



PLEASE TAKE NOTICE that there will be a City of Lodi Finance & Human Resources Committee meeting held on Tuesday, January 14, 2020 at 5:00 pm in the Council Room, City Hall, 130 South Main Street, Lodi, WI 53555.

Finance & Human Resources Committee Agenda

1. Call to Order
2. Public Input

Must state name and address. Must be limited to items not on the agenda. Limited to two minutes unless otherwise extended. Committee's role is to listen and not discuss the item. Personnel issues cannot be discussed nor individuals named. Committee is unable to take action at this meeting.

3. Approve Minutes from December 10, 2019

Documents:

[12102019 FANDHR MINUTES.PDF](#)

4. Financials

Documents:

[11 NOV 2019 DEBT SERVICE BALANCE SHEET.PDF](#)
[11 NOV 2019 DEBT SERVICE INCOME STMT.PDF](#)
[11 NOV 2019 GENERAL FUND BALANCE SHEET.PDF](#)
[11 NOV 2019 GENERAL FUND INCOME STMT.PDF](#)
[12 DEC 2019 PAYROLL.PDF](#)
[12 DECEMBER 2019 CHECK REGISTER.PDF](#)
[1 JANUARY 2020 AGED AR.PDF](#)

5. Recommendation on Lease for Former EMS Building (Lodi Shell)

Documents:

[2017-2019 LODI SHELL LEASE \(TOWN CLERK DID FINAL EDITS\).PDF](#)

6. Discussion and Possible Recommendation of Donation to Bar Buddies (Van Purchase)

7. Update: Employee Handbook and Policies

8. Convene to Closed Session

Pursuant to Wis Stats 19.85(1)(c) Considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility (position of Director of Operations); AND Wis Stats 19.85(1)(g) Conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved (Accurate Appraisal).

9. Reconvene to Open Session

10. Possible Action on Litigation with Accurate Appraisal

11. Next Meeting Date and Agenda Items

12. Adjourn

Posted: _____

By: _____

To ensure a quorum, please inform the chair if you are unable to attend

Members: Alders Stevenson (Chair), Groves Lloyd, Hansen, Heckel, Miller, Tonn

Notice is hereby given that a majority of the City of Lodi Common Council will be present at a meeting of the Finance and Human Resources Committee to gather information about subjects over which they have decision making responsibility. This constitutes a meeting of the city council pursuant to State ex rel. Badke v. Greendale Village Bd., 173 Wis.2d 553, 494 N.W.2d 408 (1993), and must be noticed as such; although the City of Lodi Common Council will not take any formal action at this meeting.

City of Lodi
Finance & Human Resources Committee Special Meeting
Minutes of December 10, 2019

1. Call to Order

Chair Stevenson called the meeting to order at 5:00 PM.

Committee Members Present: Rich Stevenson, Peter Tonn, Eric Hansen, Ann Groves Lloyd, Suzanne Miller, and Paegge Heckel

Excused:

Staff Present: Julie Ostrander, Kennan Buhr, Dawn Collins, Sandy Bloechl, James Lincoln, Carl Deans

Others: Mayor Jim Ness and David Bailey from CVMIC

2. Public Input: None

3. Approve Minutes: MOTION (Groves Lloyd/Heckel) to approve the minutes from November 12, 2019. Motion carried.

4. Financials

No questions

5. Information Update: City Website Redesign

Ostrander explained changes/updates

6. Recommendation to Amend Ordinance for Election Officials

MOTION (Groves Lloyd/Miller) to Recommend to Council to Amend Ordinance A-543 for Election Officials. Motion carried.

7. Recommendation of MOU with Columbia County for Wisvote Support/Service

MOTION (Tonn/Groves Lloyd) to Recommend to Council the Memo Of Understanding with Columbia County for Wisvote Support/Service. Motion carried.

8. Recommendation of Proposed Services with Badger State Waste LLC

MOTION (Groves Lloyd/Hansen) to Recommend to Council Approval of Proposed Services with Badger State Waste LLC. Motion carried.

9. Recommendation on Ordinance to Amend Chapter 127 Building Construction

MOTION (Groves Lloyd/Heckel) to Recommend to Council to Amend Ordinance A-544 Chapter 127 Building Construction. Motion carried.

10. Recommendation of 2020 Fee Schedule

Motion (Groves Lloyd/Heckel) to Recommend Exhibit A Resolution 19-99 to Council of 2020 Fee Schedule. Motion carried.

11. Review and Recommendation of the Updated City of Lodi Employee Handbook and Policies Presented by David Bailey, CVMIC

The table of contents is what was focused on so that by the next meeting all committee members need to review and bring back any concerns or changes that they would like to see made. Then all policies will need to be reviewed so that all employees will be trained on the handbook and policies. Heckel was selected to be lead to work with staff to review the handbook and policies.

12. Next Meeting Date: Stevenson stated the next meeting is Tuesday, January 14th at 5:00 p.m.

13. Adjourn: MOTION (Groves Lloyd/Heckel) to adjourn at 6:01 **Motion carried.**

Minutes by Sandra J. Bloechl, Accounting Manager/Treasurer

DRAFT



**Debt Service 28331
Balance Sheet
For the Period Ending 11/30/2019**

Assets

Cash & Investments	(\$44,918)
Receivables:	
Accrued Receivables	
Loan Receivables	
Total Assets	<u>(44,918)</u>

Liabilities

Due To Other Funds	
Advance from Other Funds	_____

Deferred Inflows of Resources

CDBG Loans	_____
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Fund Balances (Deficits)

Nonspendable	(169,221)
Restricted	
Assigned	197,682
Unassigned	86,360
Net Change in Fund Balance	(159,739)

Total Fund Balances (Deficits) **(44,918)**

**Total Liabilities, Deferred Inflows of
Resources and Fund Balances (Deficits)** **(44,918)**



Debt Service 28331
Debt Service Income Stmt
For the Eleven Months Ending 11/30/2019

