Bay Rd  
 Denmark, WI, 54208  
 +1 (920) 606-4033

### Sizing Report

Sizing Information for:  
 Paul Nimmer, Asst Emergency Mgmt Dir Kewaunee City Hall  
 401 5th St  
 Kewaunee, WI, 54216

Rated Nominal Voltage 120 / 240 Single Phase  
 Generator Fuel Choice Natural Gas  
 Sizing Method (NEC 220) Part IV

		Load (kW)
General Lighting & Receptacles		
Square Footage Being Covered (ft <sup>2</sup> )	16700	50.10
Small Appliance Circuits (20 amps)		
Kitchen Circuits	2.00	3.00
Laundry Circuits	1.00	1.50

Fixed-In-Place Appliances & Motors	Managed Loads	Estimated (kW)	Nameplate (amps)	240 V	Load (kW)
Air Compressor		4.80	20.00	X	4.80
Air Compressor		4.80	20.00	X	4.80
Air Compressor		4.80	20.00	X	4.80
Boiler pump		1.39	5.80	X	1.39
Boiler pump		1.39	5.80	X	1.39
Dryer		5.50	22.92	X	5.50
Furnace (Forced Air)		0.70	5.83		0.70
Furnace (Forced Air)		0.70	5.83		0.70
Garage Door Opener		0.60	5.00		0.60
Garage Door Opener		0.60	5.00		0.60
Garage Door Opener		0.60	5.00		0.60
Microwave		1.25	10.42		1.25
Refrigerator		0.80	6.67		0.80
Refrigerator		0.80	6.67		0.80
Refrigerator		0.80	6.67		0.80
Water Heater		5.00	20.83	X	5.00
Water Heater		5.00	20.83	X	5.00

Air Conditioning & Cooling	Managed Loads	Estimated (kW)	Nameplate (amps)	240 V	Load (kW)
4.0 Ton Unit		4.00	16.67	X	4.00
4.0 Ton Unit		4.00	16.67	X	4.00
4.0 Ton Unit		4.00	16.67	X	4.00

Heating & Heat Pumps	Managed Loads	Estimated (kW)	Nameplate (amps)	240 V	Load (kW)
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Transient Requirement	Estimated (LRA)	Actual (LRA)	Utilized (LRA)
Largest Motor's Starting Amps (LRA)	138.0	0.00	138.0

Summary NEC Load	Load (kW)	NEC Required
General Lighting & Receptacles	54.60	
Fixed-in-Place Appliances & Motors	39.53	
Sum of all General Loads	94.13	43.652
Cooling	12.00	12.00
Heating (w/demand factors)	0	0



Larger of Heating & Cooling	12.00	12.00
Sizing based on requirements of NEC Article 220: Part IV		55.652
Elevation		0
Minimum size generator for motor starting requirements		18
BTU load required		862000

**60 kW Generac Model Generator Recommended**

## Customer Checklist

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### Administration Preparation

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- Dealer            Site Survey
- Dealer            Building Permit
- Dealer            Electrical Permit
- Dealer            Plumbing Permit

### Installation Preparation

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- Dealer            Call Electric Company

### Installation

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- Dealer            Install Base
- Dealer            Mount Transfer Switch
- Dealer            Install Fuel Line
- Homeowner      Landscaping

### Post Install / Activation / Followup

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- Dealer            Activation
- Dealer            Demo a Simulated Outage
- Dealer            Fuel Pressure Check
- Dealer            Final Inspection

## ADDENDUM TO PROPOSAL - PROPOSAL TERMS AND ACCEPTANCE AGREEMENT

- 1. SCOPE OF WORK; PROPERTY.** ADAMS shall provide the labor, products and materials (the "Work") described in the the proposal attached to and incorporated herein (the "Proposal"), at the location referenced on the Proposal (the "Property"). OWNER warrants to ADAMS that OWNER is the OWNER of the Property and has full authority to enter into this Agreement.
- 2. PAYMENT.** OWNER shall pay ADAMS the sum indicated in the "Price" section of the Proposal (the "Contract Sum") for the Work, with 50% of the Contract Sum paid upon execution of this Agreement, and the balance due upon completion of the Work. Both parties acknowledge that no payment in any form has been received by ADAMS prior to the execution of this Agreement.
- 3. LATE PAYMENTS.** Any payment due ADAMS from OWNER that is not paid within five days of the date when due shall bear interest at the rate of 18% per year, compounded daily beginning with the sixth day following the date payment becomes due, and ending when the amount due has been paid.
- 4. CHANGES.** Changes may be made to the Work, if ADAMS and OWNER first execute a written change order (a "Change Order") prior to implementing any change. Any Change Order shall provide for an adjustment in the Contract Sum and the completion date as agreed upon by OWNER and ADAMS.
- 5. OTHER PROVISIONS.** OWNER shall be responsible for any and all losses, claims, or suits (including court costs and reasonable attorney's fees) to any person including ADAMS and any third parties, arising out of the OWNER's failure to inform ADAMS of the existence and location of any underground obstructions, easements, property lines, rights of way, or OWNER's rights with respect to any such obstructions, easements, rights of way or property lines. ADAMS shall be responsible for contacting Digger's Hotline. OWNER shall be responsible for the identification of any and all underground obstructions, buried cables (phone, television or others), irrigation systems, underground pet fences that may affect ADAMS work. ADAMS shall not be responsible for any such underground obstructions not properly identified prior to the start of ADAMS' work. ADAMS makes no warranty, express or implied, with respect to any such underground obstructions not identified. OWNER shall be responsible for all landscape and yard restoration, seeding and watering of yard and plants.
- 6. PERMITS.** Unless outlined in the Proposal, ADAMS shall, at ADAMS' sole cost and expense, obtain all building, construction and other permits required for the Work.
- 7. UNFORESEEN CONDITIONS.** OWNER shall provide ADAMS with a safe working environment at the Property. Should ADAMS encounter any abnormal, reasonably unforeseen or hazardous conditions at the Property (including, without limitation, lead paint or asbestos containing materials) that require a variance in the Work, or that require the performance of additional work in order to perform the Work in a safe and sound manner, then OWNER and ADAMS agree to execute a Change Order in accordance with Section 4, above, which provides for the reimbursement to ADAMS of the additional costs and expenses incurred by reason of such conditions, plus 10%, and for an extension of the time for completion of the Work. In the event ADAMS encounters damaged or unsafe equipment or "out of code" safety requirements which were not known at the time of ADAMS' proposal to OWNER that will require repair or replacement to pass inspection, ADAMS shall identify such items in a written change order to be paid for by OWNER in addition to ADAMS' original proposal.
- 8. INSURANCE.** OWNER warrants to ADAMS that they maintain in full force and effect, property damage insurance upon the Property and all improvements thereon for their full insurable value.
- 9. WARRANTIES.** ADAMS shall promptly repair, replace, restore, or rebuild any finished Work in which defects in material or workmanship may appear or to which damage may occur because of such defects during the one year period after the date on which the Work is deemed completed. As used in this section, "defect" shall mean a deficiency in the performance of the Work resulting from defective material, a violation of applicable codes, any failure to follow accepted trade standards for workmanlike construction (as set forth in the Construction Industry Quality Standards, published by the Wisconsin Builders' Association or its successor organization), and/or any failure to follow manufacturers specifications or recommendations. ADAMS shall install all products in full compliance with all the manufacturers' specifications and recommendations and ADAMS shall provide OWNER with all

manufacturers' product warranties upon completion of the Work. Title and all risks of loss to materials, supplies, appliances, equipment, labor, subcontracting, operations, services, and other items shall pass to OWNER immediately when incorporated into the Work or when delivered to the Property, excepting any tools and equipment owned or rented by ADAMS or any subcontractors/material suppliers in the performance of the Work; provided, however, that ADAMS shall be required to take reasonable steps for the protection and storage of all items incorporated into the Work or delivered to the Property. ALL OTHER WARRANTIES AND REPRESENTATIONS AS TO THE CONDITION OR QUALITY OF THE WORK, BOTH EXPRESS AND IMPLIED, INCLUDING, BUT NOT LIMITED TO, WARRANTIES OF MERCHANTABILITY, FITNESS, FITNESS FOR A PARTICULAR PURPOSE, CONDITION AND HABITABILITY, ARE HEREBY DISCLAIMED BY ADAMS.

- 10. NOTICES TO OWNER. NOTICE OF LIEN RIGHTS.** As required by the Wisconsin construction lien law, claimant (ADAMS) hereby notifies OWNER that persons or companies performing, furnishing, or procuring labor, services, materials, plans, or specifications for the construction on OWNER's land may have lien rights on OWNER's land and buildings if not paid. Those entitled to lien rights, in addition to the undersigned claimant, are those who contract directly with the OWNER or those who give the OWNER notice within 60 days after they first perform, furnish, or procure labor, services, materials, plans or specifications for the construction.
- 11. MISCELLANEOUS PROVISIONS.** This Agreement shall not be assignable by OWNER without the consent of ADAMS, and shall be binding upon, and shall inure to the benefit of, the parties hereto, and their respective heirs, personal representatives, successors and permitted assigns. This is the entire agreement between the parties regarding the Work at the Property. If any term or provision of this Agreement or its application to any person, entity or circumstance shall be invalid, illegal, or unenforceable to any extent, the remainder of this Agreement and its application shall not be affected and shall be enforceable to the fullest extent permitted by law. This Agreement may be executed in counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same instrument. No waiver or breach of any covenant, condition, or agreement herein contained shall operate as a waiver of the covenant, condition, or agreement itself, or of any subsequent breach thereof. In the event any dispute arising out of or relating to this Agreement or any breach thereof is adjudicated by any court or arbitration tribunal, the party prevailing in such adjudication shall be entitled to recover its reasonably incurred costs and expenses, including, without limitation, attorneys' fees and costs, from the non-prevailing party, in addition to all other relief to which the prevailing party may be entitled. This Agreement shall be construed and governed by the laws of the State of Wisconsin, without regard to principles of conflicts of laws. Any legal or equitable action or proceeding arising out of or relating to this Agreement shall be brought and enforced exclusively in any federal or state court located in (or whose jurisdiction covers) Walworth County, Wisconsin.
- 12. ACKNOWLEDGEMENTS.** Prior to the commencement of, or any payment for, the Work, OWNER has received a true and accurate copy of this Agreement. OWNER has read and understands the terms and provisions of this Agreement and agrees to be bound by the same. Furthermore, should OWNER select ADAMS' bid, ADAMS expects the following language to control its contractual relationship with OWNER. Therefore, to the extent that OWNER's subcontract language differs from the aforementioned provisions, this document will govern.



With the uncertainty of the economy and the changes in commodities costs, this proposal is valid for 30-Days. Meaning equipment on this proposal needs to be released for production by 11/25/24 to maintain pricing.

**"Proven Provider of Critical Power Solutions"**

To: **Kewaunee Fire Station**

From: **Total Energy Systems, LLC**

**Generator**



**Kohler Model: 36CCL**

This gas generator set equipped with a 4D8.3 alternator operating at 120/240 volts is rated for 30kW/30 kVA. Output amperage: 125



**Qty**

**Description**

**36CCL Generator System**

**Includes the following:**

- |                             |                                |
|-----------------------------|--------------------------------|
| Literature Languages        | English                        |
| Approvals and Listings      | UL2200 Listing/cUL Genset List |
| Engine                      | 36CCL, Pre Alarms NG Standby   |
| Nameplate Rating            | Standby 130C Rise              |
| Voltage                     | 60Hz, 120/240V, 1Ph, 3W        |
| Alternator                  | 4D8.3, Brushless               |
| Controller                  | APM402                         |
| Enclosure Type              | Sound                          |
| Enclosure Material          | Aluminum                       |
| Starting Aids, Installed    | 500W, 120V, 1Ph                |
| Oil Pan Heater, Installed   | 150W, 110-120V                 |
| Electrical Accy., Installed | Battery, 1/12V, Wet            |
| Electrical Accy., Installed | Battery Charger, 10A           |
| Electrical Accy., Installed | Run Relay                      |
| Electrical Accy., Installed | 2 Input/5 Output Module        |
| Electrical Accy., Installed | Generator Heater               |
| Rating, LCB 1               | 80% Rated                      |
| Amps, LCB 1                 | 125                            |



# Total Energy Systems, LLC

Job Name: Kewaunee Fire Station  
Quote Number:0027141812  
Quote Submitted: 10-28-2024  
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	Trip Type, LCB 1	Thermal Magnetic
	Interrupt Rating LCB 1	18kA at 480V
	Fuel Lines, Installed	Flexible Fuel Lines
	Miscellaneous Accy,Installed	Air Cleaner Restriction Ind.
	Miscellaneous Accy,Installed	Coolant in Genset
	Warranty	Standard
	Total unit length in inches	93
	Total unit width in inches	40
	Total unit height in inches	53
	Total unit weight (lbs)	1,500
	Weight/Dimensions Disclaimer *	Estimates-Not for Construction
1	NEC Remote, E-Stop	
1	Lit Kit, Production, 36CCL	
1	RSA III, Annunciator only	

## Generator



### Kohler Model: KG50

This gas generator set equipped with a 4P8X alternator operating at 120/240 volts is rated for 53kW/53 kVA. Output amperage: 221

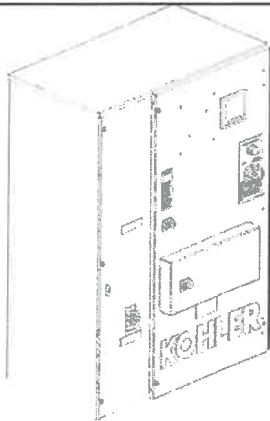
Qty	Description	
	<b>KG50 Generator System</b>	
	<b>Includes the following:</b>	
	Literature Languages	English
	Approvals and Listings	UL2200 Listing/cUL Genset List
	Engine	SnglFuel, PreAlarm,NG,Stdby
	Nameplate Rating	Standby 130C Rise
	Voltage	60Hz, 120/240V, 1Ph, 3W
	Alternator	4P8X
	Cooling System	Unit Mounted Radiator, 50C
	Skid and Mounting	Skid, 41"
	Air Intake	Standard Duty
	Controller	APM402
	Enclosure Type	Sound
	Enclosure Material	Steel





	Starting Aids, Installed	1500W, 120V
	Electrical Accy., Installed	Battery, 1/12V, Wet
	Electrical Accy., Installed	Battery Charger, 10A
	Electrical Accy., Installed	Run Relay
	Electrical Accy., Installed	2 Input/5 Output Module
	Electrical Accy., Installed	Generator Heater
	Rating, LCB 1	80% Rated
	Amps, LCB 1	225
	Trip Type, LCB 1	Thermal Magnetic
	Interrupt Rating LCB 1	18kA at 480V
	Miscellaneous Accy, Installed	Air Cleaner Restriction Ind.
	Miscellaneous Accy, Installed	Coolant in Genset
	Miscellaneous Accy, Installed	Rodent Guards
	Warranty	Standard
	Total unit length in inches	115
	Total unit width in inches	43
	Total unit height in inches	67
	Total unit weight (lbs)	2,738
	Weight/Dimensions Disclaimer *	Estimates-Not for Construction
1	NEC Remote, E-Stop	
1	Flexible Fuel Line (Nat/LP) UL	
1	Literature, Production, KG50	
1	RSA III, Annunciator only	

**Automatic Transfer Switch**



**Kohler Model: KUS-DFNC-0400S-WS**  
 2 Pole, 3 Wire, Solid Neutral, 400 amp,  
 Kohler rated Standard automatic transfer  
 switch, Model KUS-DFNC-0400S-WS,  
 rated 240V, 60 Hz complete with all standard  
 equipment and housed in a NEMA Type 3R  
 enclosure.

**Qty**

**Description**

ATS KUS Transfer Switch System

**Includes the following:**

Literature Languages

English

Mechanism

Service Entrance, Utility





	Transition	Standard
	Logic	1500
	Voltage	240V / 60 Hz
	Poles & Wires	2 Pole/3 Wire, Solid Neutral
	Enclosure	Nema 3R
	Amps	400 Amps
	Connection	Standard
	ATS Utility Switching Device	80% ET
	ATS Fault Level	Standard
	IBC Seismic Certification	None
	CSA Certification	None
	Miscellaneous Acc.,Installed	Input/Output Module, Qty 2
	Miscellaneous Acc.,Installed	External Battery Supply Module
	Miscellaneous Acc.,Installed	Heater, MPAC
	Warranty	1-YR STANDARD
1	Lit Kit, ATS Production, KUS/KUP	

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## DISTRIBUTOR STARTUP

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1. Startup, must be scheduled a minimum of 10 - 14 days prior to requested startup date. Contact the Service Department at 1.888.548.1400 ex 3301 or [service@totalenergysystems.com](mailto:service@totalenergysystems.com) for date and time.

**SERVICE ITEMS INCLUDED WITH THIS PROPOSAL:**

- Lubricating Oil
- Antifreeze - 50/50 Mix
- Battery
- Startup Service
  - One (1) day reserved, during normal business hours, for inspection, engine prep work, initial engine startup and training.
- NFPA 110 Acceptance Test
- Load Bank Test at Site
  - Two (2) Hours are included using a portable resistive load bank
  - Two (2) Hours building load
- Training session to be completed same day as startup. If not, return trip and Purchase Order is required

2. Contractor shall coordinate and schedule startup and shall be responsible for **ADDITIONAL field service costs** if startup cannot be completed in time allowed as a result of incomplete installation.

\* Normal business hours are M-F 8:00AM to 4:30PM.

After hours Startups are available for an additional charge. Standard published rates apply.



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## CLARIFICATIONS

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1. Federally funded or procured projects with domestic preferences will be evaluated on a case-by-case basis through Kohler and 3rd party vendors upon receipt of purchase order. A waiver may be required.
2. Total Energy System's proposal is based on meeting the functional intent and system requirements of the job description. Total Energy Systems reserves the right to amend, withdraw or otherwise alter this submission without penalty or charge as a result of any event beyond its control arising from or due to the current COVID-19 epidemic or events subsequent to this epidemic / pandemic including changes in laws, regulations, by laws or direction from a competent authority.
3. A rental generator is not included in this proposal but is available at an additional charge.
4. No specifications or drawings were provided for the project prior to providing the above equipment.
5. Sizing information is based on information provided from the customer. Information in the Kohler Co. sizing software represents data available at the time of print. Total Energy Systems is not responsible for sizing publication data and the products represented can change without notice and without any obligation.
6. Unless specifically listed in our Bill of Material, equipment not indicated is assumed to be supplied by others. We reserve the right to correct any errors or omissions.
7. **Included Startup is based on unit being in a readily accessible location. Site information is unknown.** Extra charges may apply if more time is required due to restricted access to the unit or if a 3<sup>rd</sup> party commissioning agency oversees our testing and requests additional testing; additional charges may apply.
8. 110% overload not applicable in standby application.
9. Standard Electronic O&M Manuals provided, custom manuals and/or additional copies available at an additional charge.
10. System coordination studies and/or relay setting studies are by others. Protective relay calibration and settings, NETA testing by others.
11. Primary Line Regulator Not Supplied.