Account Description	November	2019 YTD	Total Budget	Remaining Budget	% of Budget
REVENUE					
General Property Tax		\$283,868.01	\$283,868.01		100%
Transfer from Donation Fund		106,000.00	106,000.00		100%
Total Revenue		389,868.01	389,868.01		100%
EXPENSE					
Principal 2012A GO \$1,915,000		184,840.00	184,840.00		100%
Principal 2013A GO Pool \$2,045,000		100,000.00	100,000.00		100%
Principal 2015A GO \$1,635,000		78,210.00	78,210.00		100%
Principal 2018B GO \$915,000 - Levy \$170,000		85,000.00	85,000.00		100%
Interest & Fiscal Charges 2012A GO \$1,915,000		15,503.46	15,503.46		100%
Interest & Fiscal Charges 2013A GO Pool \$2,045,000	26,857.50	54,765.00	54,765.00		100%
Interest & Fiscal Charges 2015A GO \$1,635,000		5,707.18	5,706.72	(0.46)	100%
Interest & Fiscal Charges 2018B GO \$915000-Levy \$170,000		25,581.25	25,081.25	(500.00)	102%
Total Expense	26,857.50	549,606.89	549,106.43	(500.46)	100%
Net Income	(26,857.50)	(159,738.88)	(159,238.42)	500.46	100%



**Lodi - General Fund
Balance Sheet
For the Period Ending 11/30/2019**

Assets

Cash & Investments	\$830,445
Receivables:	
Delinquent Personal Property Taxes	155
Accounts Receivable	94,716
Special Assessments	31,113
Due from Other Funds	4,682
Due from Other Governments	(297)
Advances to Other Funds	395,433
Total Assets	<u>1,356,246</u>

Liabilities

Accounts Payable	34,156
Accrued and Other Current Liabilities	64,281
Due To Other Governments	1,429
Advance from Other Funds	

Total Liabilities

99,866

Deferred Inflows of Resources

Taxes Levied for Subsequent Period	122,813
Unavailable - Special Assessments	

Total Deferred Inflows of Resources

122,813

Fund Balances (Deficits)

Nonspendable	313,707
Restricted	
Assigned	
Unassigned	1,007,693
Net Change in Fund Balance	(187,833)

Total Fund Balances (Deficits)

1,133,567

Total Liabilities, Deferred Inflows of

Resources and Fund Balances (Deficits)

1,356,246

General Fund 28100
Income Statement - Revenues
For the Eleven Months Ending Saturday, November 30, 2019

<u>Account Description</u>	<u>November</u>	<u>2019 YTD</u>	<u>Total Budget</u>	<u>Remaining Budget</u>	<u>% of Budget</u>
Revenue					
General Property Taxes	\$0	\$1,201,917	\$1,192,801	\$0	101%
Personal Property Taxes	0	3,732	0	0	0%
Taxes - Regulated Muni-Owned Electric & Water Utility	0	0	259,192	259,192	0%
Special Assessments	(39)	15,513	11,000	0	141%
State Exempt Computer Aid	0	854	834	0	102%
State Fire Dues Distribution	0	11,627	10,476	0	111%
State Shared Revenue	87,039	151,292	110,096	0	137%
State Transportation Aids	0	160,706	160,780	74	100%
Other State Payments	0	2,801	14,000	11,200	20%
Payments for Municipal Service	0	8,286	0	0	0%
Highway & Bridges	0	2,000	2,000	0	100%
Liquor & Beer Licenses	0	8,100	8,700	600	93%
Operator Licenses/Direct Sell	160	3,650	4,000	350	91%
Amusement Device Licenses	0	240	135	0	178%
Cigarette Licenses	0	700	900	200	78%
Cable TV Franchise	6,869	28,527	28,800	273	99%
Dog & Cat Licenses	(42)	1,861	1,900	39	98%
Building - Single Family	0	11,764	12,000	236	98%
Building - Duplex	0	0	3,000	3,000	0%
Building - Commercial/Industri	0	0	500	500	0%
Building - Residential-Alter/A	215	2,816	3,000	184	94%
Bldg - Comm/Industr-Alter/Addt	0	874	1,700	826	51%
Building - State Seal Fee	0	780	500	0	156%
Driveway Fee	0	100	0	0	0%
Sidewalk Fee	0	60	0	0	0%
Occupancy Fee	0	60	0	0	0%
Plan Review/Approval	0	180	0	0	0%
Zoning Permits & Inspection Fe	0	4,950	350	0	1,414%
Zoning Permits New Construct	0	100	0	0	0%
LAW Enforcement Fees & Vehicle Registration & Titles	0	1,150	1,100	0	105%
Special Events	25	350	0	0	0%
Court Penalties & Costs ECCJMC	0	22,943	25,000	2,057	92%
Parking Violations	0	2,615	1,300	0	201%
Copy Fees	21	179	400	221	45%
Assessment Letter Fees	126	1,638	2,600	962	63%
Law Enforcement Fees	0	745	400	0	186%
Provision of Service	0	2,080	36,540	34,460	6%
Interest	2,166	45,333	18,600	0	244%
Rent	2,000	22,000	24,000	2,000	92%
Insurance Recoveries	0	11,955	0	0	0%
Donations & Contributions	0	350	0	0	0%
Misc Revenue - All	50	2,212	4,500	2,288	49%
Transfer from Capital Projects	0	0	53,708	53,708	0%
Total Revenue	98,591	1,737,038	1,994,812	257,774	87%



28100
INCOME STATEMENT EXPENSES

For the Eleven Months Ending Saturday, November 30, 2019

<u>Account Description</u>	<u>November</u>	<u>2019 YTD</u>	<u>Total Budget</u>	<u>Remaining Budget</u>	<u>% of Budget</u>
EXPENSE					
Legislative	\$1,469	\$16,052	\$0	\$0	0%
Legal	357	17,045	20,000	2,955	85%
General Administration	0	0	2,500	2,500	0%
Mayor/Council/Officials	861	11,085	28,286	17,201	39%
Administrative	8,734	97,505	0	0	0%
Clerk	12,958	143,563	288,968	145,405	50%
Personnel	0	847	2,100	1,253	40%
Elections	149	3,626	5,650	2,024	64%
Accounting	5,728	17,295	12,500	0	138%
Treasury	3,567	31,774	0	0	0%
Assessment of Property	0	11,525	12,000	475	96%
Risk & Property Management	0	0	48,899	48,899	0%
City or Village Hall	5,783	44,774	46,920	2,146	95%
Library Building Repair Maintenance	0	2,210	8,700	6,490	25%
Tax Refunds & Uncollect Taxes	29	31,772	0	0	0%
Nondepart Insurance & Bonds	0	39,031	0	0	0%
Law Enforcement	40,240	619,705	688,469	68,764	90%
Provision of Service	0	0	24,800	24,800	0%
Fire Protection	7,310	131,452	138,126	6,674	95%
Ambulance	0	69,579	104,742	35,163	66%
Inspection	1,915	15,963	19,000	3,037	84%
Highway & Street Administratio	9,281	104,866	110,339	5,473	95%
Shop Operations	1,899	16,695	21,135	4,440	79%
Machinery Operations	2,415	31,365	33,000	1,635	95%
Hwy & Street Maint & Construct	14,602	140,641	203,294	62,653	69%
Snow & Ice	2,006	63,962	42,901	0	149%
Traffic Control	0	3,319	4,000	681	83%
Street Lighting	4,996	52,979	68,722	15,743	77%
Sidewalks	(200)	1,193	3,500	2,307	34%
Storm Sewers	0	0	1,500	1,500	0%
Weed & Nuisance Control	0	1,041	1,500	459	69%
Trees & Brush	0	714	6,000	5,286	12%
Parks	4,359	60,298	72,288	11,990	83%
Community Events/Holiday Decorations	826	826	4,300	3,474	19%
Planning	0	490	35,000	34,510	1%
Zoning	3,166	27,348	0	0	0%
Economic Development	0	6,932	41,500	34,568	17%
Transfers to Other Funds	0	25,000	0	0	0%
Transfer to Capital Projects	0	82,396	0	0	0%
Total Expense	132,451	1,924,871	2,100,639	175,768	92%
Net Change in Fund Balances (Deficit)	(33,860)	(187,833)	0	187,833	0%
Fund Balances (Deficit) - Beginning					
Fund Balances (Deficit) - Ending					

City of Lodi
Summary PR Check Register
 Period: 12-19 As of: 1/2/2020

Check Nbr	Check Date	Employee ID	Employee Name	Gross Wages			FICA	FICA Med	Federal	State	Other	Net Pay
				Regular	Overtime	Total						
017633	12/26/2019	BEND0	David P Benesh	2,292.00	193.39	2,485.39	152.10	35.57	189.08	115.16	433.16	1,560.32
017634	12/26/2019	BLOS0	Sandra J. Bloechl	2,474.40	0.00	2,474.40	149.70	35.01	268.57	127.79	265.40	1,627.93
017635	12/26/2019	BROB0	Bobbi J. Brown	1,877.60	290.44	2,168.04	130.58	30.54	166.30	107.14	204.00	1,529.48
017636	12/26/2019	BUHK0	Kennan K Buhr	3,170.88	0.00	3,170.88	185.43	43.37	347.56	160.85	508.83	1,924.84
017637	12/26/2019	BURJ0	Jodi L. Burgess	620.43	0.00	620.43	38.47	9.00	16.66	12.71	0.00	543.59
017638	12/26/2019	COLD0	Dawn A. Collins	2,419.20	0.00	2,419.20	147.65	34.53	158.61	124.94	196.21	1,757.26
017639	12/26/2019	COLR0	Rebecca M. Collyard	936.31	0.00	936.31	58.05	13.58	25.96	25.46	71.33	741.93
017640	12/26/2019	DEAC0	Carl J. Deans	3,019.20	339.66	3,358.86	207.48	48.52	438.83	177.58	432.43	2,054.02
017641	12/26/2019	GAMA0	Andrea L. Gambaro	56.25	0.00	56.25	3.49	0.82	0.00	0.00	0.00	51.94
017642	12/26/2019	GWYL0	Laurie L. Gwynne	292.06	0.00	292.06	18.11	4.24	0.00	2.02	0.00	267.69
017643	12/26/2019	HARC0	Caleb H Hartmann	1,879.36	140.82	2,020.18	125.25	29.29	223.89	103.03	132.32	1,406.40
017644	12/26/2019	HEIH0	Hannah E. Heider	46.75	0.00	46.75	2.90	0.68	0.00	0.00	0.00	43.17
017645	12/26/2019	HELA0	Andrew L Hellenbrand	2,204.01	0.00	2,204.01	131.27	30.70	71.13	103.58	231.16	1,636.17
017646	12/26/2019	JOHJ0	Jeffrey D Johnson	2,120.81	178.94	2,299.75	141.32	33.05	259.27	114.32	282.74	1,469.05
017647	12/26/2019	LECA0	Alex J. LeClair	2,720.53	0.00	2,720.53	128.76	30.11	144.12	104.55	136.03	2,176.96
017648	12/26/2019	LINJ0	James R. Lincoln	3,170.40	237.78	3,408.18	196.72	46.01	187.65	169.38	703.31	2,105.11
017649	12/26/2019	MARD0	Daniel G Markart	2,638.40	197.88	2,836.28	173.45	40.56	358.02	149.29	291.34	1,823.62
017650	12/26/2019	MAYL0	Lanette K. Mayberry	1,627.20	0.00	1,627.20	98.38	23.01	108.24	70.74	147.03	1,179.80
017651	12/26/2019	MCKK0	Kyle M. McCarty	1,877.60	431.26	2,308.86	139.17	32.55	269.12	117.46	330.85	1,419.71
017652	12/26/2019	OSTJ0	Julie A. Ostrander	3,202.40	0.00	3,202.40	193.47	45.25	257.51	168.76	316.74	2,220.67
017653	12/26/2019	RANM0	Melissa R. Randall-O'Neil	1,590.40	0.00	1,590.40	98.60	23.06	89.58	70.35	104.17	1,204.64
017654	12/26/2019	RICP0	Peggy V. Richards	1,206.43	0.00	1,206.43	74.80	17.49	51.20	43.35	79.02	940.57
017655	12/26/2019	SCHE0	Ember L. Schmidt	34.00	0.00	34.00	2.11	0.49	0.00	0.00	0.00	31.40
017656	12/26/2019	SCHR0	Ryan E. Schmitz	1,793.60	0.00	1,793.60	109.00	25.49	171.87	85.66	184.75	1,216.83
017657	12/26/2019	SIMB0	Benjamin Simplot	34.00	0.00	34.00	2.11	0.49	0.00	0.00	0.00	31.40
017658	12/26/2019	SMIW0	Wayne A. Smith	3,384.80	0.00	3,384.80	205.41	48.04	453.13	181.66	345.45	2,151.11
017659	12/26/2019	SPEN0	Nancy L. Spencer	12.50	0.00	12.50	0.78	0.18	0.00	0.00	0.00	11.54
017660	12/26/2019	SWEJ0	Jennifer A. Sweeney	2,502.40	0.00	2,502.40	150.30	35.15	141.85	91.81	783.51	1,299.78
017661	12/26/2019	THIJ0	Jensen C. Thieren	93.50	0.00	93.50	5.80	1.36	0.00	0.00	0.00	86.34
017662	12/26/2019	TREM0	Michael R. Trevarthen	1,890.70	519.27	2,409.97	147.43	34.48	261.43	125.51	189.94	1,651.18
017663	12/26/2019	WICM0	Mark Wickham	2,425.20	169.20	2,594.40	154.83	36.21	185.72	130.63	307.00	1,780.01
017664	12/26/2019	WOLC0	Chad A. Wolter	2,398.59	330.84	2,729.43	157.41	36.81	213.83	136.65	445.84	1,738.89
017665	12/26/2019	ZIMJ0	John H. Zimm	598.00	0.00	598.00	37.08	8.67	14.42	11.81	0.00	526.02
232646	12/12/2019	BEND0	David P Benesh	2,292.00	0.00	2,292.00	140.11	32.77	167.39	101.56	420.50	1,429.67
232647	12/12/2019	BLOS0	Sandra J. Bloechl	2,499.40	0.00	2,499.40	149.13	34.88	266.52	127.13	353.06	1,568.68
232648	12/12/2019	BROB0	Bobbi J. Brown	2,106.44	35.21	2,141.65	128.94	30.16	163.34	105.29	264.57	1,449.35
232649	12/12/2019	BUHK0	Kennan K Buhr	3,523.20	0.00	3,523.20	207.27	48.47	419.99	181.49	571.07	2,094.91
232650	12/12/2019	BURJ0	Jodi L. Burgess	512.04	0.00	512.04	31.75	7.42	5.82	8.37	0.00	458.68
232651	12/12/2019	COLD0	Dawn A. Collins	2,448.20	0.00	2,448.20	147.65	34.53	158.61	124.94	198.85	1,783.62
232652	12/12/2019	COLR0	Rebecca M. Collyard	823.79	0.00	823.79	50.11	11.72	13.89	17.81	79.52	650.74
232653	12/12/2019	DEAC0	Carl J. Deans	3,044.20	509.49	3,553.69	218.01	50.99	473.75	187.53	447.30	2,176.11