# Total Energy Systems, LLC

Job Name: Kewaunee Fire Station  
 Quote Number:0027141812  
 Quote Submitted: 10-28-2024  
 Valid Through: 11-25-2024  
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<b>Sourcewell Information:</b>						
<b>KOHLER Awarded Contract: 092222- KOH</b>			<b>KOHLER Contract Maturity Date: 11/22/2026</b>			
<b>Model</b>	<b>Kohler List Price (Each)</b>	<b>Sourcewell Member Discount (% = \$)</b>			<b>Sourcewell Member Total Price FOB Factory</b>	<b>Qty.</b>
36CCL	\$ 27,101.00 *	30	%	\$ 8,130.30	\$ 18,970.70	1
KG50	\$ 35,771.00 *	30	%	\$ 10,731.30	\$ 25,039.70	1
KUS-DFNC-0400S-WS	\$ 13,403.00 *	30	%	\$ 4,020.90	\$ 9,382.10	1

<b>Open Market Items:</b>						
<b>DISTRIBUTOR STARTUP</b>	<b>List Price (Each)</b>	<b>Sourcewell Member Discount (% = \$)</b>			<b>Sourcewell Member Total Price</b>	<b>Qty.</b>
STARTUP	\$ 3,515.00 *	5	%	\$ 175.75	\$ 3,339.25	1

<b>CUSTOMER TRAINING</b>	<b>List Price (Each)</b>	<b>Sourcewell Member Discount (% = \$)</b>			<b>Sourcewell Member Total Price</b>	<b>Qty.</b>
TRAINING	\$ 650.00 *	5	%	\$ 32.50	\$ 617.50	1

<b>TES ENGINEERING SUBMITTALS</b>	<b>List Price (Each)</b>	<b>Sourcewell Member Discount (% = \$)</b>			<b>Sourcewell Member Total Price</b>	<b>Qty.</b>
ENGINEERING Submittals	\$ 752.00 *	5	%	\$ 37.60	\$ 714.40	1



# Total Energy Systems, LLC

Job Name: Kewaunee Fire Station

Quote Number:0027141812

Quote Submitted: 10-28-2024

Valid Through: 11-25-2024

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TES PDI	List Price (Each)	Sourcewell Member Discount (% = \$)			Sourcewell Member Total Price	Qty.
Pre-Delivery Inspection	\$ 890.00 *	5	%	\$ 44.50	\$ 845.50	1

FREIGHT TO JOB SITE	List Price (Each)	Sourcewell Member Discount (% = \$)			Sourcewell Member Total Price	Qty.
FREIGHT	\$ 2,000.00 *	5	%	\$ 100.00	\$ 1,900.00	1

**Temporary Generators are available at Total Energy Systems.**

**Contact Rental Sales Manager, Bob Thackeray, at (248) 840-6428 or [rental@totalenergysystems.com](mailto:rental@totalenergysystems.com) for details.**

A rental generator is not included in this proposal but is available at an additional charge.





**Total Energy Systems, LLC**

Job Name: Kewaunee Fire Station

Quote Number:0027141812

Quote Submitted: 10-28-2024

Valid Through: 11-25-2024

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**36CCL & KUS TRANSFER SWITCH PRICE: \$35,769.45**

Proposal is firm for 30 days.

Estimated Current Lead Time: 21 to 23 weeks after approved submittals.

Freight will be billed at time of shipment.

Price does not include any applicable taxes or installation.

**OFFER ACCEPTANCE**

I hereby authorize Total Energy Systems LLC to use this form as a bona fide purchase order for the equipment shown on Offer Number: 0027141812, which clearly establishes definite price and specifications of material ordered. The person signing is doing so according to the Total Energy Systems terms and conditions on the following page.

**Proposed by:**  
Company: Total Energy Systems, LLC

**Accepted by:**  
Company: \_\_\_\_\_

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

PO Number: \_\_\_\_\_

**Please initial Submittal Preference:**

\_\_\_\_\_ Order released to Production; Submittals needed for Record Only

\_\_\_\_\_ Submittal required, and submittal approval needed to release to Production.

\_\_\_\_\_ Order released to Production; No submittals needed



**PLEASE NOTE:**

- A. Quotation expires in 30 days.
- B. **Off-loading, installation, insulation, etc. of all associated equipment is not included, unless otherwise stated.**
- C. NETA Testing, if required, is not included, and will be completed by others.
- D. Fuel, fuel piping plans, installation and permitting of tanks or piping, if required, is not included.
- E. Quotation meets functional intent of specifications, either verbal or written, unless otherwise noted.
- F. State and/or local permits, where applicable, are not included and must be purchased by the owner or installing contractor.
- G. Recording of training or recorded versions of training are not provided due to liability reasons.
- H. Due to unprecedented, industry-wide, supply chain and labor constraints, the established and published factory lead-times we typically offer are now considered a good faith estimate and are subject to change. We cannot guarantee manufacturers' lead times, but we will endeavor to communicate the most current estimated factory delivery.
- I. Acceptance of any order is subject to credit approval.

**TERMS AND CONDITIONS:**

**TERMS:** Payment is due within 30 days of our invoice date. Equipment will be invoiced when ready to ship, i.e., progress billing. Services will be billed upon completion. Payment of your invoices is not contingent on any payments received from your customer. We may determine, at our sole discretion, that your financial condition requires a 30% down payment prior to the order being released to production. Past due accounts are subject to financing fees of 1.5% per month. Should we need to take collections actions against you, you will be liable for any collection/attorney fees incurred.

**CREDIT CARD PAYMENTS:** Credit card payments are subject to a processing fee of up to 3%.

**GENERAL:** Clerical errors are subject to correction. Orders resulting from quotations become contracts. Any agreement or other understanding supplementing or modifying the conditions of the contract will not be binding unless mutually agreed to in writing.

**LIABILITY:** We accept orders under the condition that the customer waives any claims for damages, liquidated or otherwise, arising from delays in delivery of product. Damage resulting from improper storage or handling prior to placing products in service will not be considered our liability. We will not assume any responsibility, expense, or liability for repairs made without our prior written consent. We assume no liability for losses sustained through the use of any of the products purchased via the contract.

**RETURNED MATERIAL:** Material may not be returned without first obtaining written approval. No claim will be allowed, nor credit given for material returned without such written approval. It is your duty to inspect goods within ten days of receipt.

**SHIPMENT:** Total Energy Systems responsibility ceases with the delivery of equipment in good condition to the transportation provider (FOB Shipping Point). Claims for shortage or damage in transit must be made by the customer against the carrier. In the absence of definite shipping instructions, we reserve the right to ship all material by any public carrier, which in our opinion is satisfactory.

**TAXES:** State and local sales and use taxes and excise taxes, where applicable, are in addition to quoted prices and will be billed unless the purchaser promptly certifies that the goods are for resale or are otherwise exempt.

**GUARANTEE:** As provided by applicable manufacturer.

**STORAGE:** Storage fees will be charged on all equipment which is ready for shipment but not shipped at your request. Terms still apply.

**CANCELLATION:** All orders cancelled after submittal completion are subject to a 25% cancellation fee. All orders cancelled after the submittal has been approved and released into production are subject to up to 100% cancellation fee.

**WARRANTY:** All orders must have startup completed within 12 months of shipment from factory or warranty could be VOID.



**GENERAC**

**ADAMS**  
GENERATORS  
POWERFUL SOLUTIONS



Paul Nimmer, Asst Emergency Mgmt Dir Kewaunee  
Fire Dept  
**Proposal**

---

Prepared on: 09/30/2024  
Prepared by: Dave Yockey  
dyockey@adamspower.com

**Paul Nimmer, Asst Emergency Mgmt Dir Kewaunee  
Fire Dept**  
320 Harrison St  
Kewaunee, WI 54216  
Phone: (920) 304-0353  
Pnim44@outlook.com

**Adams Generators of Green Bay**  
722 Green Bay Rd  
Denmark, WI 54208  
+1 (920) 606-4033  
generators@adamspower.com



QTY

Generac items

**Protector Gaseous 32kW 120/240 1P Liquid-Cooled Generator, No Catalyst**

Thousands of homeowners and business owners trust their Protector Series automatic backup generator to preserve their entire home and/or business during a power outage. A Protector Series generator senses a power outage, turns on automatically, and delivers power to your entire home, including all large appliances and sensitize electronics with a quieter output of sound with no change in level or tone. This allows you to continue living life comfortability and keep business operating without interruption.

1

- Quiet-Test™ Self-Test Mode: Runs at a lower, quieter RPM for a five minute test, to ensure the system is running properly while consuming less fuel. Quiet-Test Self-Test Mode can be programmed to run weekly, biweekly, or monthly.
- TruePower™ Technology: Delivers best-in-class power quality with less than 5% total harmonic distortion for clean, smooth operation of sensitive electronics and appliances.
- Controller Selectable Fuel: Fuel type selection using only the controller simplifies generator installation.
- Built in the USA\*: Generac generators and engines are engineered and built in the USA\* \*Assembled in the USA using domestic and foreign parts.
- Surge Capacity: Designed to start and power large electrical loads for homes and businesses.
- Generac Designed & Built Engine: Purpose-built exclusively for generator use. Utilizes the first in class, dual-valve ultra-low pressure fuel delivery system and intelligent proprietary engine controls that manage over 100 performance functions to ensure peak efficiency in all temperature ranges and elevations.
- Cellular Connectivity: Reliable, constant connection enables the Generator Owner to monitor function through Mobile Link and the supporting Dealer through Fleet.
- Small Footprint: Generac liquid-cooled product packs more power into a small footprint – ideal when space is a premium. The neutral styling, color and small footprint fits unobtrusively into landscaping.
- Corrosion Resistant Enclosure & Frame: Aluminum enclosure, zinc plated fasteners, and electro-galvanized frame rails with powder coat provide years of corrosion protection in extreme environments.
- 24/7/365 Customer Support Team: Standing by all day, every day from our headquarters in Wisconsin to answer any questions you might have.

**Generac Smart Switch, Service Rated, 400 amps, 120/240, 1Ø, NEMA 3R**

1

With the RTS transfer switch, you can choose to cover every circuit all the time or only essential circuits when paired with a generator sized to your application. RTS open transition transfer switches are ideal for residential, commercial and light industrial applications.

**Battery, Group 26R, Wet Service**

1

**26R Wet Cell Battery**

Every standby generator requires a battery to start the system. Generac offers the recommended 26R wet cell battery for use with all air-cooled standby product and liquid-cooled standby product 60 kW and below, excluding the 48 kW.

**ACCESSORY CELLULAR**

1

□□□□□□□ Introducing the Generac Generator Connectivity Accessory, Cellular. This advanced cellular device provides robust communication and reliable multi-carrier support, ensuring seamless connections across the US and Canada. With a sleek form factor, improved mounting bracket, and easy installation, it's an essential upgrade for any generator setup. Compatible with both air and liquid-cooled generators, it is future-proofed with 4G & 5G coverage.

1

**10000005771 - Liquid-cooled GENPAD™ 83 X 41 X 4 IN W/MOUNT CLIPS**

10-Year Extended Limited Warranty – Liquid-Cooled – up to 60kW

1 10 Year Extended Limited Warranty for liquid-cooled up to 60kW with the Evolution control (2014) or newer. Warranty covers 10 years parts, labor and travel\*. Can be purchased within 12 months of end-user purchase date, which will remain as the start date. Unit must be registered and end-user proof of purchase must be available upon request.

\*Some exclusions apply. See warranty statement for full details.

Cold Weather Kit for 4.5L Engine

1 Battery warmer kit. Recommended if the temperature regularly falls below 32 degrees Fahrenheit (0 degrees Celsius). Kit consists of battery warmer with thermostat built into the wrap and 120v power cord with plug. For extended periods of freezing temperatures, adding kit 7990 is strongly recommended.

48kW 4.5L Extreme Cold Weather Kit

1 Block heater kit. Recommended if the temperature falls below 32 degrees Fahrenheit (0 degrees Celsius) for extended periods of time. Kit consists of heater, mounting hardware, coolant hose and 240v power cord with plug.

QTY	Conduit - PVC
60	2" Conduit
QTY	Shop Materials
10	General Materials Adder
QTY	Shop Materials
1	Remote Monitoring, One Year
QTY	Gas
30	Certified Factory Trained Generator Technician
QTY	Municipal Permit
	Wisconsin Permit
1	Wisconsin Permit Generator Install. Permit Fees are non refundable
QTY	Electrical
30	Master Electrician
QTY	General
	Generator Install Set-up
1	Uncrating unit, installation of battery, cold weather kits, gas fittings, accessories and preparing unit for installation. Material set-up.
QTY	General

Mobile Link Set-up - Fleet Enrollment

1 Complete set-up Mobile Link with connection to WI-FI, generator connection, and activation.

QTY	Municipal Permit	
-----	------------------	--

Plumbing Permit

A plumbing permit may or may not be required for this project. Most municipalities do not require a plumbing permit currently, but some do.

1 If a plumbing permit is required for this project it will be added to the customer cost of this project. \$0.00

QTY	Municipal Permit	
-----	------------------	--

Gas Service Change

Gas meter upgrade, change in pressure, and/or lateral replacement may be required due to the generator size and the existing gas appliances. Adams will submit the forms and photos required for the service change. The gas company will determine what will be necessary for the service change and what the costs will be. Service change agreement and payment for the changes will be between the homeowner and gas company. Note: If the gas service is not done prior to installation, the generator can still be installed and will work. However, depending on what appliances you are running during an outage, the generator might not work at full capacity until the service change is done by the gas company.

1 \$0.00

QTY	Municipal Permit	
-----	------------------	--

Addendum

1 By signing this quotation you agree to all the terms in the attached Addendum.

QTY	Liquid Cooled - Low kW	
-----	------------------------	--

1 Preventative Annual Maintenance - Recommended each year \$434.91

QTY	Conduit - PVC	
-----	---------------	--

60 1 1/4" Conduit

QTY	Gas Pipe - Black	
-----	------------------	--

1 1 1/4" Gas Pipe

QTY	Shop Materials	
-----	----------------	--

2 Ground Rod and Acorns

QTY	Gas Pipe - PE	
-----	---------------	--

15 1 1/4" PE

QTY	Gas Pipe - PE	
-----	---------------	--

1 Riser - 1 1/4"

QTY	Gas Materials	
-----	---------------	--

1	1-1/4" Gas Shutoff Valve		
QTY	Gas Materials		
15	1 1/4" Black Pipe Fittings		
QTY	Conduit - EMT		
20	3" Conduit		\$130.80
	3" Conduit		
QTY	PVC Conduit Fittings		
2	90 Degree Elbow- 1 1/4"		
QTY	PVC Conduit Fittings		
2	90 Degree Elbow 2"		
QTY	PVC Conduit Fittings		
1	PVC LB- 1 1/4"		
QTY	PVC Conduit Fittings		
1	PVC LB- 2"		
QTY	Wire		
75	6 THHN Wire		
QTY	Wire		
95	2 THHN Wire		
QTY	Wire		
225	1/0 wire		
QTY	Wire		
150	3/0 wire		

Sub-Total:	\$39,637.59
Public Safety Discount:	(\$3,637.59)
No Charge:	\$0.00
Sales Tax:	\$0.00
Total:	\$36,000.00
Down Payment:	\$0.00
Balance Due:	\$36,000.00

Generac is the #1 standby generator on the market today. Adams Generators of Green Bay is a factory-authorized and certified dealer, trained in the proper application, installation, and service of all Generac automatic standby generators, assuring you the highest quality service and support for your generator.

Thank you for the opportunity to offer a Generac automatic standby generator to protect your home and family during a power outage. We will contact you to answer any additional questions and finalize the details of the installation of your automatic standby generator. Please feel free to contact us at +1 (920) 606-4033 at any time.

All quotes are valid for 30 days.

Sincerely,

Dave Yockey

I accept this proposal and wish to proceed with the purchase and installation of my Generac automatic standby generator. Depending on the payment method, purchase is subject to additional terms & conditions, including credit approval.

\_\_\_\_\_  
Customer Name/Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Dealer Name/Signature

\_\_\_\_\_  
Date

You, the buyer, may cancel this transaction at any time prior to midnight of the third business day after the date of signing this proposal. See the attached notice of cancellation form for an explanation of this right.

Additional Notes

Notice of Cancellation

Date of Purchase: \_\_\_\_\_

You may CANCEL this transaction, without any Penalty or Obligation, within THREE BUSINESS DAYS from the above date.

If you cancel, any property traded in, any payments made by you under the contract or sale, and any negotiable instrument executed by you will be returned within TEN BUSINESS DAYS following receipt by the seller of your cancellation notice, and any security interest arising out of the transaction will be cancelled.

If you cancel, you must make available to the seller at your residence, in substantially as good condition as when you received, any goods delivered to you under this contract or sale, or you may, if you wish, comply with the instructions of the seller regarding the return shipment of the goods at the seller's expense and risk.

If you do make the goods available to the seller and the seller does not pick them up within 20 days of the date of your Notice of Cancellation, you may retain or dispose of the goods without any further obligation. If you fail to make the goods available to the seller, or if you agree to return the goods to the seller and fail to do so, then you remain liable for performance of all obligations under the contract.

To cancel this transaction, mail or deliver a signed and dated copy of this Cancellation Notice or any other written notice, or send a telegram, to Adams Generators of Green Bay, at 722 GREEN BAY RD , DENMARK, WI, 54208 NOT LATER THAN MIDNIGHT OF

\_\_\_\_\_

I HEREBY CANCEL THIS TRANSACTION.