City of Lodi
Summary PR Check Register
 Period: 12-19 As of: 1/2/2020

Check Nbr	Check Date	Employee ID	Employee Name	Gross Wages			FICA	FICA Med	Federal	State	Other	Net Pay
				Regular	Overtime	Total						
232654	12/12/2019	GWYLO	Laurie L. Gwynne	292.06	0.00	292.06	18.11	4.24	0.00	2.02	0.00	267.69
232655	12/12/2019	HANE0	Eric C Hansen	200.00	0.00	200.00	12.40	2.90	0.00	0.00	0.00	184.70
232656	12/12/2019	HARCO	Caleb H Hartmann	2,156.29	0.00	2,156.29	133.69	31.27	251.87	111.96	185.54	1,441.96
232657	12/12/2019	HECP0	Paegge L Heckel	200.00	0.00	200.00	12.40	2.90	0.00	0.00	0.00	184.70
232658	12/12/2019	HEIH0	Hannah E. Heider	68.00	0.00	68.00	4.22	0.99	0.00	0.00	0.00	62.79
232659	12/12/2019	HELA0	Andrew L Hellenbrand	2,391.72	123.98	2,515.70	149.04	34.86	102.58	123.73	249.94	1,855.55
232660	12/12/2019	HERP0	Patricia A Herman	30.75	0.00	30.75	0.00	0.00	0.00	0.00	0.00	30.75
232661	12/12/2019	JOHJO	Jeffrey D Johnson	2,120.81	0.00	2,120.81	130.22	30.46	222.48	102.58	271.02	1,364.05
232662	12/12/2019	LECA0	Alex J. LeClair	2,076.80	0.00	2,076.80	128.76	30.11	144.12	104.55	158.43	1,510.83
232663	12/12/2019	LINJO	James R. Lincoln	3,195.40	653.90	3,849.30	222.52	52.04	234.31	193.76	737.04	2,409.63
232664	12/12/2019	LLOA0	Ann Groves Lloyd	200.00	0.00	200.00	12.40	2.90	0.00	0.00	0.00	184.70
232665	12/12/2019	LONNO	Nancy E Long	30.75	0.00	30.75	0.00	0.00	0.00	0.00	0.00	30.75
232666	12/12/2019	MARDO	Daniel G Markart	3,059.16	461.72	3,520.88	214.34	50.13	431.99	187.94	334.54	2,301.94
232667	12/12/2019	MAYLO	Lanette K. Mayberry	1,627.21	0.00	1,627.21	98.38	23.01	108.24	70.74	157.59	1,169.25
232668	12/12/2019	MCCK0	Kyle M. McCarty	1,877.60	70.41	1,948.01	120.78	28.25	209.05	98.29	269.44	1,222.20
232669	12/12/2019	MILSO	Suzanne M Miller	200.00	0.00	200.00	12.40	2.90	0.00	0.00	0.00	184.70
232670	12/12/2019	NESJO	James W Ness	800.00	0.00	800.00	49.60	11.60	163.33	11.07	0.00	564.40
232671	12/12/2019	OSTJO	Julie A. Ostrander	3,227.43	0.00	3,227.43	193.47	45.25	257.51	168.76	448.16	2,114.28
232672	12/12/2019	RANMO	Melissa R. Randall-O'Neil	1,590.40	0.00	1,590.40	98.60	23.06	89.58	70.35	104.17	1,204.64
232673	12/12/2019	RICPO	Peggy V. Richards	1,326.47	0.00	1,326.47	82.24	19.23	62.42	51.79	86.88	1,023.91
232674	12/12/2019	RUEM0	Mary Ellen Ruesch	42.93	0.00	42.93	0.00	0.00	0.00	0.00	0.00	42.93
232675	12/12/2019	SCHE0	Ember L. Schmidt	85.00	0.00	85.00	5.27	1.23	0.00	0.00	0.00	78.50
232676	12/12/2019	SCHR0	Ryan E. Schmitz	1,818.60	0.00	1,818.60	109.00	25.49	171.87	85.66	186.00	1,240.58
232677	12/12/2019	SIMBO	Benjamin Simplot	31.88	0.00	31.88	1.98	0.46	0.00	0.00	0.00	29.44
232678	12/12/2019	SMIWO	Wayne A. Smith	3,384.80	0.00	3,384.80	203.95	47.70	447.93	180.17	446.53	2,058.52
232679	12/12/2019	STER0	Richard H Stevenson	200.00	0.00	200.00	12.40	2.90	0.00	0.00	0.00	184.70
232680	12/12/2019	SWEJO	Jennifer A. Sweeney	2,502.40	0.00	2,502.40	149.45	34.95	140.21	90.79	800.99	1,286.01
232681	12/12/2019	THIJO	Jensen C. Thieren	46.75	0.00	46.75	2.90	0.68	0.00	0.00	0.00	43.17
232682	12/12/2019	TONPO	Peter E Tonn	200.00	0.00	200.00	12.40	2.90	0.00	0.00	0.00	184.70
232683	12/12/2019	TREM0	Michael R. Trevarthen	2,156.29	0.00	2,156.29	131.28	30.70	207.77	108.38	223.25	1,454.91
232684	12/12/2019	WICMO	Mark Wickham	2,281.00	0.00	2,281.00	133.85	31.30	147.77	106.83	284.84	1,576.41
232685	12/12/2019	WOLCO	Chad A. Wolter	2,368.45	165.42	2,533.87	143.74	33.62	189.10	121.44	444.30	1,601.67
232686	12/12/2019	ZIMJO	John H. Zimm	351.33	0.00	351.33	21.78	5.09	0.00	1.95	0.00	322.51
				115,999.46	5,049.61	121,049.07	7,261.95	1,698.37	10,324.99	5,679.07	14,846.09	81,238.60