\_\_\_\_\_  
(Date)

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



Adams Generators of Green Bay  
 722 Green Bay Rd  
 Denmark, WI, 54208  
 +1 (920) 606-4033

### Sizing Report

Sizing Information for:  
 Paul Nimmer, Asst Emergency Mgmt Dir Kewaunee Fire Dept  
 320 Harrison St  
 Kewaunee, WI, 54216

Rated Nominal Voltage 120 / 240 Single Phase  
 Generator Fuel Choice Natural Gas  
 Sizing Method (NEC 220) Part IV

General Lighting & Receptacles		Load (kW)
Square Footage Being Covered (ft <sup>2</sup> )	5000	15.00
Small Appliance Circuits (20 amps)		
Kitchen Circuits	2.00	3.00
Laundry Circuits	1.00	1.50

Fixed-In-Place Appliances & Motors	Managed Loads	Estimated (kW)	Nameplate (amps)	240 V	Load (kW)
Air Compressor		4.80	20.00	X	4.80
Dryer		5.50	22.92	X	5.50
Freezer		0.80	6.67		0.80
Freezer		0.80	6.67		0.80
Freezer		0.80	6.67		0.80
Furnace (Forced Air)		0.70	5.83		0.70
Furnace (Forced Air)		0.70	5.83		0.70
Furnace (Forced Air)		0.70	5.83		0.70
Garage Door Opener		0.60	5.00		0.60
Garage Door Opener		0.60	5.00		0.60
Microwave		1.25	10.42		1.25
Range - Oven w/ Top		8.50	35.42	X	8.50
Refrigerator		0.80	6.67		0.80
Refrigerator		0.80	6.67		0.80
Refrigerator		0.80	6.67		0.80
Sump Pump		0.50	4.17		0.50

Air Conditioning & Cooling	Managed Loads	Estimated (kW)	Nameplate (amps)	240 V	Load (kW)
5.0 Ton Unit		5.00	20.83	X	5.00

Heating & Heat Pumps	Managed Loads	Estimated (kW)	Nameplate (amps)	240 V	Load (kW)
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Transient Requirement	Estimated (LRA)	Actual (LRA)	Utilized (LRA)
Largest Motor's Starting Amps (LRA)	143.8	0.00	143.8

Summary NEC Load	Load (kW)	NEC Required
General Lighting & Receptacles	19.50	
Fixed-in-Place Appliances & Motors	28.65	
Sum of all General Loads	48.15	25.260
Cooling	5.00	5.00
Heating (w/demand factors)	0	0
Larger of Heating & Cooling	5.00	5.00



Sizing based on requirements of NEC Article 220: Part IV	30.260
Elevation	0
Minimum size generator for motor starting requirements	18
BTU load required	406000

**32 kW Generac Model Generator Recommended**

## Customer Checklist

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### Administration Preparation

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- Dealer Site Survey
- Dealer Building Permit
- Dealer Electrical Permit
- Dealer Plumbing Permit

### Installation Preparation

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- Dealer Call Electric Company

### Installation

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- Dealer Install Base
- Dealer Mount Transfer Switch
- Dealer Install Fuel Line
- Homeowner Landscaping

### Post Install / Activation / Followup

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- Dealer Activation
- Dealer Demo a Simulated Outage
- Dealer Fuel Pressure Check
- Dealer Final Inspection

## **ADDENDUM TO PROPOSAL - PROPOSAL TERMS AND ACCEPTANCE AGREEMENT**

- 1. SCOPE OF WORK; PROPERTY.** ADAMS shall provide the labor, products and materials (the "Work") described in the the proposal attached to and incorporated herein (the "Proposal"), at the location referenced on the Proposal (the "Property"). OWNER warrants to ADAMS that OWNER is the OWNER of the Property and has full authority to enter into this Agreement.
- 2. PAYMENT.** OWNER shall pay ADAMS the sum indicated in the "Price" section of the Proposal (the "Contract Sum") for the Work, with 50% of the Contract Sum paid upon execution of this Agreement, and the balance due upon completion of the Work. Both parties acknowledge that no payment in any form has been received by ADAMS prior to the execution of this Agreement.
- 3. LATE PAYMENTS.** Any payment due ADAMS from OWNER that is not paid within five days of the date when due shall bear interest at the rate of 18% per year, compounded daily beginning with the sixth day following the date payment becomes due, and ending when the amount due has been paid.
- 4. CHANGES.** Changes may be made to the Work, if ADAMS and OWNER first execute a written change order (a "Change Order") prior to implementing any change. Any Change Order shall provide for an adjustment in the Contract Sum and the completion date as agreed upon by OWNER and ADAMS.
- 5. OTHER PROVISIONS.** OWNER shall be responsible for any and all losses, claims, or suits (including court costs and reasonable attorney's fees) to any person including ADAMS and any third parties, arising out of the OWNER's failure to inform ADAMS of the existence and location of any underground obstructions, easements, property lines, rights of way, or OWNER's rights with respect to any such obstructions, easements, rights of way or property lines. ADAMS shall be responsible for contacting Digger's Hotline. OWNER shall be responsible for the identification of any and all underground obstructions, buried cables (phone, television or others), irrigation systems, underground pet fences that may affect ADAMS work. ADAMS shall not be responsible for any such underground obstructions not properly identified prior to the start of ADAMS' work. ADAMS makes no warranty, express or implied, with respect to any such underground obstructions not identified. OWNER shall be responsible for all landscape and yard restoration, seeding and watering of yard and plants.
- 6. PERMITS.** Unless outlined in the Proposal, ADAMS shall, at ADAMS' sole cost and expense, obtain all building, construction and other permits required for the Work.
- 7. UNFORESEEN CONDITIONS.** OWNER shall provide ADAMS with a safe working environment at the Property. Should ADAMS encounter any abnormal, reasonably unforeseen or hazardous conditions at the Property (including, without limitation, lead paint or asbestos containing materials) that require a variance in the Work, or that require the performance of additional work in order to perform the Work in a safe and sound manner, then OWNER and ADAMS agree to execute a Change Order in accordance with Section 4, above, which provides for the reimbursement to ADAMS of the additional costs and expenses incurred by reason of such conditions, plus 10%, and for an extension of the time for completion of the Work. In the event ADAMS encounters damaged or unsafe equipment or "out of code" safety requirements which were not known at the time of ADAMS' proposal to OWNER that will require repair or replacement to pass inspection, ADAMS shall identify such items in a written change order to be paid for by OWNER in addition to ADAMS' original proposal.
- 8. INSURANCE.** OWNER warrants to ADAMS that they maintain in full force and effect, property damage insurance upon the Property and all improvements thereon for their full insurable value.
- 9. WARRANTIES.** ADAMS shall promptly repair, replace, restore, or rebuild any finished Work in which defects in material or workmanship may appear or to which damage may occur because of such defects during the one year period after the date on which the Work is deemed completed. As used in this section, "defect" shall mean a deficiency in the performance of the Work resulting from defective material, a violation of applicable codes, any failure to follow accepted trade standards for workmanlike construction (as set forth in the Construction Industry Quality Standards, published by the Wisconsin Builders' Association or its successor organization), and/or any failure to follow manufacturers specifications or recommendations. ADAMS shall install all products in full compliance with all the manufacturers' specifications and recommendations and ADAMS shall provide OWNER with all

manufacturers' product warranties upon completion of the Work. Title and all risks of loss to materials, supplies, appliances, equipment, labor, subcontracting, operations, services, and other items shall pass to OWNER immediately when incorporated into the Work or when delivered to the Property, excepting any tools and equipment owned or rented by ADAMS or any subcontractors/material suppliers in the performance of the Work; provided, however, that ADAMS shall be required to take reasonable steps for the protection and storage of all items incorporated into the Work or delivered to the Property. ALL OTHER WARRANTIES AND REPRESENTATIONS AS TO THE CONDITION OR QUALITY OF THE WORK, BOTH EXPRESS AND IMPLIED, INCLUDING, BUT NOT LIMITED TO, WARRANTIES OF MERCHANTABILITY, FITNESS, FITNESS FOR A PARTICULAR PURPOSE, CONDITION AND HABITABILITY, ARE HEREBY DISCLAIMED BY ADAMS.

10. **NOTICES TO OWNER. NOTICE OF LIEN RIGHTS.** As required by the Wisconsin construction lien law, claimant (ADAMS) hereby notifies OWNER that persons or companies performing, furnishing, or procuring labor, services, materials, plans, or specifications for the construction on OWNER's land may have lien rights on OWNER's land and buildings if not paid. Those entitled to lien rights, in addition to the undersigned claimant, are those who contract directly with the OWNER or those who give the OWNER notice within 60 days after they first perform, furnish, or procure labor, services, materials, plans or specifications for the construction.
11. **MISCELLANEOUS PROVISIONS.** This Agreement shall not be assignable by OWNER without the consent of ADAMS, and shall be binding upon, and shall inure to the benefit of, the parties hereto, and their respective heirs, personal representatives, successors and permitted assigns. This is the entire agreement between the parties regarding the Work at the Property. If any term or provision of this Agreement or its application to any person, entity or circumstance shall be invalid, illegal, or unenforceable to any extent, the remainder of this Agreement and its application shall not be affected and shall be enforceable to the fullest extent permitted by law. This Agreement may be executed in counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same instrument. No waiver or breach of any covenant, condition, or agreement herein contained shall operate as a waiver of the covenant, condition, or agreement itself, or of any subsequent breach thereof. In the event any dispute arising out of or relating to this Agreement or any breach thereof is adjudicated by any court or arbitration tribunal, the party prevailing in such adjudication shall be entitled to recover its reasonably incurred costs and expenses, including, without limitation, attorneys' fees and costs, from the non-prevailing party, in addition to all other relief to which the prevailing party may be entitled. This Agreement shall be construed and governed by the laws of the State of Wisconsin, without regard to principles of conflicts of laws. Any legal or equitable action or proceeding arising out of or relating to this Agreement shall be brought and enforced exclusively in any federal or state court located in (or whose jurisdiction covers) Walworth County, Wisconsin.
12. **ACKNOWLEDGEMENTS.** Prior to the commencement of, or any payment for, the Work, OWNER has received a true and accurate copy of this Agreement. OWNER has read and understands the terms and provisions of this Agreement and agrees to be bound by the same. Furthermore, should OWNER select ADAMS' bid, ADAMS expects the following language to control its contractual relationship with OWNER. Therefore, to the extent that OWNER's subcontract language differs from the aforementioned provisions, this document will govern.

<b>APPROVAL</b>	<b>REQUEST FOR COUNCIL ACTION</b>	<b>MEETING DATE December 9, 2024</b>
<b>REPORTS &amp; RECOMMENDATIONS</b>	<b>Approve/disapprove Addendum 23 with Cedar Corporation for 2025-2026 Municipal Consultive Services.</b>	<b>ITEM NUMBER 8.d</b>

**BACKGROUND**

Attached is Addendum 23 from Cedar Corporation to provide a 2-year contract for municipal consultive services. The previous agreement ran for 2023-2024, at a cost of \$29,000. The proposed agreement for 2025-2026 is for \$34,000. The first part of this agreement was included in the 2025 General Fund Budget.

**ANALYSIS**

Cedar Corporation provides the City with critical assistance in regard to grant funding opportunities, planning and development assistance, research and representation, and does these with this flat fee. Had the City contracted on an hourly rate, the cost would easily be 3-4 times more than what has been paid to date.

**BOARD/COMMITTEE/COMMISSION RECOMMENDATION**

Public Works Committee reviewed this proposal at their meeting on December 5, and forwarded to Council for approval.

**FISCAL NOTE**

The fee for these services is budgeted under line item 100-00-51910-294-000 Engineering. As noted, the 2025 Budget includes the required amount for the first year of this Agreement.

**STAFF RECOMMENDATION**

Staff recommends approval of Addendum 23.

**IF APPROVED, NEXT STEPS**

The Agreement is signed and forwarded to Cedar Corporation to complete execution.

**RECOMMENDED MOTION**

Through a ballot approval process; candidate with the most votes will be considered appointed for the remainder of the term expiring April 21, 2026.

Administration: HE/Clerk/Treasurer: AVV/City Attorney: JMK/AJS

## ADDENDUM TO AGREEMENT FOR PROFESSIONAL SERVICES

This Agreement shall be an addition to, and subject to the conditions contained in that Agreement for Services dated May 1, 2019, between Cedar Corporation (ENGINEER), and the City of Kewaunee (OWNER), Wisconsin.

WHEREAS the OWNER wishes to engage the ENGINEER to provide various services as described below, in accordance with ENGINEER procedures, standards, and normal billing practices; and

WHEREAS the project to which such services apply is referred to as the PROJECT and described generally as follows: Municipal Consultive Services (for Calendar Years 2025 and 2026); and

WHEREAS the ENGINEER has agreed to perform such work.

NOW, THEREFORE, and in consideration of the above, the ENGINEER and the OWNER do hereby agree and covenant as follows:

### SECTION 1 – SERVICES

The PROJECT includes the following services:

*Project:* Municipal Consultive Services which are intended to assist staff and officials process technical, operational, financial, and regulatory information upon which policy decisions and project designs may be based.

#### 1.1 MUNICIPAL CONSULTIVE SERVICES

Scope of services include:

1. Respond to questions, phone calls, emails, or other forms of communication from staff to provide general advice and consultation.
2. Explore grants and potential funding options for intended projects.
3. Attend City Council or Committee meetings, as requested.
4. Assist in annual budget preparation regarding potential infrastructure, architectural, environmental, or planning projects.
5. Provide support to staff and officials during preliminary development discussions.
6. Provide Opinion of Probable Cost (estimates) for intended projects.
7. Provide assistance interpreting local, state, and federal ordinances, regulations, statutes, codes, etc.

8. Consult on operational and maintenance issues and make recommendations, if appropriate.
9. Submit Monthly Engineers Report for inclusion with Common Council Agenda Packet.

## SECTION 2 - COMPENSATION

### 2.1 LUMP SUM COMPENSATION

Whereas the OWNER has elected to compensate the ENGINEER for services under paragraph 1.1 on a "Lump Sum" basis, the Lump Sum price shall include all cost items including labor, overhead, direct expense, and professional fee and shall be in the amount of:

Calendar Year 2025 = \$17,000.

Calendar Year 2026 = \$17,000.

**Invoicing:** Fifty percent (of the annual amount) will be invoiced in January 2025 and January 2026; the remaining fifty percent will be invoiced in July 2025 and July 2026, respectively.

### 2.2 PER DIEM

Whereas the OWNER has elected to compensate the ENGINEER for services identified under Section 4, under paragraph 4.1 on a "Per Diem" Basis, such compensation shall include payment for labor, direct expenses, and other compensation as follows:

**Hourly Rate Schedule:** The hourly rates to be used for this item shall be determined by the hourly rate schedule established for each year of the contract. The ENGINEER reserves the right to adjust the overhead rate, which is used in determining the above hourly rates, on a yearly basis.

**Direct Expenses:** Reimbursement of direct expenses incurred in connection with the PROJECT, including but not limited to the following:

- Reimbursable expenses (e.g., long distance telephone, subsistence and lodging, commercial transportation, postage and shipping, expense of purchased services, lease of specialized equipment, etc.).
- Mileage expenses per IRS regulations.
- Fees paid for securing approval of authorities having jurisdiction over the PROJECT.
- Printing and reproduction.
- Equipment costs (e.g., computers, automated survey instruments, CADD equipment, etc.).



Project No. 06180-0030  
Addendum No. 23  
Date: December 3, 2024

Payments are due and payable thirty (30) days from the date of the ENGINEER's invoice. Amounts unpaid thirty (30) days after the invoice date shall bear interest at the rate of one percent (1%) per month from invoice date.

**SECTION 3 - TIMETABLE**

Timetable is for Calendar Years 2025 and 2026.

**SECTION 4 - SPECIAL CONDITIONS**

- 4.1 For services over and above the work described in Section 1.1, a letter of authorization will be used (i.e., facility plans, funding applications, permits, reports, easement work, rate studies, land surveys, etc.). The attached authorization form will identify the project, define the scope of work, method of compensation and total fee.
- 4.2 A project specific addendum will be executed for future projects that involve design, bidding, and general administration during construction, and resident observation services.

All other provisions of that Agreement referred to above shall remain in force unless otherwise modified or deleted above.

IN WITNESS WHEREOF the parties hereto set their hands and seals dated this \_\_\_\_\_ day of \_\_\_\_\_ 2024.

For OWNER:

For ENGINEER:

CITY OF KEWAUNEE

CEDAR CORPORATION

By: \_\_\_\_\_

By: \_\_\_\_\_

Name: Jeff Vollenweider

Name: Brandon P. Strelow

Title: Mayor, City of Kewaunee

Title: Client Manager

By: \_\_\_\_\_

By: \_\_\_\_\_

Name: Heath Eddy

Name: Dean P. Zanon, P.E.

Title: City Administrator

Title: President

<b>APPROVAL</b>	<b>REQUEST FOR COUNCIL ACTION</b>	<b>MEETING DATE December 9, 2024</b>
<b>REPORTS &amp; RECOMMENDATIONS</b>	<b>Authorize use of certain City-owned properties by U.S. Army Corps of Engineers for repair of Federal-owned seawall.</b>	<b>ITEM NUMBER 8.e</b>

**BACKGROUND**

Several months ago the Mayor and City staff (including Cedar Corporation as City Engineer) met with the leadership of the U.S. Army Corps of Engineers from the Chicago, IL regional office. They wanted to go over various programs up for discussion, including dredging the regulatory channel into the harbor area, and the repair of the Federal-owned seawall that runs just east of the seawall the City previously replaced.

As part of that repair project, the Army Corps of Engineers needs on-land access to get to the seawall and staging of their equipment to complete that task, with a time frame of June 1, 2025 to June 1, 2027. To that end, they forwarded to the City the attached “Right-of-Entry for Construction” for three parcels owned by the City:

<b>Parcel Number</b>	<b>Address and Common Reference</b>
241-00280-0440	97 Ellis (Hamachek-Kloeckner property)
241-00280-0444	Harbor walk area
241-00280-0520	77 Ellis (Water Treatment Plant)

The use of these areas would be as equipment and material staging areas and for Army Corps and contracted employees use. The use of the area would not be the entire parcels but portions of them, with the largest portion on the Hamachek site.

**ANALYSIS**

The City has a good relationship with the Army Corps especially given the existing facility located on Main Street, and their ability to provide dredging of the channel into the harbor. This type of agreement is certainly necessary to address the need to repair the existing seawall and staff believes it is in order.

**BOARD/COMMITTEE/COMMISSION RECOMMENDATION**

Public Works Committee reviewed this at their December 5, 2024 meeting.

**FISCAL NOTE**

No impact to City funds, as the work is all being done by the Army Corps.

**STAFF RECOMMENDATION**

Staff recommends approval to sign the attached agreement.

**IF APPROVED, NEXT STEPS**

Staff signs the agreement.

**RECOMMENDED MOTION**

“I move we authorize use of certain City-owned properties by U.S. Army Corps of Engineers for repair of Federal-owned seawall, and authorize staff to sign the agreement.

Administration: HE/Public Works: NS

**DEPARTMENT OF THE ARMY  
RIGHT-OF-ENTRY FOR CONSTRUCTION**

Kewaunee Harbor Section C Repair (Project, Installation, or Activity)	241-00280-0440 241-00280-0444 241-00280-0520 Road ROW (Tract Number or Other Property Identification)
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The undersigned, hereinafter called the "Owner," hereby grants to the UNITED STATES OF AMERICA, hereinafter called the "Government," a right-of-entry upon the following terms and conditions:

1. The Owner hereby grants to the Government, its agents, and assigns an irrevocable right to enter upon the lands hereinafter described at any time within a period from June 1<sup>st</sup>, 2025 to June 1<sup>st</sup>, 2027, in order to perform construction work of any nature.

2. This right-of-entry includes the right of ingress and egress on other lands of the Owner not described below, provided that such ingress and egress is necessary and not otherwise conveniently available to the Government.

3. All tools, equipment, buildings, improvements, and other property taken upon or placed upon the land by the Government shall remain the property of the Government and may be removed by the Government at any time within a reasonable period after the expiration of this right-of-entry.

4. In the event that the Government does not acquire title or other necessary interest in said land prior to the expiration of this permit or right-of-entry, or other renewal thereof, the parties agree that, if any action of the Government's employees or agents in the exercise of this right-of-entry results in damage to the real property, the Government will, at its option, either repair such damage or make an appropriate settlement with the Owner. In no event shall such repair or settlement exceed the fair market value of the fee interest of the real property at the time immediately preceding such damage. The Government's liability under this clause may not exceed appropriations available for such payment and nothing contained in this agreement may be considered as implying that Congress will at a later date appropriate funds sufficient to meet deficiencies. The provisions of this clause are without prejudice to any rights the Owner may have to make a claim under applicable laws for any other damages than provided herein. If the Government does acquire such title or other necessary interest, damages would be limited to the decrease in the fair market value of the owner's remainder caused by such damage.

The land affected by this right-of-entry is located in the County of Kewaunee, State of Wisconsin, and is described as the lands depicted in Exhibit A, which is attached and made a part hereof.

WITNESSES MY HAND AND SEAL this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

CITY OF KEWAUNEE

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Title

UNITED STATES OF AMERICA

By: \_\_\_\_\_  
MICHAEL B. ROHDE  
Chief, Real Estate  
Real Estate Contracting Officer



US Army Corps  
of Engineers®

KEWAUNEE HARBOR  
SECTION C BREAKWATER REPAIRS  
KEWAUNEE, WI  
EXHIBIT A



	Kewaunee County Tax Parcels
	Construction Limits
	Staging and Storage
	Access Road



**NOTE: THE CERTIFICATE OF AUTHORITY must be executed by an individual other than by the person who signed the agreement. The individual must certify that the official who signed the agreement was authorized to act in that capacity.**

**CERTIFICATE OF AUTHORITY**

I, \_\_\_\_\_, do hereby certify that I am the  
\_\_\_\_\_ of the \_\_\_\_\_  
and that \_\_\_\_\_, who signed the agreement on behalf of the  
\_\_\_\_\_ was at the time of signature its  
\_\_\_\_\_, and that the person who executed the agreement on behalf  
of the \_\_\_\_\_ acted within his/her statutory  
authority.

**IN WITNESS WHEREOF**, I have made and executed this certification  
this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
(Name)

\_\_\_\_\_  
(Title)

<b>APPROVAL</b>	<b>REQUEST FOR COUNCIL ACTION</b>	<b>MEETING DATE December 9, 2024</b>
<b>REPORTS &amp; RECOMMENDATIONS</b>	<b>Review and adopt revised Fee Schedule amendments for Marina and Public Works</b>	<b>ITEM NUMBER 8.f</b>

**BACKGROUND**

There are a couple sets of amendments to the Fee Schedule for 2025. These are the following:

1. Public Works - The inclusion of a new item “Equipment Charges” for the use of City-owned equipment for authorized use, with a rate determined by the adopted WisDOT classified equipment rates.
2. Building Inspection – Reinsert a lateral inspection fee for utility staff to come inspect connections to all City mains, with a charge of \$100 per inspection.

The Marina rates were reviewed and it was decided to continue the same rates going into 2025. However, Public Property Committee approved a one-year demonstration to allow staff to offer a 50% reduction on seasonal rates starting August 1, 2025, as a way to provide a discount from the “transient” rates and to promote increased activity in the Marina.

Attached is the amended Fee Schedule with the changes highlighted on page 2 and 6.

**ANALYSIS**

The proposed changes for Public Works and the utilities is intended to cover circumstances where City equipment is being used in situations not on City-owned properties or for City purposes, while the lateral inspection was in the Fee Schedule in 2022 but subsequently got lost with changes over the last year or so.

The Marina proposed demonstration is intended to increase the usage of otherwise vacant slips in the Marina. We have averaged 60 percent capacity in slip rentals, which leaves a lot of open slips to maintain without revenue incurred. Staff is hopeful this proposal will improve the usage.

**BOARD/COMMITTEE/COMMISSION RECOMMENDATION**

Public Property Committee reviewed the Marina demonstration, while Public Works Committee reviewed the Public Works changes, both on December 5. The proposed Public Works amendments were forwarded for Council approval. Public Property considers the Marina demonstration a 1-year proposal and if it results in increased usage could make this a permanent policy recommendation to Council.

**FISCAL NOTE**

No changes to City budgets, but could improve revenue projections slightly for General Fund and for Marina Fund.

**STAFF RECOMMENDATION**

Staff recommends approval.

**IF APPROVED, NEXT STEPS**

Staff makes edits and reposts the revised Fee Schedule with an effective date of January 1, 2025.

**RECOMMENDED MOTION**

“I move we approve Fee Schedule amendments as presented with an effective date of January 1, 2025.”.



# City of Kewaunee Fee Schedule

1/1/2025

City Hall			
Item Description	Duration/Unit	Fees	Notes
Copies - Black & White	per page	\$0.25	
Copies - Color	per page	\$0.50	
Fax Fees	per page	\$0.75	
NSF Check Fee	per occurrence	\$35.00*	*or actual fee charged by bank, whichever is greater
Special Assessment Letters	per parcel	\$50.00	
Credit Card Processing Fees			
All Utility Bill Payments	per transaction	* actual fee charged by credit card company or PSN	
All Other Charge Card Purchases	per transaction	* actual fee charged by credit card company or PSN	
<b>Permits</b>			
Transient Merchant/Peddlers	1 year from issue	\$25.00	
Mobile Food Vender Fee	1 year from issue	\$50 per event or \$100 annual	
<b>Licenses</b>			
Dog-Spayed or Neutered	per dog	\$5.00	
Dog-Unspayed/Unneutered	per dog	\$10.00	
Dog Late Fee (after March 1)	per dog	\$20.00	
Cigarette	July 1 - June 30	\$50.00	
Class "A" Beer/Malt Retail	July 1 - June 30	\$100.00	
Class "B" Beer/Malt (on premises)	July 1 - June 30	\$100.00	
"Class A" Intoxicating Liquor Retail	July 1 - June 30	\$300.00	
"Class B" Intoxicating Liquor (on premises)	July 1 - June 30	\$300.00	
Class "B" Beer/Malt Non-Profit	July 1 - June 30	\$50 6 mn or \$100 yearly	
Temporary Class "B" Picnic	per event	\$10.00	
Publication Fee	per publication	actual cost	
Operator's License - 2 Year	July 1 - June 30	\$30.00	
Taxi Cab	July 1 - June 30	\$50.00	\$50 first Vehicle - second Vehicle \$25
Bowling Alley	July 1 - June 30	\$10.00	
Campground	July 1 - June 30	\$50.00	
Theater, Opera House or Moving Picture Show	per day	\$10.00	maximum \$25 annually
Circus/Carnival	per day	\$10.00	maximum \$25 annually

Facility & Park Rentals			
Item Description	Duration/Unit	Fees	Notes
Father Marquette Park	per use	City Residents - \$35.00 Non-Residents - \$75.00	\$75.00 security deposit
Council Chambers	per use	\$30.00 business hours \$50.00 nights/weekends	Reservation Required Residents Only
Harbor Park Gazebo	per use	City Residents - \$25.00 Non-Residents - \$50.00	Reservation Required
Harbor Point Park	per use	No fee	
Selner Park	per use	No fee	
Kieweg Park	per use	No fee	

<b>Lazansky Pavilion at Kewaunee Marina</b>	per use	City Residents - \$25.00 Non-Residents - \$50.00	Reservation Required
<b>Clock Pavilion</b>	per use	No fee	Reservation Required

**Public Works Department**

Item Description	Duration/Unit	Fees	Notes
<b>Noxious Weeds</b>			
Removal by City Employee	per hour	\$60.00 + admin fee	Minimum charge of 1 hour
Removal by Contractor	per cutting	cost + admin fee	
Admin Fee at Invoicing	per parcel/per invoice	\$25.00	
Admin Fee when added to Taxes	per parcel	10% of balance due	
<b>Snow &amp; Ice Removal</b>			
Removal by City Employee	per hour	\$60.00 + admin fee	Minimum charge of 1 hour
Removal by Contractor	cost	cost + admin fee	
Admin Fee at Invoicing	per parcel/per invoice	\$25.00	
Admin Fee when added to Taxes	per parcel	\$75.00	
<b>Equipment Charges</b>			
Use of City-owned equipment for authorized use -	billable charges	see WisDOT classified equipment rates	

**Water & Sewer Utility**

Item Description	Duration/Unit	Fees	Notes
<b>Water Usage Rates</b>			
First 20,000 gallons used bi-monthly	per 1,000 gallons	\$5.18	
Next 646,667 gallons used bi-monthly	per 1,000 gallons	\$4.82	
Over 666,667 gallons used bi-monthly	per 1,000 gallons	\$3.62	
<b>Water Bi-Monthly Service Charge</b>			
5/8 inch meter	bi-monthly	\$23.00	
3/4 inch meter	bi-monthly	\$23.00	
1 inch meter	bi-monthly	\$35.00	
1-1/4 inch meter	bi-monthly	\$45.00	
1-1/2 inch meter	bi-monthly	\$55.00	
2 inch meter	bi-monthly	\$85.00	
3 inch meter	bi-monthly	\$135.00	
4 inch meter	bi-monthly	\$200.00	
6 inch meter	bi-monthly	\$345.00	
8 inch meter	bi-monthly	\$495.00	
10 inch meter	bi-monthly	\$710.00	
12 inch meter	bi-monthly	\$925.00	
<b>Sewer Rates</b>	per 1,000 gallons of metered water	\$14.30	
<b>Sewer Bi-Monthly Service Charge</b>	bi-monthly	\$13.54	
<b>Private Fire Protection</b>			
<b>2" or smaller</b>	bi-monthly	\$20.00	
<b>3"</b>	bi-monthly	\$40.00	
<b>4"</b>	bi-monthly	\$60.00	
<b>6"</b>	bi-monthly	\$120.00	
<b>8"</b>	bi-monthly	\$192.00	
<b>10"</b>	bi-monthly	\$288.00	
<b>12"</b>	bi-monthly	\$384.00	

14"	bi-monthly	\$480.00	
16"	bi-monthly	\$560.00	
<b>Public Fire Protection</b>			
5/8"	bi-monthly	\$21.55	
3/4"	bi-monthly	\$21.55	
1"	bi-monthly	\$54.00	
1 1/4"	bi-monthly	\$80.00	
1 1/2"	bi-monthly	\$108.00	
2"	bi-monthly	\$173.00	
3"	bi-monthly	\$323.00	
4"	bi-monthly	\$539.00	
6"	bi-monthly	\$1,078.00	
8"	bi-monthly	\$1,724.00	
10"	bi-monthly	\$2,586.00	
12"	bi-monthly	\$3,448.00	
	bi-monthly		
<b>Holding Tank Processing</b>	per 1,000 gallons	\$15.84	
<b>Leachate Processing</b>	per 1,000 gallons	\$15.84	
<b>Late Payment Penalty</b>	monthly	1%	
<b>Temporary Metered Water Supply</b>	per 1,000 gallons	\$5.18	
Connection Fee	per connection	\$40.00	<b>one time a year charge</b>
<b>Metered Pail Rental</b>	*allowed one use per year	\$30.00	
Security Deposit	per use	\$50.00	
<b>Reinstallation of Meter, Valve Turn-On at Curb</b>			
Normal Hours	each	\$40.00	
After Hours	each	\$60.00	

<b>Marina/Campground</b>			
<b>Item Description</b>	<b>Duration/Unit</b>	<b>Fees</b>	<b>Notes</b>
<b>Boat Launch Passes</b>			
Daily	Daily	\$10.00	<b>tax &amp; Convienent Charge included</b>
Resident Seasonal Launch Pass	Season	\$60.00	+ tax
Non-Resident Seasonal Launch Pass	Season	\$80.00	+ tax
<b>Miscellaneous</b>			
Sanitary Pump Out	each	\$15.00	+ tax
Ice - 20 lb. bag	each	\$4.00	tax included
Pressure Washer Use		\$25.00	+ tax
<b>Boat Slips are charged by the slip size; sea wall is per foot of boat</b>			
<b>Seasonal (Water, Electricity &amp; Pump Outs included) Overall boat length includes bow pulpit and swim platform</b>			
28'	Season	\$1,536.00	+ tax
30'	Season	\$1,763.00	+ tax
38'	Season	\$2,595.00	+ tax
Late Fees		5%	
<b>Transient Boat Slips</b>			
Daily	Per Day	\$2.00/foot + sales/room tax	
Monthly	Per Day	\$1.00/foot + tax	
<b>Campground</b>			
<b>Seasonal (Water, Electricity &amp; First 2 Pumpouts included)</b>	Season	\$1,489.70 + tax (\$100.00 discount for marina seasonal slipholders)	

with Freezer	Season	\$104.00	+ tax
2nd site (no units/tents allowed. For extra space only)	Season	\$728.00	+ tax
Winter Camper Storage and Boat slip holders		\$203.53	
Late Fees		5%	
<b>Transient Camping</b>			
<i>Sites with Water &amp; Electricity</i>			
Daily	Per Day	\$32.00	+ tax (sales & room)
Weekly	Per Day	\$27.60	+ tax (sales & room)
Monthly	Monthly	\$455.50	+ tax

**Police Department**

Item Description	Duration/Unit	Fees	Notes
Accident/Offense Reports	up to 6 pages	\$3.00	* \$0.25/page after 6 pages
Alarm Fees		\$50.00	After 6 offenses per calander year
Copy of CD or DVD	each	\$10.00	
Dispatch Audio Recordings	each	\$15.00	
<b>Photographs</b>			
Printed - Color	per page	\$0.50	
CD	each	\$10.00	
Bicycle License	each	\$1.00	
Vehicle Apprehension	per day	\$10.00	* Plus Towing Charges
Animal Apprehension	per day	\$10.00	
Research & Recovery Fee	per minute	\$1.00	*Estimated Quote prior to Lengthy request

**Fire Department**

Item Description	Duration/Unit	Fees	Notes
Manpower	per hour/per person	\$23.82	
Report to Station	flat rate/per person	\$16.35	
Fuel	actual use	market price	
Mutual Aid	No fee	\$0.00	
Foam	actual use	market price	
Water	per 1,000 gallons	\$3.79	
Fire Inspections	each	As set by WI DSPS	
Fire Reports	each	\$2.00 picked up \$3.00 mailed	* \$.25 per page after 6 pgs
Photos	each	Actual Cost	
Tool Repair/Replacement	each	Actual Cost	

**Ambulance**

Item Description	Resident	Non-Resident	Notes
BLS	\$800.00	\$900.00	
ALS1 Emergency Rates	\$925.00	\$1,025.00	
ALS2 Base Rates	\$1,100.00	\$1,200.00	
On Scene Care - BLS	\$310.00	\$360.00	
On Scene Care - ALS	\$625.00	\$825.00	
No Transport	\$80.00	\$80.00	
Mileage BLS	\$20.00	\$20.00	
Oxygen - Local	\$75.00	\$75.00	Bundle

<b>Spinal Immobilization</b>	\$150.00	\$150.00	<b>Bundle</b>
<b>Kewaunee Football</b>	\$31.00/hr	n/a	

<b>Building Inspection</b>			
<b>Residential - 1 &amp; 2 Family</b>			
New Structure 1 & 2 Family Homes			
Fees include building, electric, plumbing, HVAC and erosion			
0-1499 sq. feet		\$825.00	
1500 - 1999 sq. feet		\$925.00	
2000 - 2499 sq. feet		\$1,100.00	
2500 - 3000 sq. feet		\$1,175.00	
over 3000 sq. feet		\$1,175.00 + \$.10 per sq. feet over 3000 sq. feet	
Manufactured Dwellings (modular)		\$500.00 + any additions or garage & electric service of \$50	
<b>State Seal</b>		\$35.00	
<b>Additions/Remodeling/Alterations</b>			
Building		\$.12 per sq. feet (all areas) \$75 min	
<b>Electric, plumbing, heating</b>			
0 to 500 sq. feet		\$50.00 each	
501 - 1000 sq. feet		\$60.00 each	
1001 - 1300 sq. feet		\$75.00 each	
1301 - 2000 sq. feet		\$100.00 each	
2001 - 2500 sq. feet		\$125.00 each	
over 2500 sq. feet		\$.05 per sq. feet each	
<b>Electric Service</b>			
		\$50 Residential	
Manufactured Homes (HUD homes or house trailers)		\$200.00 (fee includes slab, electric service, occupancy)	
Temporary Occupancy		\$50.00	
Early Start		\$75.00 (footing and foundation only)	
Erosion Control (additions only)		\$40.00 (below grade over 400 sq. ft.)	
<b>Accessory Structures</b>			
<b>Decks (all sizes)</b>			
building		\$.10 per sq. foot (\$50 min)	
electric, plumbing, heating		\$.04 per sq. foot (\$40 min, each)	
<b>Commercial</b>			
<b>New Buildings, additions, alterations, remodels</b>			
Building		\$.14 per sq. foot (\$75 min)	
<b>Electric, plumbing, heating</b>			
0 - 600 sq. feet		\$60.00 each	
601 - 1250 sq. feet		\$75.00 each	
1251 - 1700 sq. feet		\$100.00 each	
1701 - 2100 sq. feet		\$125.00 each	
2101 - 2500 sq. feet		\$150.00 each	



Over 2500 sq. feet		\$.06 per sq. ft. each	
Storage Buildings, warehouse, detached garage		\$.10 sq. foot	
<b>Temporary Occupancy, Change of Use, Occupancy</b>		\$50.00	
<b>Early Start</b>		\$100.00	
<b>Electric Service</b>		\$60.00	
<b>Erosion Control</b>		\$75.00	
<b>Plan Review</b>		Per Table SBD-118	
<b>Miscellaneous</b>			
Re-inspection Fee		\$35.00	
Failure to call for inspection		\$35.00	
Double fees are due if work is started before permit is issued			
Extension to permit (permits are valid for 24 months)		minimum fee	
<b>Lateral (water, sewage inspection by City Utility)</b>	<b>Each</b>	<b>\$100.00</b>	
Building (Roofing, Siding & windows others small repairs)		\$35	
Concrete Placement Permit		Replacement same foot print \$25 change/new design \$2% of cost \$60 min max \$600	
<i>Double fees are due if work is started before permit is issued</i>			
3. Extension to permit (permits are valid for 12 months)	Each	100% off original fee	
4. Razing permit ( resident include elec.,plbg. )	Each	\$200.00	
5. For all shed and garage demo with Electrical	Each	\$75.00	
6. Sign permit	Each	\$60.00	
7. Fences	Each	\$70.00	
8. Pools	Each	\$75.00 Min 4' deep X 12' above ground,	Larger and in-ground price per foot @\$1.00 and \$65.00 per inspection
9. Work in Right of Way permit	Each	\$75.00	\$ 75.00
<b>Zoning Fees</b>			
<b>Subdivision and Platting</b>			
Concept Plan		\$250.00	
Preliminary Plat		\$100/lot + Review Escrow	
Final Plat		\$100/lot + Review Escrow	
Condominium Plat		\$100/lot + Review Escrow	
Replat		\$300/lot + Review Escrow	
Certified Survey Map		\$100/lot + Review Escrow	
Easement Review		\$350.00	
Developer's Agreement		\$250 + Review Escrow	
<b>Review Escrows for Subdivisions/platting (Initial submission for review, requires replenishment)</b>			
1-4 lots without new public infrastructure		\$500.00	
1-4 lots with new public infrastructure		\$1,250.00	
5-10 llots		\$2,000.00	
More than 10 lots		\$3,000.00	
<b>Plan Commission Public Hearings</b>			
Comprehensive Plan Amendment		\$200 + Review Escrow	
Rezoning Application		\$600 + Review Escrow	

Zoning Text Amendment		\$600 + Review Escrow	
Conditional Use Permit		\$1,000 + Review Escrow	
Review Escrow for Public Hearings		\$500.00	
<b>Zoning Board of Appeals Public Hearing</b>			
Variance		\$1,000.00	
Appeal		\$1,000.00	
Temporary Use		\$500.00	
<b>Site Plan Applications</b>			
Residential		\$500 + Review Escrow	
Mixed Use		\$750 + Review Escrow	
Non-Residential		\$1,000 + Review Escrow	
Additions/Amendments to Prior Approvals		Half the above fee + Review Escrow	
<b>Review Escrows for Site Plan Applications (Initial submission for review, requires replenishment)</b>			
<b>Residential</b>			
Minor Plans (Additions/Amendments)		\$500.00	
1-4 units without new public infrastructure		\$500.00	
1-4 units with public infrastructure		\$1,250.00	
5-10 units		\$2,000.00	
More than 10 units		\$3,000.00	
<b>Non-Residential/Mixed Use</b>			
Minor Plans (Additions/Amendments)		\$500.00	
Project site less than 5 acres		\$1,250.00	
Project site 5-10 acres		\$2,000.00	
Project site more than 10 acres		\$3,000.00	
<b>Subdivision/Site Plan Inspection Deposit</b>			
For inspection and related professional administrative costs, materials, testing, maintenance, etc.		Lesser of \$20,000 or 6% of total costs of all improvements, as established and approved by the City Engineer for required financial security	
<b>Administrative Reviews/Permits</b>			
Zoning Verification letter		\$50 for Residential Properties \$100 for Non-Residential Properties	
Sign Permit		\$60.00	
Land Use Occupancy Permit - Multi Family		\$100/unit	
Land Use Occupancy Permit - Non Residential		\$200.00	
Home Occupation Permit		\$50.00	
Minor Plan Review /Miscellaneous Applications		\$100.00	
Accessory Structures Permit		\$50.00	
<b>Riverview Public Cemetery</b>			
<b>Item Description</b>		<b>Fees</b>	<b>Notes</b>
Cemetery Lot			



Resident		\$800.00	includes perpetual care
Non-Resident		\$1,100.00	includes perpetual care
<b>Burial Cost (Monday thru Saturday)</b>			
Grave Opening	each	\$750.00	
Cremation Burial	each	\$425.00	
<b>Burial Cost (Winter Fees)</b>			
Ground Thawing	each	\$325.00	
Snow Removal	each	Cost to \$275	
<b>Monument Setting</b>			
Foundations	per square inch	\$0.10	
Placement of Monument Permit Fee	each	\$50.00	

<b>APPROVAL</b>	<b>REQUEST FOR COUNCIL ACTION</b>	<b>MEETING DATE December 9, 2024</b>
<b>REPORTS &amp; RECOMMENDATIONS</b>	<b>Review and approve 2025 Meeting Dates for Council, Standing Committees, and Plan Commission.</b>	<b>ITEM NUMBER 8.g</b>

**BACKGROUND**

Attached are proposed Council, Standing Committee, and Plan Commission dates for adoption. They are the current standard meeting dates as follow:

- Council – second Mondays at 6:00 p.m.
- Finance Committee – first Tuesdays at 5:00 p.m.
- Public Works Committee – first Thursdays at 5:30 p.m.
- Public Property Committee – first Thursdays at 6:00 p.m.
- Personnel Committee – third Tuesdays at 4:30 p.m.
- Plan Commission – generally fourth Thursdays at 6:30 p.m. (exceptions in November/December)

**STAFF RECOMMENDATION**

Staff recommends approval.