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020845	CK	12/23/2019	0.00	59.24	Outstanding	00024 HAWKINS, INC	00024 HAWKINS, INC
020846	CK	12/23/2019	0.00	1,552.50	Outstanding	00235 MSA PROFESSIONAL SERVICES	00235 MSA PROFESSIONAL SERVICE
020847	CK	12/23/2019	0.00	275.00	Outstanding	00509 MEUW	00509 J. Lincoln Training
020848	CK	12/23/2019	0.00	30.00	Outstanding	01679 WATER COMPLIANCE SPECIALISTS	01679 Bacteria Sample
020849	CK	12/23/2019	0.00	84.03	Outstanding	01869 CINTAS CORPORATION	01869 CINTAS CORPORATION/01869 CINTAS CORPORATION/01869 CINTAS CORPORATION/01869 CINTAS CORPORATION
020850	CK	12/23/2019	0.00	5,011.90	Outstanding	02147 LANDMARK SERVICES COOPERATIVE	02147 LANDMARK SERVICES COOPER
020851	CK	12/23/2019	0.00	377.15	Outstanding	02153 WI RIVER BANK	003537 CAFCC Flex Child Care/003537 CAFMED Flex Medical
020852	CK	12/23/2019	0.00	1,067.01	Outstanding	02397 SEERA	02397 SEERA
020853	CK	12/23/2019	0.00	1,300.00	Outstanding	02997 3 DEGREE VENTURES	02997 January 2020 Rent
020854	CK	12/23/2019	0.00	1,614.03	Outstanding	03035 BAR BUDDIES LODI	03035 Sept 2019/03035 Aug 2019
020855	CK	12/23/2019	0.00	168.00	Outstanding	03082 WPPA, Inc	003537 UNION Union Dues
020856	CK	12/23/2019	0.00	67,167.00	Outstanding	03176 CITIES & VILLAGES MUTUAL INS CO	03176 2020AutoPhysicalDamage/03176 2020Boiler&Machinery/03176 2020LiabilityCoverage/03176 2020CrimeCoverage/03176 2020ExcessPublicEntityLi/03176 2020EmplmntPracticeLiab/03176 2020PollutionLiability/03176 2020Volunteer/03176 2020Workers' Comp/More...
020857	CK	12/30/2019	0.00	14,291.76	Outstanding	00051 WI DEPT OF REVENUE	00051 WI DEPT OF REVENUE/00051 WI DEPT OF REVENUE/00051 WI DEPT OF REVENUE/00051 WI DEPT OF REVENUE
020858	CK	12/30/2019	0.00	142,401.72	Outstanding	00053 WPPI ENERGY	00053 shared savings loans/00053 shared savings loans/00053 Meter-DataAcquisitionVal/00053 Northstar/00053 Northstar/00053 Northstar/00053 EmailDynamicsMemberSuppo/00053 EmailDynamicsMemberSuppo/00053 EmailDynamicsMemberSuppo/More...