**RECOMMENDED MOTION**

“I move we approve meeting dates for Council, Standing Committees, and Plan Commission for 2025.”

Administration: HE/Clerk/Treasurer: AVV/

## 2025 Meeting Dates

### 2025 Holidays:

New Year's Day – Wednesday, January 1, 2025  
 Good Friday – Friday, April 18, 2025  
 Memorial Day – Monday, May 26, 2025  
 Independence Day – Friday, July 4, 2025  
 Labor Day – Monday, September 1, 2025  
 Thanksgiving Day – Thursday, November 27, 2025  
 Day after Thanksgiving – Friday, November 28, 2025  
 Christmas Eve Day – Wednesday, December 24, 2025  
 Christmas Day – Thursday, December 25, 2025  
 New Year's Eve Day – Wednesday, December 31, 2025

### 2025 Common Council (2<sup>nd</sup> Monday of each month at 6:00 p.m.)

January 13<sup>th</sup>  
 February 10<sup>th</sup>  
 March 10<sup>th</sup>  
 April 14<sup>th</sup>  
 April 15<sup>th</sup> (Council Reorganization – 3<sup>rd</sup> Tuesday at 6:00 p.m.)  
 May 12<sup>th</sup>  
 June 9<sup>th</sup>  
 July 14<sup>th</sup>  
 August 11<sup>th</sup>  
 September 8<sup>th</sup>  
 October 13<sup>th</sup>  
 November 10<sup>th</sup>  
 December 8<sup>th</sup>

### 2025 Standing Committees

Public Works	Finance	Personnel	Public Property
January 2 <sup>nd</sup>	January 7 <sup>th</sup>	January 21st	January 2 <sup>nd</sup>
February 6 <sup>th</sup>	February 4 <sup>th</sup>	February 18 <sup>th</sup>	February 6 <sup>th</sup>
March 6 <sup>th</sup>	March 4 <sup>th</sup>	March 18 <sup>th</sup>	March 6 <sup>th</sup>
April 3 <sup>rd</sup>	April 1 <sup>st</sup>	April 15 <sup>th</sup>	April 3 <sup>rd</sup>
May 1st	May 6 <sup>th</sup>	May 20th	May 1 <sup>st</sup>
June 5 <sup>th</sup>	June 3 <sup>rd</sup>	June 17 <sup>th</sup>	June 5 <sup>th</sup>
July 3rd	July 1st	July 15 <sup>th</sup>	July 3 <sup>rd</sup>
August 7th	August 5 <sup>th</sup>	August 19 <sup>th</sup>	August 7 <sup>th</sup>
September 4 <sup>th</sup>	September 2nd	September 16 <sup>th</sup>	September 4 <sup>th</sup>
October 2nd	October 7th	October 21st	October 2nd
November 6 <sup>th</sup>	November 4 <sup>th</sup>	November 18th	November 6 <sup>th</sup>
December 4 <sup>th</sup>	December 2 <sup>nd</sup>	December 16 <sup>th</sup>	December 4 <sup>th</sup>

**Public Works Committee (1<sup>st</sup> Thursday of the month at 5:30 p.m.)**

**Finance Committee (1<sup>st</sup> Tuesday of the month at 5:00 p.m.)**

**Personnel Committee (3<sup>rd</sup> Tuesday of the month at 4:30 p.m.)**

**Public Property Committee (1<sup>st</sup> Thursday of the month at 6:00 p.m.)**

**2025 Plan Commission (4<sup>th</sup> Thursday of the month at 6:30 p.m.)**

January 23rd  
February 27th  
March 27th  
April 24th  
May 22nd  
June 26th  
July 24th  
August 28th  
September 25th  
October 23rd  
November 20th  
December 18th

**2025 Election Dates:**

Spring Primary (tentative)

Spring Municipal Election/Presidential Preference Primary –

Tuesday, February 18, 2025

Tuesday, April 1, 2025

DRAFT

**2025 Monthly Department Head Meetings (3<sup>rd</sup> Wednesday of the month at 9:00 a.m.)**

January 18th  
February 15th  
March 15th  
April 19th  
May 17th  
June 21st  
July 19th  
August 16th  
September 20th  
October 18th  
November 15th  
December 20th

**2025 Monthly Staff Reports (due to first Thursday of the month)**

January 5th  
February 2nd  
March 2nd  
April 6th  
May 4th  
June 1st  
July 6th  
August 3rd  
September 7th  
October 5th  
November 2nd  
December 7th

<b>APPROVAL</b>	<b>REQUEST FOR COUNCIL ACTION</b>	<b>MEETING DATE December 9, 2024</b>
<b>REPORTS &amp; RECOMMENDATIONS</b>	<b>Review and approve playground equipment purchase for Haney Park</b>	<b>ITEM NUMBER 8.h</b>

**BACKGROUND**

Public Works is seeking approval of a proposal to replace the playground equipment for Haney Park, located behind the ballfield off of First Street.



Staff received proposals from Burke and Little Tikes, but the Burke options were all lower cost, and the previous equipment purchase for Father Marquette Park was well received by staff – the installation was efficient, they were on target and easy to work with, so staff is enthusiastic about acquiring more Burke product.

To that end, staff received three options for replacing the above equipment (attached). The price points for each are as follows:

<b>BCI Burke Options (via Lee Recreation LLC)</b>	<b>Price (with school discount and assembly/installation)</b>
Option 1 – 32’ x 28’, 7 play events, 31 users	\$20,217.00
Option 2 – 26’ x 29’, 5 play events, 23 users	\$18,562.00
Option 3 – 26’ x 30’, 7 play events, 33 users	\$20,555.00

Staff recommends Option 1, as that provides the most potential different types of activities and seems like more operational capacity for play.

**ANALYSIS**

Staff believes an upgrade to this playground benefits this park as well as the park on Sheldon/Miller streets; the equipment at Haney Park can be disassembled and then used as spare parts for repairs of the equipment at the

other park until the equipment there can be replaced. Staff does not anticipate doing work at that park in the near-term, but the spare parts can at least improve the conditions in the short-term.

Staff is aware of equipment needs at Memorial-Kiewig Park, but we believe that park should have more robust attention as a larger scale facility. A more specific planning effort is needed there.

**BOARD/COMMITTEE/COMMISSION RECOMMENDATION**

Public Works reviewed this proposal at their December 5<sup>th</sup> meeting and agreed with the staff recommendation, forwarding Option 1 for approval to Common Council

**FISCAL NOTE**

Funding is included in the Parks budget for 2024. The purchase will be authorized with a carryover of funds as obligated.

**STAFF RECOMMENDATION**

Staff recommends approval.

**IF APPROVED, NEXT STEPS**

Staff contacts Lee Recreation LLC to schedule purchase, delivery, and then installation in the spring.

**RECOMMENDED MOTION**

“I move we approve Burke Option 1 for replacing playground equipment at Haney Park for \$20,217.”

Administration: HE/Public Works: NS

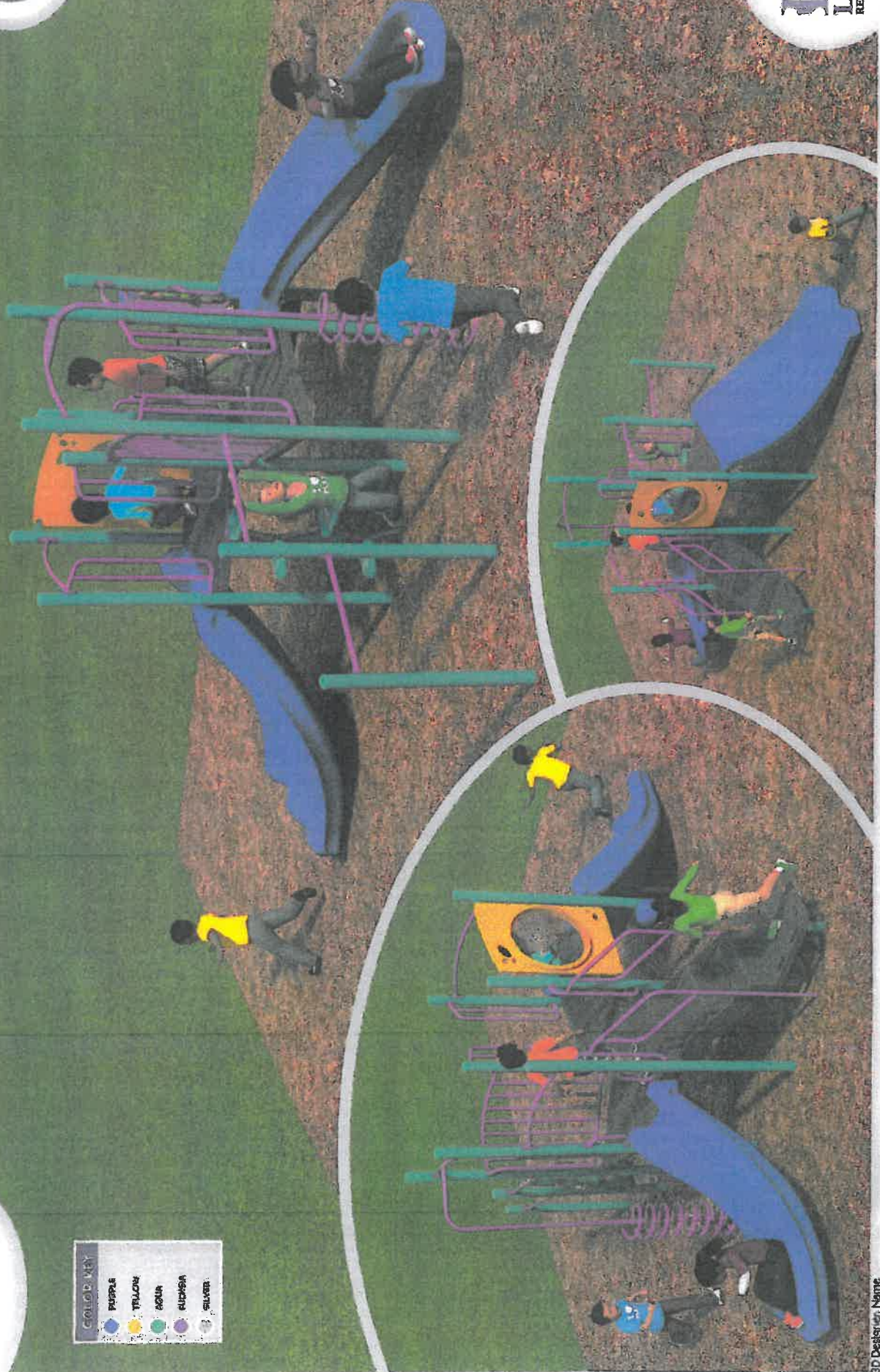


KEWAUNEE PARKS OPTION 1

PROPOSAL #: 142-191662-1

MADE IN  
WISCONSIN

COLOR KEY	
	PURPLE
	YELLOW
	GREEN
	BLUE
	SILVER



**TR**  
**LEE**  
RECREATION LLC



# LEE RECREATION, LLC

*Providing Fun Across Wisconsin Since 1995*

DATE: Oct. 2, 2024

TO: City of Kewaunee  
ATTN: Scott Krall  
401 Fifth St.  
Kewaunee, WI 54216

FROM: Megan Lee Cunningham  
RE: Playground Proposal #142-191662-1 OPTION 1

**BCI BURKE "Play That Moves You"**

Playground Proposal #142-191662-1  
7 Play Events for an estimated 31 users ages 2-12  
Minimum Area Needed: 32' X 28'

1-#SYNERGY Synergy Modular Structure \$17,317.00  
DECKS: 1-Square, 1-Trapezoid, 1-Triangle  
SLIDES: Luge Double Slide @ 48" Deck Ht., Monaco Curved Slide @ 40" Deck Ht.  
CLIMBERS: Transfer Station, Coil Climber, Leaf Climber  
UPPER BODY: 2 Chinning-Turning Bars  
PLAY ACTIVITY PANELS: Bubble Window Panel, Pipe Wall

Subtotal Equipment	\$17,317.00
School Discount	(\$2,600.00)
Assembly/Installation	\$ 5,000.00
Freight	\$ 500.00
<b>TOTAL</b>	<b>\$20,217.00</b>

**OPTIONAL:**  
30-4' L. Black Plastic Border Timbers @ \$45 ea. = \$1,350.00

Quote Accepted by: \_\_\_\_\_ Date: \_\_\_\_\_

**Terms: Net 20**  
**Site Preparation, Marking of all Private Lines, Resilient Surfacing & Site Restoration is the responsibility of the customer**  
**Lead time: 8 Weeks Upon Receipt of Order**  
**Quote Effective: Until 12-20-2024**

KEWAUNEE PARKS OPTION 2

PROPOSAL #: 142-191663-1

Model 24  
 WTS  
 CON  
 SIN



COLOR KEY	
<span style="color: purple;">●</span>	PURPLE
<span style="color: green;">●</span>	GREEN
<span style="color: yellow;">●</span>	YELLOW
<span style="color: blue;">●</span>	BLUE
<span style="color: grey;">■</span>	GRAY/BLACK



# LR LEE RECREATION, LLC

*Providing Fun Across Wisconsin Since 1995*

DATE: Oct. 2, 2024

TO: City of Kewaunee  
ATTN: Scott Krall  
401 Fifth St.  
Kewaunee, WI 54216

FROM: Megan Lee Cunningham  
RE: **Playground Proposal #142-191663-1 OPTION 2**

**BCI BURKE "Play That Moves You"**

Playground Proposal #142-191663-1  
5 Play Events for an estimated 23 users ages 2-12  
Minimum Area Needed: 26' x 29'

1-#SYNERGY Synergy Modular Structure \$15,362.00  
DECKS: 1-Square, 1-Trapezoid  
SLIDES: Rock 'n Roll Slide @ 48" Deck Ht., Luge Double Slide @ 56" Deck Ht.  
CLIMBERS: Transfer Station, Centipede Climber  
ROOF: Niso Roof  
PLAY ACTIVITY PANELS: Drum Crescent Panel, Pipe Wall, Piston panel

Subtotal Equipment	\$15,362.00
School Discount	(\$2,300.00)
Assembly/Installation	\$ 5,000.00
Freight	\$ 500.00
<b>TOTAL</b>	<b>\$18,562.00</b>

**OPTIONAL:**  
28-4' L. Black Plastic Border Timbers @ \$45 ea. = \$1,260.00

Quote Accepted by: \_\_\_\_\_ Date: \_\_\_\_\_

**Terms: Net 20**  
**Site Preparation, Marking of all Private Lines, Resilient Surfacing & Site Restoration is the responsibility of the customer**  
**Lead time: 8 Weeks Upon Receipt of Order**  
**Quote Effective: Until 12-20-2024**

PROPOSAL #: 142-191664-1

MADE WITH WTS CON SIGN

# KEWAUNEE PARKS OPTION 3

**Burke!**  
PLAY THAT MOVES YOU  
burkeusa.com • 800.463.4300



COLOR KEY	
<span style="color: yellow;">●</span>	YELLOW
<span style="color: green;">●</span>	GREEN
<span style="color: blue;">●</span>	BLUE
<span style="color: orange;">●</span>	ORANGE
<span style="color: black;">●</span>	BLACK

**LEE**  
RECREATION LLC

3D Designer: Karen



# LEE RECREATION, LLC

*Providing Fun Across Wisconsin Since 1995*

DATE: Oct. 2, 2024

TO: City of Kewaunee  
ATTN: Scott Krall  
401 Fifth St.  
Kewaunee, WI 54216

FROM: Megan Lee Cunningham  
RE: Playground Proposal #142-191664-1 OPTION 3

## BCI BURKE "Play That Moves You"

Playground Proposal #142-191664-1

7 Play Events for an estimated 33 users ages 2-12

Minimum Area Needed: 26' x 30'

1-#SYNERGY	Synergy Modular Structure	\$17,655.00
DECKS:	2-Square	
SLIDES:	Velo Straight Slide @ 64" Deck Ht., Monaco Curved Slide @ 40" Deck Ht.	
CLIMBERS:	24" Stairs with Barriers, Transfer Station, Tree Branch Climber, Formis ladder 64	
PLAY ACTIVITY PANELS:	Bench, Flower Spinner, Piston Panel	
	Subtotal Equipment	\$17,655.00
	School Discount	(\$2,600.00)
	Assembly/Installation	\$ 5,000.00
	Freight	\$ 500.00
	<b>TOTAL</b>	<b>\$20,555.00</b>

### OPTIONAL:

28-4' L. Black Plastic Border Timbers @ \$45 ea. = \$1,260.00

Quote Accepted by: \_\_\_\_\_ Date: \_\_\_\_\_

Terms: Net 20

Site Preparation, Marking of all Private Lines, Resilient Surfacing & Site Restoration is the responsibility of the customer

Lead time: 8 Weeks Upon Receipt of Order

Quote Effective: **Until 12-20-2024**

<b>APPROVAL</b>	<b>REQUEST FOR COUNCIL ACTION</b>	<b>MEETING DATE December 9, 2024</b>
<b>REPORTS &amp; RECOMMENDATIONS</b>	<b>Review and consider acquisition of used docks from Reef Point Marina</b>	<b>ITEM NUMBER 8.i</b>

**BACKGROUND**

*NOTE: Staff is anticipating a 5-year plan from Pier & Waterfront Solutions to consider as part of this discussion. We hope to have it for the meeting.*

Staff has been working with Pier & Waterfront Solutions (PWS) of Sturgeon Bay for many years in attempts to keep the Marina docks operation. As Council is aware, the docks in the Marina are approaching 40 years of age, well past their replacement point, and require lots of jerry-rigging to keep them in usable shape. Some of the slip docks have been removed because they no longer float, and in addition the water level has dropped which means the docks nearest the shore are essentially unusable. The docking system itself makes it more difficult to maintain, as the steel frames essentially sit in the water, thus making them more susceptible to twisting and breaking of the multiple (repeated) weld joints.

The current situation contributes to a decline in usage as boaters find alternatives to Kewaunee in Algoma, Two Rivers, Sturgeon Bay, or points north or south.

With this in mind, PWS contacted staff with an offer; they have been contracted with removing the existing docks at the Reef Point Marina in Racine. The docking available is sufficient to replace all of the main docks and slip docks in the Marina. PWS has suggested that they could take possession of and store the docking systems and then install them in the Marina; they have also provided a proposal to engage in retrofits of these docks, as the surfacing is showing wear and should be replaced. The overall proposal includes the following:

- (1) Supply used floating piers (galvanized steel frames, wood decking, plastic float drums, cleats)
- (2) Remove existing docks and install used docks
- (3) Remove existing decking, rubrail, fascia, and replace with new product

The above does not include utilities, which means the City would have to address replacement of electrical pedestals. For a 100-slip operation, we use 1 pedestal per slip dock, which is \$1,600 for each new pedestal plus cost for installation. So it'll run another \$80,000 for pedestals plus installation including all electrical connections. The plumbing would also have to be addressed with the installation of electrical.