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020859	CK	12/30/2019	0.00	1,177.68	Outstanding	00059 AFLAC	003542 VLINSA Voluntary Ins. A/003537 VLINSA Voluntary Ins. A/003537 VLINSP Voluntary Ins. P/003542 VLINSP Voluntary Ins. P
020860	CK	12/30/2019	0.00	24,580.44	Outstanding	00165 EMPLOYEE TRUST FUNDS -INS PMT	003537 HLTADJ one time health/003542 HLTADJ one time health/003537 HLTE40 Health Ins/40% E/00165 Skarda/003537 HLTHEE Health Ins/Empl/003542 HLTHEE Health Ins/Empl/003542 HLTHEE Health Ins/Empl/003537 HLTHEE Health Ins/Empl
020861	CK	12/30/2019	0.00	315.81	Outstanding	00209 Lodi Utilities	00209 Lodi Utilities
020862	CK	12/30/2019	0.00	42,048.43	Outstanding	00447 Internal Revenue Service	00447 Internal Revenue Service/00447 Internal Revenue Service/00447 Internal Revenue Service/00447 Internal Revenue Service/00447 Internal Revenue Service
020863	CK	12/30/2019	0.00	15,890.34	Outstanding	01342 WI Retirement System	003532 RETEMP Retirement Empl/003526 RETEMP Retirement Empl/003532 RETER Retirement-Empl/003526 RETER Retirement-Empl/003526 WRSADJ WRS ADJUSTMENT/003532 WRSADJ WRS ADJUSTMENT
020864	CK	12/30/2019	0.00	3,162.84	Outstanding	01839 Great-West Retirement Services	003537 ROTH WDC ROTH IRA/003542 ROTH WDC ROTH IRA/003542 ROTH P WDC ROTH IRA/003537 ROTH P WDC ROTH IRA/01839 003537 ROTH P WDC ROTH I/01839 003542 ROTH P WDC ROTH I
233519	VC	12/16/2019	0.00	-50.00	Void	00342 WWOA	00342 Wickham dues
233648	CK	12/6/2019	0.00	45.00	Outstanding	00054 WI RURAL WATER ASSN	00054 WI RURAL WATER ASSN
233649	CK	12/6/2019	0.00	750.99	Outstanding	00074 BAKER & TAYLOR	00074 BAKER & TAYLOR/00074 BAKER & TAYLOR/00074 BAKER & TAYLOR
233650	CK	12/6/2019	0.00	105.84	Outstanding	00096 US CELLULAR	00096 US CELLULAR
233651	CK	12/6/2019	0.00	4,630.50	Outstanding	00113 COLUMBIA CTY ECONOMIC DEV CORP	00113 COLUMBIA CTY ECONOMIC DE
233652	CK	12/6/2019	0.00	130.00	Outstanding	00147 DIVINE SAVIOR HEALTHCARE	00147 DIVINE SAVIOR HEALTHCARE

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233653	CK	12/6/2019	0.00	345.24	Outstanding	00212 LODI SHELL	00212 LODI SHELL
233654	CK	12/6/2019	0.00	2,430.40	Outstanding	00215 LW ALLEN LLC	00215 LW ALLEN LLC
233655	CK	12/6/2019	0.00	1,487.01	Outstanding	00218 MADISON GAS & ELECTRIC	00218 MADISON GAS & ELECTRIC/00218 MADISON GAS & ELECTRIC/00218 MADISON GAS & ELECTRIC/00218 MADISON GAS & ELECTRIC/00218 MADISON GAS & ELECTRIC/00218 MADISON GAS & ELECTRIC/00218 MADISON GAS & ELECTRIC/More...
233656	CK	12/6/2019	0.00	21.76	Outstanding	00270 RHYME BUSINESS PRODUCTS	00270 RHYME BUSINESS PRODUCTS
233657	CK	12/6/2019	0.00	54.75	Outstanding	00329 TOTAL WATER OF BARABOO	00329 TOTAL WATER OF BARABOO/00329 TOTAL WATER OF BARABOO
233658	CK	12/6/2019	0.00	207.58	Outstanding	00453 NEW ERA GRAPHICS	00453 2000 AP Vouchers/00453 2000 AP Vouchers/00453 2000 AP Vouchers/00453 2000 AP Vouchers
233659	CK	12/6/2019	0.00	74.25	Outstanding	00899 BURKE TRUCK & EQUIPMENT	00899 BURKE TRUCK & EQUIPMENT
233660	CK	12/6/2019	0.00	104.96	Outstanding	01354 CHARTER COMMUNICATIONS	01354 CHARTER COMMUNICATIONS
233661	CK	12/6/2019	0.00	526.05	Outstanding	01401 COLUMBIA CTY ACCOUNTING	01401 November tower lease
233662	CK	12/6/2019	0.00	839.91	Outstanding	02042 LAMP RECYCLERS	02042 LAMP RECYCLERS
233663	CK	12/6/2019	0.00	404.10	Outstanding	02219 MIDDLETON POWER CENTER	02219 MIDDLETON POWER CENTER
233664	CK	12/6/2019	0.00	426.24	Outstanding	02302 FRONTIER	02302 FRONTIER
233665	CK	12/6/2019	0.00	145.02	Outstanding	02406 WI LIFT TRUCK CORP	02406 WI LIFT TRUCK CORP
233666	CK	12/6/2019	0.00	365.20	Outstanding	02750 MIDWEST METER INC.	02750 MIDWEST METER INC.
233667	CK	12/6/2019	0.00	573.95	Outstanding	02942 TOP PACK DEFENSE LLC	02942 TOP PACK DEFENSE LLC
233668	CK	12/6/2019	0.00	25.00	Outstanding	02947 TG TIRE SERVICE LLC	02947 TG TIRE SERVICE LLC
233669	CK	12/6/2019	0.00	1,222.73	Outstanding	02960 CUMMINS INC	02960 CUMMINS INC