The PWS proposal I have attached was a preliminary for discussion with the Public Property Committee. It includes two sets of estimates, one which includes replacements of all docks, and one that replaces only docks D and E. These cost estimates were listed as follows:

Options	Delivery	Remove/Install	Refurbish	Total Cost (all)	Delivery/Remove/ Install only
1	\$239,200.00	\$455,146.30	\$247,257.00	\$936,603.30	\$481,457.00
2	\$155,600.00	\$165,205.00	\$298,826.93	\$619,631.93	\$320,805.00

PWS provided the lesser Option as a fallback since the Marina is currently operating at 60% capacity and therefore replacing the larger two docks would be a priority, and also that the idea of replacing the docks would provide a visual cue of forward momentum for the Marina.

For those not at the Public Property meeting, the key difference with the used docks is the system includes floaters that essentially keep the steel frame out of the water, so the docks are floating on the water rather than partly submerged. This should significantly extend the life of the frames; the maintenance of the surfacing and other equipment.

What PWS is looking for right now is a commitment from the City to acquire the docks. We would have to work out the process to replace the docks which at minimum is \$320,805 or \$481,457 for delivery, removal of old, and installation of the used docks, with refurbishing to be done over time. We would also have to cost adjust for installation of plumbing and electrical and get cost estimates; the Marina Manager had received previous cost estimates for portions of the replacements (see also attached) which are partial and probably outdated, but they give a ballpark idea of . But right now, the commitment is that we want to take possession of the docks as proposed by PWS.

### **ANALYSIS**

As noted, maintaining the existing docks is a constant round of jerry-rigging. It's demoralizing for staff and it doesn't do much to promote the viability of the Marina to present and (hoped-for) future customers and slip holders. The proposed system is the next best thing to new docks we're likely to find, and PWS has stated that the used docks under consideration are a floating system that should be much easier to maintain and the framing should last for years.

It should also be noted that PWS is preparing a 5-year plan for consideration. That plan includes a proposal on how to do this work over time rather than trying to do it all at once. That should (hopefully) be available by Monday's meeting.

### **BOARD/COMMITTEE/COMMISSION RECOMMENDATION**

Public Property Committee discussed these proposals and recommended that the Council affirm commitment to acquiring the docks. That would enable PWS to have docks for which the City will pay.

### **FISCAL NOTE**

We will need to discuss how to do this. Ald. Blaha suggested a revenue bond from the Marina, but frankly I'm not sure how we address that. Maybe a GO bond, or other measure is needed..

### **STAFF RECOMMENDATION**

Staff recommends commitment to acquiring docks. The payment we can figure out.

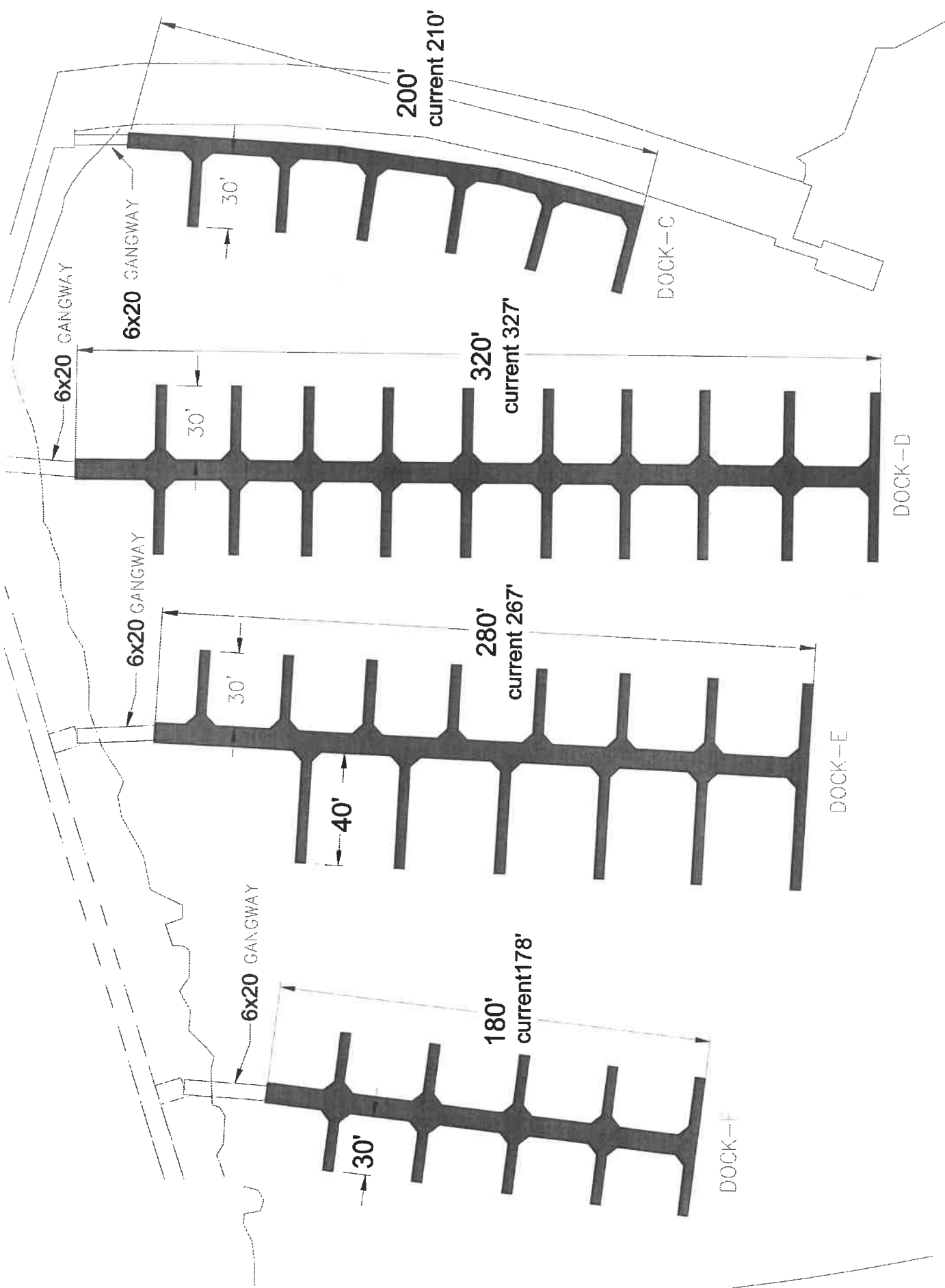
### **IF APPROVED, NEXT STEPS**

Staff consults with our financial advisers on how to proceed.

### **RECOMMENDED MOTION**

At the discretion of Council.

Administration: HE/Marina: AK/Public Works: NS

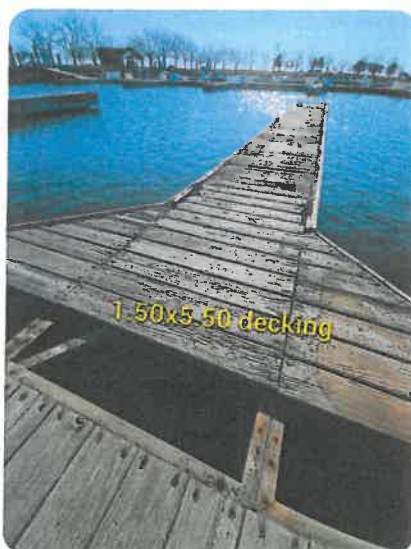
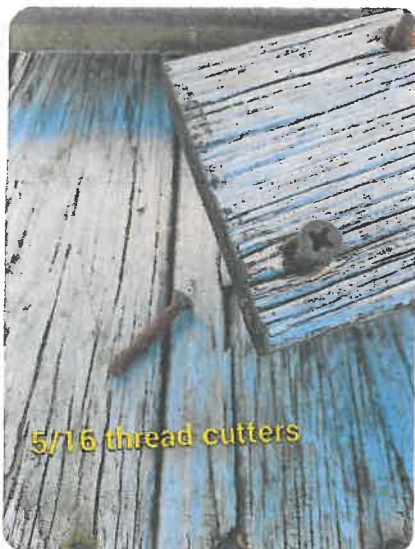




# Replacement of D and E dock.

## Current proposal includes the following

- 600' of 8'wide main walk
- 28 finger docks 3ft x 30ft
- 6 finger docks 4ft x 40ft
- 2 rolling gangways 6'x20'





### Options

- More dock is available upon request
- option to completely strip and add new decking, rub rail, and corner bumpers.
- Payment terms



# Pier & Waterfront Solutions LLC

7325 State Hwy 42 - 57  
Sturgeon Bay, WI 54235

www.wisconsinpws.com

Date	Estimate #	Rep
12/5/2024	4204	DK

Name / Address
City of Kewaunee Attn: Augie Kinjerski 401 Fifth St Kewaunee, WI 54216

Site Address
Kewaunee Marina

Item	Description	Qty	MPN	Total	
	<b>Docks C D E &amp; F = Estimate does not included utilities work</b>				
	Supply used floating piers from Reef Point Marina = Galvanized steel frames, wood decking, plastic float drums, cleats. 980' of main walk 8' wide, 44 fingers 3' wide x 30' long and 6 fingers 4' wide x 40' long, two gangways 6' x 20' Corner walks on all fingers				
	Supply and deliver used piers to Kewaunee marina = <b>\$239,200.00</b>				
Delivery/Pick Up - ...	Labor at shop/on site to load/unload and/or deliver product(s)	0		0.00	
Used product sale	Customer purchase of used piers as described above	0		0.00	
Used product sale	Customer purchase of used corner walks	0		0.00	
	Remove existing decking, rubrail, fascia and replace with new product. Inspect and replace floats and cleats as needed = <b>\$455,146.30</b>				
Shop Repair	Labor to remove old decking and replace with new decking and hardware in PWS shop	0		0.00	
Shop Repair	Labor to remove fascia, rubrail and redeck corner walks in PWS shop	0		0.00	
Misc. Charge	Dumpster costs	0		0.00	
Hardware / Materials	Decking hardware	0		0.00	
Hardware / Materials	2x6 treated decking lumber	0		0.00	
PWSFFASCIA Fas...	Fascia 2' x 8" (per foot)	0	PWSFFASCIA	0.00	
PWSFCB Corner B...	Corner Bumper (each)	0	PWSFCB	0.00	
PWSFRR Rub Rail...	Rub Rail (per foot)	0	PWSFRR	0.00	
Delivery/Pick Up - ...	Labor at shop/on site to load/unload and/or deliver product(s) to Marina	0		0.00	
	Remove existing docks and install used Reef Marine docks = <b>\$242,257.00</b>				
Removal Small Bar...	Labor to remove existing with barge	0	Small Barge	0.00	
Delivery/Pick Up - ...	Labor at on site to load, deliver old dock(s) to landfill and unload	0		0.00	
Misc. Charge	Dumpster cost allowance of \$25,000 = <b>Final bill to be per actual cost</b>	0		0.00	
Install Small Barge ...	Labor to install used piers with barge	0	Small Barge	0.00	
Hardware / Materials	Concrete blocks to hold piers	0		0.00	
Chain 3/8 Grade	Chain 3/8 Grade 70 Zinc Coated Ln Ft	0		0.00	
Hardware / Materials	Miscellaneous chain connectors	0		0.00	
Install Small Barge ...	Labor to insall blocks with small barge	0	Small Barge	0.00	
Delivery/Pick Up - ...	Labor at shop/on site to load/unload and/or deliver concrete blocks	0		0.00	
Trip Charge	Trip Charge	0		0.00	
Feel free to call me with any questions. 920-905-2588 Dave				<b>Subtotal</b>	<b>\$0.00</b>
"Current market conditions have caused delivery disruptions and frequent price increases. This estimate is submitted based on current pricing and availability.				<b>Sales Tax (5.5%)</b>	<b>\$0.00</b>
Prices are subject to change without prior notice."				<b>Total</b>	<b>\$0.00</b>





# Pier & Waterfront Solutions LLC

7325 State Hwy 42 - 57  
Sturgeon Bay, WI 54235

www.wisconsinpws.com

Date	Estimate #	Rep
12/5/2024	4206	DK

Name / Address
City of Kewaunee Attn: Augie Kinjerski 401 Fifth St Kewaunee, WI 54216

Site Address
Kewaunee Marina

Item	Description	Qty	MPN	Total
	<b>Docks D &amp; E = Estimate does not included utilities work</b>			
	Supply used floating piers from Reef Point Marina = Galvanized steel frames, wood decking, plastic float drums, cleats. 600' of main walk 8' wide, 28 fingers 3' wide x 30' long and 6 fingers 4' wide x 40' long, two gangways 6' x 20' Corner walks on all fingers			
	Supply and deliver used piers to Kewaunee marina = <b>\$155,600.00</b>			
Delivery/Pick Up - ...	Labor at shop/on site to load/unload and/or deliver product(s)	0		0.00
Used product sale	Customer purchase of used piers as described above	0		0.00
Used product sale	Customer purchase of used corner walks	0		0.00
	Remove existing decking, rubrail, fascia and replace with new product. Inspect and replace floats and cleats as needed = <b>\$298,826.93</b>			
Shop Repair	Labor to remove old decking and replace with new decking and hardware in PWS shop	0		0.00
Shop Repair	Labor to remove fascia, rubrail and redeck corner walks in PWS shop	0		0.00
Misc. Charge	Dumpster costs	0		0.00
Hardware / Materials	Decking hardware	0		0.00
Hardware / Materials	2x6 treated decking lumber	0		0.00
PWSFFASCIA Fas...	Fascia 2' x 8" (per foot)	0	PWSFFASCIA	0.00
PWSFCB Corner B...	Corner Bumper (each)	0	PWSFCB	0.00
PWSFRR.Rub Rail...	Rub Rail (per foot)	0	PWSFRR	0.00
Delivery/Pick Up - ...	Labor at shop/on site to load/unload and/or deliver product(s) to Marina	0		0.00
	Remove existing docks and install used Reef Marine docks = <b>\$165,205.00</b>			
Removal Small Bar...	Labor to remove existing with barge	0	Small Barge	0.00
Delivery/Pick Up - ...	Labor at on site to load, deliver old dock(s) to landfill and unload	0		0.00
Misc. Charge	Dumpster cost allowance of \$15,000 = Final bill to be per actual cost	0		0.00
Install Small Barge ...	Labor to install used piers with barge	0	Small Barge	0.00
Hardware / Materials	Concrete blocks to hold piers	0		0.00
Chain 3/8 Grade	Chain 3/8 Grade 70 Zinc Coated Ln Ft	0		0.00
Hardware / Materials	Miscellaneous chain connectors	0		0.00
Install Small Barge ...	Labor to insall blocks with small barge	0	Small Barge	0.00
Delivery/Pick Up - ...	Labor at shop/on site to load/unload and/or deliver concrete blocks	0		0.00
Trip Charge	Trip Charge	0		0.00

Feel free to call me with any questions. 920-905-2588 Dave	<b>Subtotal</b>	<b>\$0.00</b>
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"Current market conditions have caused delivery disruptions and frequent price increases. This estimate is submitted based on current pricing and availability.	<b>Sales Tax (5.5%)</b>	<b>\$0.00</b>
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Prices are subject to change without prior notice."	<b>Total</b>	<b>\$0.00</b>
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### EATON – Lighthouse Power Pedestal, 50A/30A, 50A/30A, 20A

★★★★★ (2)

# \$1,599.99

In stock online.

**Only 1 in stock!**

-	1	+
---	---	---

Add To Cart

 [Find in Store](#)  [Add to My List](#)

Model # 17709924 | Mfg # LDU24XX24XX210S

Mouse Over to Zoom  
Click to Enlarge



## SPECS

## PRODUCT OVERVIEW

## ADVICE

## REVIEWS

## PRODUCT Q & A

### Specs

#### Lighthouse Power Pedestal, 50A/30A, 50A/30A, 20A

Amperage	Maximum 250 Amps
Length	44 Inches
Type	Dockside Power
Voltage	100-240 Volts
Warranty Details	One Year Five Years on the Housing

### Product Overview

**Eaton's very popular Lighthouse Power Pedestal is designed for commercial or residential marinas.**

This popular shore power pedestal is meant for the average commercial or residential marina and has over 150,000 units installed worldwide. Eaton's Lighthouse is recognized for its practicality and exceptional durability.

Removable head is perfect for protection of equipment during strong storms or on flood-prone fixed docks. Thermo-magnetic overcurrent protection breakers included. Lots of options available for metering, lighting, communication and electrical connections.

#### Includes

- Two (2) 30A, 125V shore power receptacles
- Two (2) 50A, 125/250V shore power receptacles
- One (1) 20A, 125V GFCI-protected duplex receptacle
- Dual water with 1/4 turn ball valves and 3/4" hose bibs
- Photocell-controlled LED lighting with 360° amber lens

#### Key Features

- White heavy resin housing with UV-resistant acrylic polymer coating
- Lockable weatherproof doors
- Dual hose and cable brackets
- Copper bus
- Hingeless base providing easy access to bus bar
- Removable head for protection of equipment
- Eaton circuit breaker protection for all receptacles and lighting
- Dimensions: 44"H x 13 11/16"W x 13 3/4"D
- Approvals: ANSI/UL 231, NFPA 303 DTD, UL/cUL Listed , NEMA 3R rating
- Meets electrical code requirement for shore power access

#### Advice

The West Advisor articles have answered boaters' questions and provided solutions to boating problems for more than 20 years. West Marine has compiled one of the Web's most comprehensive collections of technical boating information articles.


#### Related West Advisor Articles

- [DIY Shore Power](#)

#### Reviews

### Review Snapshot by PowerReviews

5 2 Reviews [Write a Review](#)

 **100%** of respondents would recommend this to a friend

#### Ratings Distribution

5 Stars	2
4 Stars	0
3 Stars	0
2 Stars	0
1 Star	0



<b>APPROVAL</b>	<b>REQUEST FOR COUNCIL ACTION</b>	<b>MEETING DATE December 9, 2024</b>
<b>REPORTS &amp; RECOMMENDATIONS</b>	<b>Review and select roofing replacement proposal for Marina buildings</b>	<b>ITEM NUMBER 8.j</b>

**BACKGROUND**

Continuing our run through Marina improvement projects, staff has received numerous proposals for both roofing and flooring replacements (Flooring is the subject of the next item). The roofing on several of the Marina buildings is typical asphalt shingles and they are not in good shape, or could use a life extension. This applies particularly to the Marina main buildings, but also the fish cleaning station and fuel dock shed. The pavilion, launch fish cleaning station, and campground are in reasonable shape so they have been excluded for now.

The proposals all involve placing standing seam steel systems over the existing shingles, which will essentially become a “backup” roof in case of any issues. The various contractors provide for some sort of warranty to the materials and to workmanship.

Staff received four proposals as follows:

<b>Proposer</b>	<b>Marina Building</b>	<b>Fish Cleaning Station</b>	<b>Fuel Dock Shed</b>	<b>Pavilion</b>	<b>Total</b>
Delahaut	\$22,463	\$5,500		\$8,548	\$36,511
Glen Schlies	\$14,675 or \$20,650	\$1,860 or \$2865	\$825 or \$1,165		\$17,360 or \$24,680
SNP	\$11,705	\$2,954	\$1,233		\$15,892
VBS	\$5,208	\$1,490		\$2,098	\$8,796

Two of the providers included the pavilion rather than the fuel dock shed. The Glen Schlies proposal gives two options for materials (ribbed metal vs. metal standing seam) which reflects the two separate sets of prices. The Delahaut proposal included no specifications.

**ANALYSIS**

Peering under the hood, the review indicates as follows:

- (1) As noted, Delahaut gives no specifications or warranty and should not be considered.
- (2) The VBS proposal is the lowest bidder, but careful review of their proposal indicates that this is for supply of materials and does not state “installation” anywhere.
- (3) The most complete proposal is the SNP, and Public Works staff have worked with them on other projects around the City.

**BOARD/COMMITTEE/COMMISSION RECOMMENDATION**

Public Property Committee discussed these proposals and recommended that the Council approve the SNP proposal.

**FISCAL NOTE**

This project is included in the 2025-2029 CIP and is in the 2025 Capital Improvements Budget. Regardless of timing, it should be covered under the CIP Fund.

**STAFF RECOMMENDATION**

Staff recommends approval of the SNP proposal in the amount of \$15,892.



**IF APPROVED, NEXT STEPS**

Staff signs the proposal and contacts the contractor to schedule the work.

**RECOMMENDED MOTION**

“I move we approve the Marina roofing replacement proposal from SNP in the amount of \$15,892.”

Administration: HE/Marina: AK/Public Works: NS/Clerk/Treasurer: AVV

SNP Construction LLC  
PO Box 255  
Kewaunee, WI 54216 USA  
+19203042277  
bcpribek@gmail.com

# Estimate

ADDRESS  
City of Kewaunee  
401 5th Street  
Kewaunee, WI 54216-5000

ESTIMATE #      DATE  
1073              10/16/2024

QTY	DESCRIPTION	AMOUNT
1	Install new steel panels on roof of main office of Marina. Install 29 gauge steel panels over the top of existing shingle roof. Steel panels installed with wood grip screws. Steel panels have a 40 year Valspar warranty. New trims at eaves, rakes, & ridge. Price includes materials, labor, & disposal of any waste.	11,705.00
1	Install new steel panels on roof of fish cleaning station of Marina Install 29 gauge steel panels over the top of existing shingle roof. Steel panels installed with wood grip screws. Steel panels have a 40 year Valspar warranty. New trims at eaves, rakes, & ridge. Price includes materials, labor, & disposal of any waste.	2,954.00
1	Install new steel panels on roof of fuel dock of Marina Install 29 gauge steel panels over the top of existing shingle roof. Steel panels installed with wood grip screws. Steel panels have a 40 year Valspar warranty. New trims at eaves, rakes, & ridge. Price includes materials, labor, & disposal of any waste.	1,233.00
	10% down payment to be put on the schedule	
	50% payment to start project	
	40% final once project is complete	
	<b>SUBTOTAL</b>	15,892.00
	<b>TAX</b>	0.00
	<b>TOTAL</b>	<b>\$15,892.00</b>

Accepted By

Accepted Date





2500 Tower Drive  
Kaukauna, WI. 54130

Phone: 920-766-0271  
Fax: 920-766-0571

www.valleybuildingsystems.com

**PROPOSAL**

Name Fish Cleaning Station

Date: 10/8/2024

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

We hereby submit specifications and estimates for:

Supply the following steel panels, trims & accessories:

22 - 9' - 8" long G60 Classic Rib steel panels

22 - Inside Closures

2 - Rolls of Profile Vent

4 - 14" Ridge Cap x 10'-6" long

7 - Gutter Apron x 10'-6" long

1 - 3" Pipe Flashing

4 - Rake Trims x 10'-6" long

1 - Bag of 2" screws

3 - Bags of 1 1/2" screws

Total for materials listed above delivered = \$1,490.00

We Propose hereby to furnish material and labor - complete in accordance with specifications above, for the sum of:

Payment to be made as follows: \_\_\_\_\_ dollars \$ **1,490.00**

Invoiced upon delivery

All Material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from specifications above involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

VBS Rep. Signature Tim Steffes

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

Acceptance of Proposal - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above

Date of Acceptance: \_\_\_\_\_

Customer Signature: \_\_\_\_\_





2500 Tower Drive  
Kaukauna, WI. 54130

Phone: 920-766-0271  
Fax: 920-766-0571

www.valleybuildingsystems.com

**PROPOSAL**

Name: Wheel House Date: 10/8/2024  
Address: \_\_\_\_\_ Phone: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

We hereby submit specifications and estimates for.

Supply the following steel panels, trims & accessories:

25 - 14' - 3" long G60 Classic Rib steel panels

25 - Inside Closures

2 - Rolls of Profile Vent

4 - 14" Ridge Cap x 10'-6" long

8 - Gutter Apron x 10'-6" long

4 - Rake Trims x 16'-6" long

1 - Bag of 2" screws

4 - Bags of 1 1/2" screws

Total for materials listed above delivered = \$2,098.00

**We Propose hereby to furnish material and labor - complete in accordance with specifications above, for the sum of:**

Payment to be made as follows: \_\_\_\_\_ dollars \$ **2,098.00**

**Invoiced upon delivery**

All Material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from specifications above involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

VBS Rep  
Signature Tim Steffes

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

Acceptance of Proposal - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Date of Acceptance: \_\_\_\_\_

Customer  
Signature: \_\_\_\_\_







Custom Concrete Flatwork  
5954 Cty Rd T • Denmark, WI 54208 • Phone (920) 655-4244

PROPOSAL <input checked="" type="checkbox"/>	BILL <input type="checkbox"/>	DATE 10-12-24
JOB ADDRESS <u>Keweenaw Dunes 123 N Duna St Keweenaw</u>		
Notice all bills not paid within 30 days are subject to 1 1/2% interest.		
<u>NEW steel Roof for Porch</u>		COST
Basement floor will include 6" of stone, sump pit and tile. Concrete will be 4" thick and 5 bag mix. Size _____		
Garage floors, driveways and other outside concrete will have a tamped sand base and 1/2" rod reinforcing concrete will be 4" thick and 5 bag mix. Garage Size <u>Main Office</u>		<u>22,463.00</u>
Driveway Size <u>Fire Cleaning Station</u>		<u>5,500.00</u>
Porch Size <u>Wheel base - Porch</u>		<u>8,548.00</u>
Patio Size _____		
Sidewalks _____		
Extras: <u>Not Responsible for cabin wires and other wires not being laid. Email for Re installation</u>		
<u>Price includes new steel Roofing and all materials and labor</u>		
TOTAL COST		<u>36,511.00</u>

**Please Note:**

Due to Wisconsin's Climate which includes freezing and thawing cycles and the use of salt on our roads, DELAHAUT cannot and will not be held responsible for cracking, peeling, popping or chalking of concrete.

Your work is greatly appreciated, *Thank You!*



5954 Cty Rd T • Denmark, WI 54208

Glen Schlies Builders LLC  
 E1441 Reckelberg Rd  
 Kewaunee, WI 54216 US  
 920-422-0624  
 schliesbuilders@aol.com

# Estimate

ADDRESS  
 City of Kewaunee

ESTIMATE #	DATE	EXPIRATION DATE
1001	10/16/2024	04/01/2025

SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
09 Roof Flashing	over 1x4 sleepers	1	1,010.00	1,010.00
09 Roof Flashing	Install Standing seam Metal roofing over existing shingles with 1x4 sleepers	1	1,550.00	1,550.00
09 Roof Flashing	Install ribbed metal roofing over existing shingles over 1x4 sleepers On Marina Office Building	1	14,675.00	14,675.00
09 Roof Flashing	Install metal standing seam roofing over existing shingles over 1x4 sleepers on Marina office building.	1	20,650.00	20,650.00
09 Roof Flashing	Install ribbed metal roofing over existing shingles over 1x4 sleepers on fish cleaning station	1	1,860.00	1,860.00
09 Roof Flashing	Install standing seam metal roofing over existing shingles over 1x4 sleepers on fish cleaning station	1	2,865.00	2,865.00
09 Roof Flashing	Install ribbed metal roofing over existing shingles over 1x4 sleepers on storage building	1	825.00	825.00
09 Roof Flashing	install standing seam metal roofing over existing shingles over 1x4 sleepers on storage building	1	1,165.00	1,165.00
23 Floor Coverings	Install new mosaic tile on campground shower stalls (4) and grout	1	2,800.00	2,800.00
23 Floor Coverings	Remove and install new vinyl plank flooring (United weavers Hamilton Chic, Menards) over new pad in marina office rooms	1	4,850.00	4,850.00
<b>TOTAL</b>				<b>\$52,250.00</b>

Accepted By

Accepted Date



<b>APPROVAL</b>	<b>REQUEST FOR COUNCIL ACTION</b>	<b>MEETING DATE December 9, 2024</b>
<b>REPORTS &amp; RECOMMENDATIONS</b>	<b>Review and select flooring replacement proposal for Marina buildings</b>	<b>ITEM NUMBER 8.k</b>

**BACKGROUND**

Continuing our run through Marina improvement projects, staff has received numerous proposals for both roofing and flooring replacements (Roofing was the subject of the last item). The flooring in various Marina buildings is in need of replacement as it is showing wear and tear. The campground bathroom, in particular, is becoming hazardous as it is (1) separating from the drain and (2) is slippery. Staff requested proposals from various contractors and received the following:

<b>Proposer</b>	<b>Campground Bathrooms</b>	<b>Marina Office</b>	<b>Small Slab outside</b>	<b>Lounge</b>	<b>Total</b>
Legacy	\$3,250	\$3,750	\$320	\$1,800	\$9,120
N.E.W. Coatings	\$2,485	\$3,018		\$1,638	\$7,141
Glen Schlies	\$2,800	\$4,850		w/office	\$7,650

Legacy has done work with the City over the years. They provide a lifetime warranty on their work. Their proposal includes specifically the campground bathroom with the others listed as “additional options”.

This work is not specifically addressed in the 2025-2029 CIP or in the 2025 Capital Improvement Budget, but the budget does include enough funding to address the flooring along with the roofing in the last item.

**ANALYSIS**

There appears to be very little difference in the Legacy and N.E.W. Coatings proposals, except that the lifetime warranty and guarantees make the Legacy proposal more attractive, and work the additional money to ensure that the work is guaranteed.

**BOARD/COMMITTEE/COMMISSION RECOMMENDATION**

Public Property Committee discussed these proposals and recommended that the Council approve the Legacy proposal.

**FISCAL NOTE**

This project is not included in the 2025-2029 CIP but the 2025 Capital Improvements Budget is budgeted sufficiently for the roofing replacement to cover this as well.

**STAFF RECOMMENDATION**

Staff recommends approval of the Legacy Concrete Coating proposal in the amount of \$9,120, which includes all the additional options listed in the proposal.

**IF APPROVED, NEXT STEPS**

Staff contacts the contractor to schedule the work.

**RECOMMENDED MOTION**

“I move we approve the Marina flooring replacement proposal from Legacy Concrete Coatings in the amount of \$9,120 including all options provided.”

# LEGACY

## CONCRETE COATINGS

A TSR Concrete Coatings LLC & Revamp Company

## CONTRACT

### Prepared for:

Kewaunee Marina  
Attn: Augie Kinjerski  
123 N Main St  
Kewaunee, WI 54216  
akinjerski@cityofkewaunee.org  
(920) 255-7888

October 10, 2024

No. 125085

Legacy - Appleton | Matt Busch  
215 Allegiance Ct., Appleton, WI 54913  
P: (920) 843-9368 | abigailgrambsch@tsrconcreteteatings.com  
www.legacyconcreteteating.com

### CONCRETE COATING PURCHASE AGREEMENT

Diamond Profile for Permanent Adhesion	✓ Included
Diamond Profile Cracks and Imperfections to Prepare for Mender Application	✓ Included
Apply 2 Part Mender Crack and Pit Repair & Diamond Profile Smooth	✓ Included
Apply Polyurea Basecoat Evenly to Surface	✓ Included
Broadcast Generous Amounts of Acrylic Chip	✓ Included
Remove Excess Media Broadcast by Scraping	✓ Included
Apply Polyaspartic Top Coat	✓ Included

#### Warranty Does Not Cover the Following:

Cracking-Crumbling-Iron Oxide Penetration-Hydro Static Water Pressure-Corrosive Liquids or Solids  
Not Warranted

**WE DO NOT CHANGE THE PITCH OF THE CONCRETE OR LEVEL IT IN ANY CIRCUMSTANCE**

Understands

#### \*\*Disclaimer\*\*

Any and all hard surface flooring should be considered slippery when wet. Always use caution and common sense

#### Additions, Notes, Special Instructions:

It is the responsibility of the homeowner or property manager to remove all personal items from the project area. We are grinding concrete with metal diamond blades which can in some instances create dust depending on the softness of concrete. If you want an area taped off with plastic do so prior to our install.

## Evolution Flake



## Evolution Flake

### Quantity

1

### Measurement

360 (Sq Ft.)

### Notes

Sq ft: 360

Project: Campground Bathrooms

Color: Likely Marlin (Confirm with Customer)

Condition: Coated

Verticals: Yes in one-half of both bathrooms- beneath plastic wall covering (see pictures)

Steps: Small Step/Curb into the showers

Stitches: No in Bathrooms, but yes if other areas are chosen.

Notes: 2 Sides of a campground bathroom (Both sides are 180 sq ft each for a total of 360 sq ft). Coating removal (paint) in the main area of the bathroom. Customer will remove toilets. Coating around shower drain and small curb/step into the shower area (see pictures).

### Additional Options:

- Small slab outside the shop: \$320
- Member Area: \$1800
- Shop including Golf Cart Garage: \$3750

### Why Legacy is Better:

- \* Actual Lifetime Warranty- Competitors say it but either go out of business or don't honor it.
- \* Guaranteed not to Peel, Flake or Delaminate
- \* Guaranteed not to Yellow or Discolor
- \* Successfully Completed over 15,000 Jobs
- \* Over 11 Million Square Feet of Concrete Coated

### Color

TBD

### Concrete Condition

Fair

### Area

Garage

### Warranty

Limited Lifetime Residential Warranty

### Texture

4 oz per gallon exterior Tek Grip

### Concrete Stitches

Declines Concrete Stitches

### Resistance

Declines Resistance Coating

### Projected Start Date

TBD

### Projected End Date

TBD

**Price:** ~~\$3,272.40~~ \$3,250.00

## Discounts

### Variable Incentive



**Discount**

\$22.4

## Pricing

Subtotal:	\$3,272.40
Discount:	\$22.40
<b>Grand Total:</b>	<b>\$3,250.00</b>
Deposit Amount:	\$1,300.00
Balance Due:	\$1,950.00

All promos and discounts have been applied

Payment due in full at completion of project

Projects cancelled/rescheduled without 14 day notice will be charged \$500 and will not be rescheduled until paid

Please initial next to the following statements to indicate that you have read, understand, and agree to them:

ReVamp Branded Companies do not level, pitch or grade concrete surfaces. \_\_\_\_\_

ReVamp Branded Companies do not prevent lime/calcium/mineral deposit or rust from (re)surfacing. \_\_\_\_\_

ReVamp Branded Companies have a walkaway/mobilization fee of \$350.00. This fee will be charged in the event a crew cannot perform the scope of work. \_\_\_\_\_

ReVamp Branded Companies do not repair or mend any vertical surface or stem walls \_\_\_\_\_

ReVamp Branded Companies do not coat, repair, or mend any control/expansion joints as they are considered industry standard structural members of the substrate. \_\_\_\_\_

I agree that the payment method used for my deposit payment may be securely kept on file to process the final payment for the remaining balance due immediately upon job completion. I understand that it is recommended that I, or someone else that I designate, be present at the job site upon completion to inspect and ensure everything is completed to my satisfaction. If nobody is present upon job completion, payment will still be processed for the remaining balance. \_\_\_\_\_

Pool Decks - If this is a pool deck project, the customer needs to turn off the pool pump and lower the water level 12-24" prior to the day of installation. We are not responsible for the cost of cleaning the pool or pool water. The decorative flake will get in the pool and it will need to be professionally cleaned post installation, but prior to turning the pool pump back on. \_\_\_\_\_

X

\_\_\_\_\_  
Kewaunee Marina (Augie Kinjerski)

X

\_\_\_\_\_  
Company Authorized Signature

## **WARRANTY**

### **Your Warranty for this Project: Residential Limited Lifetime Warranty**

The Revamp Concrete Coating system is warranted against chipping, peeling, delamination, and UV stability. Non-concrete surfaces (such as wood joints, steps, etc.) are not covered by the warranty. Substrate failure, including cracks, sinking concrete, or future substrate failure are not covered by the warranty. Damage to the coating including corrosion, iron oxide penetration (rust) or solid/liquid corrosive chemicals (gas/brake klean/ammonia) are not covered by the warranty. Warranty is limited to the original purchaser only.

## **COLORS**

CUSTOMER is responsible for all Color Selections and will be specified as to color and location as noted below per included area. Customer is made aware the coating system, unless specifically noted otherwise, will have a GLOSS FINISH. Color changes after confirmation could cause project delays and are subject to additional charges.

## **TEXTURE**

Any surface can be slippery, especially when wet with any fluid Revamp branded companies provide a non-porous finish that could result in temporary standing water/fluid and can become slippery when wet. Further, any surface can sweat or condensate when the slab temperature is cooler than the warm air around it. Our coating system provides a layer of insulation, which may help with sweating, but will NOT eliminate it. It is advised that slip resistant additives be applied to any coating system where this is a concern. Each area to be coated is noted with the texture choice of the customer based on sample options provided prior to entering this agreement. Floor texture options are as follows:

NONE: no additional texture

Tek Grip 4oz: generally used for sidewalks and exterior projects

Tek Grip 6-10oz: generally used for pool decks

In no event shall Revamp branded companies be responsible for injury incurred by a slip or fall situation. It is the purchaser's sole responsibility to provide for their own safety and the safety of their guests. While slip resistant additives can assist with slip/fall prevention, there is no guarantee that someone will not slip while walking on coated areas. Revamp branded companies assume no responsibility for slip-fall accidents. Future updates to this floor project to alter texture and/or slip resistance are subject to an additional cost to the customer.

## **SUBSTRATE FAILURE / CRACK REPAIR**

Revamp branded companies uses a proprietary concrete mender system to fill/repair existing cracks. However, future settling, stress, expansion, and contraction can cause cracks to return. Customer acknowledges that substrate failure (including cracks) is NOT COVERED BY THE WARRANTY.

## **MOISTURE STOP DISCLAIMER**

Some projects require the use of special chemical preparation related to moisture detected at the time of initial inspection by your Revamp branded companies representative. Your representative has tested and made a reasonable determination on the necessity such chemical preparation and your contract reflects this determination. In some instances, unforeseen moisture may be detected at the time of installation that may cause delays or the need for chemical preparation. In the event of unforeseen moisture or a determination that specialty preparation is needed, customer will be notified of any additional cost. Disclaimer: the use of additional chemical preparation may cause delays of installation beyond the control of Revamp branded companies. Even when chemical preparation is included, Revamp branded companies does not warrant against standing water, sweating/condensation, or water intrusion.

## **START DATES**

Revamp branded companies does not expressly state or imply job start or duration dates.

## **OBSTRUCTION REMOVAL**

It is the responsibility of the CUSTOMER to remove any obstructions from the working area prior to the scheduled date of installation. Revamp branded companies is NOT responsible for removal of obstructions. Failure to remove all obstructions from working areas may cause delays and is subject to additional charges.

## **DUST PROTECTION**

Revamp branded companies uses industrial grade equipment and vacuum systems that collect most dust created during the installation process. However, some dust will escape and could be deposited in the working and adjacent area. It is the responsibility of the CUSTOMER remove and/or protect any items (i.e. wall decorations, electronics, cabinets, shelving, etc.) prior to the installation of your coating system. STANDING WATER / CONDENSATION / WATER INTRUSION / RUST STAINS Standing water, sweating, condensation, leaks, water intrusion, and/or rust staining of any kind is NOT COVERED BY ANY Revamp branding companies.