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233670	CK	12/6/2019	0.00	127.39	Outstanding	02982 WCMA	02982 WCMA
233671	CK	12/6/2019	0.00	241.13	Outstanding	03012 ADVANCE AUTO PARTS	03012 ADVANCE AUTO PARTS/03012 ADVANCE AUTO PARTS/03012 ADVANCE AUTO PARTS/03012 ADVANCE AUTO PARTS/03012 ADVANCE AUTO PARTS/03012 ADVANCE AUTO PARTS
233672	CK	12/6/2019	0.00	1,536.50	Outstanding	03028 BOARDMANCLARK	03028 BOARDMANCLARK/03028 General Matters Oct/03028 BOARDMANCLARK/03028 PD Contract Oct/03028 Accurate Appraisal Oct
233673	CK	12/6/2019	0.00	1,421.39	Outstanding	03140 PROGRAMMED CLEANING INC	03140 PROGRAMMED CLEANING INC/03140 PROGRAMMED CLEANING INC
233674	CK	12/6/2019	0.00	7,500.00	Outstanding	03183 BERNIE POFF	03183 Polliwog Studio Mural
233675	CK	12/6/2019	0.00	1,116.75	Outstanding	03209 JJ KELLER & ASSOC	03209 JJ KELLER & ASSOC
233676	CK	12/6/2019	0.00	50.00	Outstanding	03232 WISCONSIN LIBRARY ASSOCIATION	03232 WISCONSIN LIBRARY ASSOCI
233677	CK	12/19/2019	0.00	133.00	Outstanding	00028 FERRELLGAS	00028 FERRELLGAS
233678	CK	12/19/2019	0.00	119.72	Outstanding	00056 USABUEBOOK	00056 USABUEBOOK
233679	CK	12/19/2019	0.00	527.32	Outstanding	00074 BAKER & TAYLOR	00074 BAKER & TAYLOR/00074 BAKER & TAYLOR
233680	CK	12/19/2019	0.00	500.27	Outstanding	00096 US CELLULAR	00096 US CELLULAR/00096 US CELLULAR/00096 US CELLULAR/00096 US CELLULAR/00096 US CELLULAR/00096 US CELLULAR
233681	CK	12/19/2019	0.00	70.00	Outstanding	00111 COLUMBIA CTY CLERK	00111 Election Materials
233682	CK	12/19/2019	0.00	39.24	Outstanding	00190 KOLTES - 923247 - CITY HALL	00190 KOLTES - 923247 - CITY H
233683	CK	12/19/2019	0.00	139.92	Outstanding	00204 KOLTES - 92346 - L&W	00204 KOLTES - 92346 - L&W
233684	CK	12/19/2019	0.00	50.00	Outstanding	00342 WWOA	00342 Wickham dues
233685	CK	12/19/2019	0.00	18.34	Outstanding	00476 Alliant Energy / WP&L	00476 Alliant Energy / WP&L

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233686	CK	12/19/2019	0.00	13,386.00	Outstanding	00910 COLUMBIA CTY SOLID WASTE	00910 COLUMBIA CTY SOLID WASTE/00910 COLUMBIA CTY SOLID WASTE
233687	CK	12/19/2019	0.00	81.00	Outstanding	01107 SAUK PRAIRIE MEMORIAL HOSP	01107 Blood Draw
233688	CK	12/19/2019	0.00	9,945.55	Outstanding	01297 WAUNAKEE UTILITIES	01297 PMH 9 switch gear
233689	CK	12/19/2019	0.00	1,109.99	Outstanding	01306 KOLTES - 61057 - PARKS DEPT	01306 KOLTES - 61057 - PARKS D
233690	CK	12/19/2019	0.00	602.54	Outstanding	01354 CHARTER COMMUNICATIONS	01354 CHARTER COMMUNICATIONS/01354 CHARTER COMMUNICATIONS/01354 CHARTER COMMUNICATIONS/01354 CHARTER COMMUNICATIONS/01354 CHARTER COMMUNICATIONS/01354 CHARTER COMMUNICATIONS/01354 CHARTER COMMUNICATIONS/More...
233691	CK	12/19/2019	0.00	5,125.86	Outstanding	01535 TRUCK COUNTRY	01535 TRUCK COUNTRY
233692	CK	12/19/2019	0.00	444.60	Outstanding	01698 MINNESOTA LIFE INSURANCE CO	003537 LIFEER Life Ins/Employe/003537 LIFEER Life Ins/Employe
233693	CK	12/19/2019	0.00	537.16	Outstanding	01873 JOHNSON SALES INC	01873 JOHNSON SALES INC
233694	CK	12/19/2019	0.00	745.88	Outstanding	01992 ARLINGTON HARDWARE CO INC	01992 Urinal Repair
233695	CK	12/19/2019	0.00	2,815.00	Outstanding	02152 SOUTH CENTRAL ALARM	02152 Police Bldg & Garage
233696	CK	12/19/2019	0.00	2,266.00	Outstanding	02174 LODI CUB SCOUT PACK 355	02174 Christmas Greenery
233697	CK	12/19/2019	0.00	890.54	Outstanding	02272 NESS AUTO SALES & SERVICE	02272 NESS AUTO SALES & SERVIC/02272 NESS AUTO SALES & SERVIC
233698	CK	12/19/2019	0.00	85.00	Outstanding	02316 CARPET RAIDER	02316 CARPET RAIDER
233699	CK	12/19/2019	0.00	309.26	Outstanding	02585 EHLERS INVESTMENT PARTNERS	02585 EHLERS INVESTMENT PARTNE/02585 EHLERS INVESTMENT PARTNE/02585 EHLERS INVESTMENT PARTNE/02585 EHLERS INVESTMENT PARTNE/02585 EHLERS INVESTMENT PARTNE
233700	CK	12/19/2019	0.00	9,160.00	Outstanding	02791 BADGER STATE WASTE LLC	02791 BADGER STATE WASTE LLC