## **SURFACE IMPERFECTIONS**

Revamp branded companies will utilize its best efforts to prepare the surface for application. Revamp branded companies does not level or grade surfaces. Application of coating may not alter or eliminate existing surface imperfections, including, but not limited to, high/ low spots that may result in standing water. There is no expressed or implied guarantee that surface imperfections will be completely hidden by the coating process.

## **VERTICAL COATING**

Vertical surface coating is for decorative purposes only. Revamp branded companies does not sand, grind, fill or make repairs to vertical surfaces. Pre-existing imperfections may be visible. The coating system applied to vertical surfaces may appear different than horizontal surfaces. Vertical coating can be rough and/or sharp to the touch. Please use caution when touching coated vertical surfaces.

## **RETURN TO USE**

Many variables can affect the drying and full cure times for your Revamp branded companies system. Return to use timeframes are as follows unless explicitly noted otherwise:

12 hours after completion: light foot traffic may resume.

24 hours after completion: lightweight items may be returned to the space. (i.e. - boxes or items that can be set into place)

48 hours after completion: return to full use. (i.e. - vehicle traffic, heavy items such as tool boxes, appliances, etc.)

Revamp branded companies is NOT responsible for damages caused by premature use of the coated surface outside of these guidelines.

Customer agrees to WARRANTY, COLOR, TEXTURE, SUBSTRATE FAILURE/CRACK REPAIR, MOISTURE STOP DISCLAIMER, START DATES, OBSTRUCTION REMOVAL, DUST PROTECTION, STANDING WATER / CONDENSATION / WATER INTRUSION / RUST STAINS, SURFACE IMPERFECTIONS, VERTICAL COATING, and RETURN TO USE notes as stated above.

## **TERMS & CONDITIONS**

Revamp branded companies is licensed and insured. Executed in Duplicate, one copy of which was delivered to, and Customer hereby acknowledges receipt. This is not an "Estimate" or "Application for Credit".

There are no promises, agreements, nor understandings not expressed in this proposal, and this writing constitutes the entire agreement. This is a legal binding contract.

### **Delay/Unknown Conditions:**

Events beyond the control of Contractor (Revamp branded companies) such as Acts of God, labor strikes, inclement weather, Buyers inability to qualify for or obtain financing, or other events resulting in delays in performance of this Agreement do not constitute abandonment and are not included in calculating time frames for performance by contractor. In the event the Contractor determines that the parties cannot perform this Agreement as intended, for example, unforeseen structural defects, unforeseen circumstances that may be detrimental to the coating process (including, but not limited to, moisture readings, concrete deterioration, substrate failure), pre-existing conditions to the Buyer's property, or incorrect pricing, the Contractor may cancel this Agreement. The Buyer will be notified of such cancellation in writing and return all monies paid by the Buyer. The Contractor (Revamp branded companies) and the Buyer(s) have determined that a definite start or completion date is not of the essence in this Agreement. Revamp branded companies does not state or imply job start or duration dates.

### **Cancellation:**

The Customer understands that they may cancel this contract without obligation with 3 business days following its execution.

**AFTER THREE BUSINESS DAYS, THE DOWN PAYMENT IS NONREFUNDABLE.**

Revamp branded companies is licensed and insured. Executed in Duplicate, one copy of which was delivered to, and Customer hereby acknowledges receipt. This is not an "Estimate" or "Application for Credit". The customer understands that Revamp branded companies may incur substantial costs for administrative costs, material costs, re-measuring, labor, manufacturing and/or installation of products ordered. This contract is binding upon the Customer and Revamp branded companies before installation of the product ordered. If Customer does not make goods available to contractor (Revamp branded companies) and contractor (Revamp branded companies) does not pick them up within 20 days of the date the Customer notice of cancellation, Customer may retain or dispose of the goods without further obligation. If Customer fails to make goods available to contractor (Revamp branded companies), or if Customer agrees to return the goods to contractor (Revamp branded companies) and fails to do so, then Customer remains liable for performance of Customer's obligations under the contract. To cancel this transaction, mail or deliver a signed and dated cancellation notice (or any other written notice), to: Revamp branded companies PO Box 645 Lena, IL 61048.

### **Liens / Security Interest:**

The Customer is notified pursuant to state law that Revamp branded companies has the right to file a mechanic's lien on the above-mentioned residence if Revamp branded companies is not paid in full. The amount of the mechanic's lien under state law includes the unpaid balance of the contract plus statutory interest and attorney's fees.

### **Late Payment Fees / Legal Actions:**

Upon completion of the work to be performed under this Agreement, interest on any unpaid balance shall accrue at a simple rate of 2% per month. In addition, in the event that Revamp branded companies files a legal action to collect amounts owed in connection with this Agreement and is successful in such an action, the customer shall pay Revamp branded companies, in addition to the judgment the customer may be called upon to pay, the amount of the attorney's fees, as well as court costs of collection incurred by Revamp branded companies in connection with the action. Interest on such judgment and associated fees and costs shall accrue at a simple rate of 2% per month from the date of such judgment.

**Arbitration of Disputes:**

Contractor (Revamp branded companies) and Buyer(s) agree that any and all disputes, claims or controversies (hereafter referred to as a "Claim") arising under or relating to this Agreement and any related documents, loans, security instruments accounts or notes, including by way of example and not as a limitation: (I) the relationships resulting from this Agreement and the transactions arising as a result thereof; (II) the terms of this Agreement; or (III) the validity of this Agreement or the validity or enforceability of this arbitration agreement, shall be subject to binding arbitration to be determined by one arbitrator, in accordance with and pursuant to the then prevailing rules and procedures of the Commercial Rules of the American Arbitration Association, to be held and arbitrated in the judicial district in which the homeowner's residence resides. The Buyer(s) agree that they will not assert a Claim on behalf of, or as a member of, any group or class. The findings of the arbitrator shall be final and binding on all parties to this Agreement, and may include an award of costs and legal fees. Such fees and costs will be awarded on any judgment in favor of the Contractor. This Agreement to Arbitrate, and any award, finding or verdict of or from the arbitration, will be specifically enforceable under the prevailing law of any court having jurisdiction. The party asserting the Claim with the other party to this Agreement and with the American Arbitration Association will file notice of the demand for arbitration. The demand shall be made within a reasonable time after the Claim in question has arisen, and in no event shall any such demand be made after the date when the institution of legal or equitable proceedings based on such Claim would be barred by the applicable statute of limitations. Any Arbitration brought under this Agreement, and any award, finding or verdict of or from such proceedings shall remain confidential between the parties and shall not be made public. Both Buyer(s) and Contractor are hereby agreeing to choose arbitration, rather than litigation or some other means of dispute resolution, to address their grievances or alleged grievances. The parties believe this will allow a faster and more cost-effective method of addressing a Claim. By entering into this Agreement and this arbitration provision, both parties agree to relinquish their right to have any dispute decided in a court of law before a jury, and instead are accepting the use of arbitration, other than as set forth immediately below. Notwithstanding anything herein to the contrary, Contractor retains the option to use judicial or non-judicial relief to enforce the monetary obligation represented by this Agreement. Such judicial relief would take the form of a lawsuit. The institution and maintenance of such an action for judicial relief in a court to foreclose upon any collateral or to enforce or collect upon a monetary debt or judgment shall not constitute a waiver of the right of any party to compel arbitration of any Claim subject to arbitration in this Agreement, including the filing of a counterclaim by Buyer(s) in a suit brought by Contractor pursuant to this arbitration provision. Revamp branded companies will provide to the Customer all written product warranties on materials after installation.

Revamp branded companies and Customer agree that all implied warranties including, without limitations, warranties of habitability, fitness for a particular purpose and merchantability are hereby excluded and there are no warranties of representations which extend beyond those expressly set forth in this agreement.

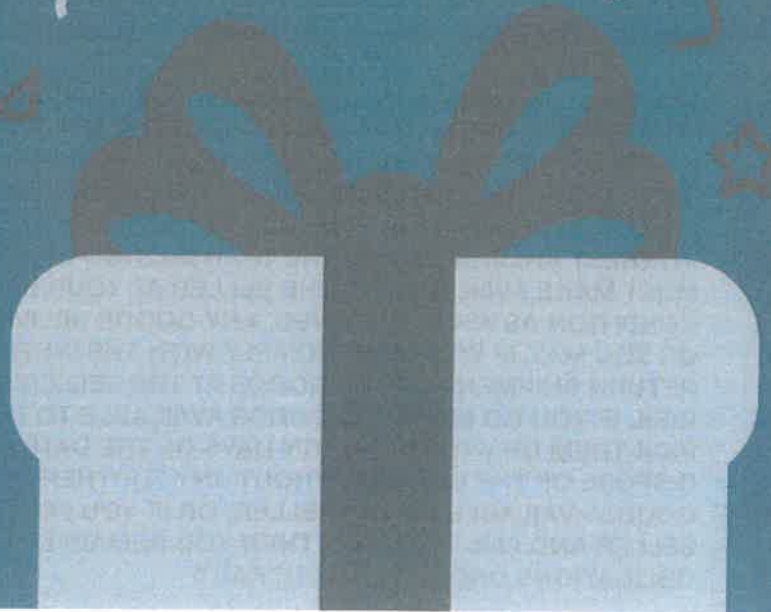
Revamp branded companies warrants workmanship (Labor) for twelve (12) months after the date of completion and will remedy substantial defects without charge to the Customer, upon written notice from Customer with such period. Beyond the first year, a mobilization charges deductible equal to no greater than ten percent of the contract price may be charged per occurrence.

Repairs to damaged coating will be at the Customer's expense if such damage is caused by structural defects, settling, severe structural cracks, acts of providence, customer negligence, intentional/ unintentional actions, accidental damage, damage caused by animals wild or domesticated and also within incidents on which an insured individuals or uninsured individuals were at fault. ReVamp branded companies shall not be liable for, in any respect, any damage to the building or its contents, or any consequential damage resulting therefrom. Alterations to coated surfaces, natural disasters, acts of God... ie. Hurricanes, tropical storms, named/ unnamed storms, coastal flooding, etc...

Revamp branded companies does not warranty damaged cause by individuals who are not listed on the home owners policy or contractors whom are insured/ lack of proper drainage (standing water), preexisting conditions such as damaged concrete, rust, class action lawsuits, manufacturer's warranty failure, substrate failure, leaks are not covered under the manufacturer's warranty and will cause the warranty to be void.

REVAMP  
COMPANIES

**\$60**  
*gift* **CARD**



- Limit 1 per customer.
- Must be claimed after installation is complete and project is paid in full.
- Delivered via SMS TEXT MESSAGE only.
- Must be installed by December 31st, 2024

After installation is complete claim your gift card at  
[www.revampcompanies.com/giftcard](http://www.revampcompanies.com/giftcard)

Gift Card will be delivered via TEXT MESSAGE  
within 45 days after submission.

# REVAMP COMPANIES

## Notice of Cancellation

DATE OF TRANSACTION: \_\_\_\_\_ (as shown on contract) \_\_\_\_\_

YOU MAY CANCEL THIS TRANSACTION WITHOUT ANY PENALTY OR OBLIGATION, WITHIN THREE (3) BUSINESS DAYS FROM THE ABOVE DATE. IF YOU CANCEL, ANY PROPERTY TRADED IN, ANY PAYMENTS MADE BY YOU UNDER THE CONTRACT OR SALE AND ANY NEGOTIABLE INSTRUMENT EXECUTED BY YOU WILL BE RETURNED WITHIN TEN (10) BUSINESS DAYS FOLLOWING RECEIPT BY THE SELLER OF YOUR CANCELLATION NOTICE, AND ANY SECURITY INTEREST ARISING OUT OF THE TRANSACTION WILL BE CANCELLED. IF YOU CANCEL, YOU MUST MAKE AVAILABLE TO THE SELLER AT YOUR RESIDENCE IN SUBSTANTIALLY AS GOOD CONDITION AS WHEN RECEIVED, ANY GOODS DELIVERED UNDER THIS CONTRACT OR SALE; OR YOU MAY, IF YOU WISH, COMPLY WITH THE INSTRUCTIONS OF THE SELLER REGARDING RETURN SHIPMENT OF THE GOODS AT THE SELLER'S EXPENSE AND RISK. IF YOU DO MAKE THE GOODS AVAILABLE TO THE SELLER AND THE SELLER DOES NOT PICK THEM UP WITHIN TWENTY DAYS OF THE DATE OF CANCELLATION, YOU MAY RETAIN OR DISPOSE OF THE GOODS WITHOUT ANY FURTHER OBLIGATION. IF YOU FAIL TO MAKE THE GOODS AVAILABLE TO THE SELLER, OR IF YOU AGREE TO RETURN THE GOODS TO THE SELLER AND FAIL TO DO SO, THEN YOU REMAIN LIABLE FOR THE PERFORMANCE OF ALL OBLIGATIONS UNDER THE CONTRACT.

TO CANCEL THIS TRANSACTION, MAIL OR DELIVER A SIGNED AND DATED COPY OF THIS CANCELLATION NOTICE OR ANY OTHER WRITTEN NOTICE TO:

NAME OF SELLER: \_\_\_\_\_

AT THE ADDRESS OF SELLER OR SELLER'S PLACE OF BUSINESS

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

NOT LATER THAN MIDNIGHT OF THIS DATE (3 business days from cancellation) \_\_/\_\_/\_\_

I HEREBY CANCEL THIS TRANSACTION:

CONSUMER'S SIGNATURE: \_\_\_\_\_

DATE: \_\_\_\_\_

CONSUMER'S NAME: \_\_\_\_\_

CONSUMER'S EMAIL ADDRESS: \_\_\_\_\_

## N.E.W COATINGS

E9375 Magolski Lane  
Fremont, WI 54940  
Email: [Joe@newfloorcoatings.com](mailto:Joe@newfloorcoatings.com)

Phone (office): 920-883-2568  
Phone (sales): 920-841-8452



---

**Date: 10/9/24**

**Job:** Kewaunee Marina  
**Contact:** [Akinjerski@cityofkewaunee.org](mailto:Akinjerski@cityofkewaunee.org)  
920-255-7888

**100% polyurea basecoat, ¼" flake full broadcast, and a layer of polyaspartic top coat.**

**Area 1** Approximately 400 sq ft, **men and women's bathroom**= \$2,485

- Diamond Grind with diamond tooling to remove paint and profile concrete
- Hepa vac
- Install polyurea, polyaspartic system with full broadcast, Customer to choose ¼" flake color.

**Area 2 Main Office** 516 sq ft = \$3,018

**Area 3 Lounge** 280 sq ft = \$1,638

\$2400 total project minimum

\$1000 deposit due at signing to reserve spot on calendar and order material

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### Acceptance of Proposal

Joe Sommers

[Joe@newfloorcoatings.com](mailto:Joe@newfloorcoatings.com)

(cell) 920-841-8452

(office) 920-883-2568

*We will furnish materials and labor in accordance with the above specifications for the sum listed and in accordance with the terms and conditions listed on the contract.*



Accepted by: \_\_\_\_\_

Date: \_\_\_\_\_

## N.E.W Coatings TERMS & CONDITIONS

Payment Terms: Payment shall be paid to N.E.W Coatings within 30 days of completion Clarifications

Non-Union Labor will be used for this project. Proposal is based on one mobilization. Work areas must be clear of other trades during this process. General contractor must provide a concrete slab that is free of cracks, ridges, stains, depressions, or foreign material that will interfere with the polishing process. Concrete hardness, flatness, and power troweling must be within tolerance to provide a polished concrete surface acceptable to the owner. Compressive strength at 28 days no more than 4000 psi. Any repairs on the concrete floor prior to polishing will be on a time and material basis. Building must be enclosed, and climate controlled for relative humidity and temperature with concrete slab temperature of a minimum of 50 degrees and not exceeding 85 degrees. Air monitoring by general contractor. Moisture content of concrete slab and control joints must be within tolerance per manufacturers requirements. A minimum Floor Flatness (FF) rating of 50 and a minimum Floor Level (FL) rating of 35 is required for best results. Final floor finish may have variations depending on high and low areas of the concrete. Any penetrations, floor outlets, drains, or new concrete due to trenching may result in a finish variation from the balance of the polished concrete. Edges of polished concrete at walls may not have the same aggregate exposure. All moisture tests, FF Floor Flatness, and FL Floor Levelness are the responsibility of the general contractor.

All work will be performed in a professional workmanship like manor following accepted best practice standards. N.E.W Coatings will not be responsible for slight color changes, shadowing from previous floor finishes, or dissatisfaction due to irregularities caused by defects with the cast in place, sawcut joint filler separation due to concrete movement/shrinkage that exceeds the joint filler specification limits, subfloor/substrate issues or defects, or conditions caused by weakness, expansion, cracking, failure, alkali or hydrostatic pressure, or osmotic pressure water vapor emissions. Concrete floor protection prior to, during, and after the polishing process is the responsibility of the general contractor. The use of propane powered equipment must be allowed. Dumpster within 20 feet of an exterior door opening, water within 150 feet of the work area, drains, required lighting, 480V three phase power, 208 single phase power, 110VAC power, provided by the general contractor. General contractor must provide hoisting of equipment and slurry containers to and from higher or lower than ground floor work areas.

### Conditions

Any alteration or deviation from the above specifications involving additional costs will be executed upon written orders, and will become an additional charge over and above the original estimated amount specified.

All agreements are contingent upon strikes, accidents or delays beyond the control of N.E.W Coatings

The owner will carry fire, tornado, and other required insurance coverage. N.E.W Coatings workers are fully covered by Workmen's Compensation. N.E.W Coatings may withdraw this proposal if not accepted within 60 days.



## Warranty

We warranty all workmanship for one year from the date of completion of installation. We will provide service, should it be required, after our warranty expires. This warranty does not cover reduction of gloss from use or damage from cleaning chemicals used not approved by N.E.W Coatings

Glen Schlies Builders LLC  
 E1441 Reckelberg Rd  
 Kewaunee, WI 54216 US  
 920-422-0624  
 schliesbuilders@aol.com

# Estimate

**ADDRESS**

City of Kewaunee

ESTIMATE #	DATE	EXPIRATION DATE
1001	10/16/2024	04/01/2025

SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
09 Roof Flashing	over 1x4 sleepers	1	1,010.00	1,010.00
09 Roof Flashing	Install Standing seam Metal roofing over existing shingles with 1x4 sleepers	1	1,550.00	1,550.00
09 Roof Flashing	Install ribbed metal roofing over existing shingles over 1x4 sleepers On Marina Office Building	1	14,675.00	14,675.00
09 Roof Flashing	Install metal standing seam roofing over existing shingles over 1x4 sleepers on Marina office building.	1	20,650.00	20,650.00
09 Roof Flashing	Install ribbed metal roofing over existing shingles over 1x4 sleepers on fish cleaning station	1	1,860.00	1,860.00
09 Roof Flashing	Install standing seam metal roofing over existing shingles over 1x4 sleepers on fish cleaning station	1	2,865.00	2,865.00
09 Roof Flashing	Install ribbed metal roofing over existing shingles over 1x4 sleepers on storage building	1	825.00	825.00
09 Roof Flashing	install standing seam metal roofing over existing shingles over 1x4 sleepers on storage building	1	1,165.00	1,165.00
23 Floor Coverings	Install new mosaic tile on campground shower stalls (4) and grout	1	2,800.00	2,800.00
23 Floor Coverings	Remove and install new vinyl plank flooring (United weavers Hamilton Chic, Menards) over new pad in marina office rooms	1	4,850.00	4,850.00
<b>TOTAL</b>				<b>\$52,250.00</b>

Accepted By

Accepted Date