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233701	CK	12/19/2019	0.00	378.25	Outstanding	02875 TVG AUTOMATION LLC	02875 TVG AUTOMATION LLC
233702	CK	12/19/2019	0.00	21,302.00	Outstanding	02876 MUNICIPAL PROPERTY INSURANCE	02876 MUNICIPAL PROPERTY INSUR/02876 MUNICIPAL PROPERTY INSUR/02876 MUNICIPAL PROPERTY INSUR/02876 MUNICIPAL PROPERTY INSUR
233703	CK	12/19/2019	0.00	109.30	Outstanding	02908 TASC	02908 TASC
233704	CK	12/19/2019	0.00	715.76	Outstanding	02942 TOP PACK DEFENSE LLC	02942 TOP PACK DEFENSE LLC/02942 TOP PACK DEFENSE LLC/02942 TOP PACK DEFENSE LLC/02942 TOP PACK DEFENSE LLC/02942 TOP PACK DEFENSE LLC
233705	CK	12/19/2019	0.00	1,124.00	Outstanding	02947 TG TIRE SERVICE LLC	02947 TG TIRE SERVICE LLC
233706	CK	12/19/2019	0.00	185.85	Outstanding	03012 ADVANCE AUTO PARTS	03012 ADVANCE AUTO PARTS/03012 ADVANCE AUTO PARTS/03012 ADVANCE AUTO PARTS
233707	CK	12/19/2019	0.00	488.00	Outstanding	03028 BOARDMANCLARK	03028 BOARDMANCLARK
233708	CK	12/19/2019	0.00	819.29	Outstanding	03067 ABT MAILCOM	03067 tax bills
233709	CK	12/19/2019	0.00	3,657.00	Outstanding	03180 PREMIUM COMPUTER SERVICES, INC	03180 PREMIUM COMPUTER SERVICE/03180 PREMIUM COMPUTER SERVICE
233710	CK	12/19/2019	0.00	500.00	Outstanding	03255 KYLE MAYBERRY	03255 scholarship recipient
233711	CK	12/19/2019	0.00	500.00	Outstanding	03256 JAMIE WILLIAMS	03256 J. WILLIAMS SCHOLARSHIP
233712	CK	12/19/2019	0.00	1,000.00	Outstanding	03257 STEVEN KELLEY	03257 Refund Bldg Deposit
233713	CK	12/19/2019	0.00	35.38	Outstanding	03258 DELTA DENTAL OF WISCONSIN	03258 Delta Dental/03258 Skarda Dental
233714	CK	12/19/2019	0.00	274.47	Outstanding	03259 APG OF SOUTHERN WISONSIN	03259 APG OF SOUTHERN WISONSIN/03259 APG OF SOUTHERN WISONSIN
233715	CK	12/19/2019	0.00	1,145.00	Outstanding	03260 ATTWILL MEDICAL SOLUTIONS	03260 Ditch Excavation/City
Company Total				454,373.57			

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Aged AR - Detail by Days Past Due
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Cust ID TypeRef Nbr	Customer Name Terms	Telephone Doc Date	Contact Current	Days Past Due				Total
				1 To 30	31 To 60	61 To 90	Over 90	
Company ID: 28100								
000000001 IN 015774	Lodi Area EMS NET 30 DAYS	(608) 592-7123 12/12/2019	508.08	0.00	0.00	0.00	Avg Days To Pay 0.00	23 508.08
Customer Total			508.08	0.00	0.00	0.00	0.00	508.08
000000032 IN 015773	Lodi Area Fire Dept NET 30 DAYS	(608) 592-3221 12/12/2019	155.30	0.00	0.00	0.00	Avg Days To Pay 0.00	33 155.30
Customer Total			155.30	0.00	0.00	0.00	0.00	155.30
000001210 FI 000678 FI 000679 FI 000681 FI 000683 IN 015592	Gregg Sharpee NET 30 DAYS	10/10/2019 11/12/2019 12/9/2019 1/9/2020 8/23/2019	0.00 0.00 0.00 5.55 0.00	0.00 0.00 0.00 0.00 0.00	0.00 5.91 4.84 0.00 0.00	0.00 0.00 0.00 0.00 0.00	Avg Days To Pay 3.23 0.00 0.00 0.00 363.35	326 3.23 5.91 4.84 5.55 363.35
Customer Total			5.55	0.00	10.75	0.00	366.58	382.88
000001250 IN 015776	Ness Auto Sales & Service NET 30 DAYS	12/12/2019	75.72	0.00	0.00	0.00	Avg Days To Pay 0.00	34 75.72
Customer Total			75.72	0.00	0.00	0.00	0.00	75.72
000002245 FI 000412 FI 000417 FI 000432 FI 000445 FI 000458 FI 000469 FI 000481 FI 000497 IN 013267	Mary Pierce NET 30 DAYS	3/10/2017 4/10/2017 5/9/2017 6/8/2017 7/7/2017 8/10/2017 9/11/2017 10/11/2017 12/1/2016	0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00	Avg Days To Pay 4.91 2.21 2.06 2.13 2.06 2.42 2.28 2.13 144.30	0 4.91 2.21 2.06 2.13 2.06 2.42 2.28 2.13 144.30
Customer Total			0.00	0.00	0.00	0.00	164.50	164.50
000002296 FI 000654 FI 000665	Mike Henry	6/10/2019 7/10/2019	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	Avg Days To Pay 1.30 1.26	0 1.30 1.26

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Cust ID	Customer Name	Telephone	Contact	Days Past Due				Total
				1 To 30	31 To 60	61 To 90	Over 90	
TypeRef Nbr	Terms	Doc Date	Current					
IN 015340	NET 30 DAYS	4/10/2019	0.00	0.00	0.00	0.00	84.88	84.88
Customer Total			0.00	0.00	0.00	0.00	87.44	87.44
0000002309	Shabvon or Trevor Johnson						Avg Days To Pay	0
FI 000682		12/9/2019	0.00	0.00	0.02	0.00	0.00	0.02
FI 000684		1/9/2020	0.37	0.00	0.00	0.00	0.00	0.37
IN 015729	NET 30 DAYS	11/7/2019	0.00	0.00	24.50	0.00	0.00	24.50
Customer Total			0.37	0.00	24.52	0.00	0.00	24.89
0000002311	Dave Moses						Avg Days To Pay	0
IN 015775	NET 30 DAYS	12/12/2019	201.90	0.00	0.00	0.00	0.00	201.90
Customer Total			201.90	0.00	0.00	0.00	0.00	201.90
0000002314	Justin Volden & Kori Schroeder						Avg Days To Pay	0
IN 015779	NET 30 DAYS	12/12/2019	12.25	0.00	0.00	0.00	0.00	12.25
Customer Total			12.25	0.00	0.00	0.00	0.00	12.25
Statement Cycle Total			959.17	0.00	35.27	0.00	618.52	1,612.96

Date: Thursday, January 09, 2020
 Time: 02:11PM
 User: LMAYBERRY

City of Lodi
Aged AR - Detail by Days Past Due
 Period: 01-20 As of: 1/9/2020

Page: 3 of 3
 Report: 08610dp.rpt
 Company: 28100

Cust ID	Customer Name	Telephone	Contact	Days Past Due				Total
				1 To 30	31 To 60	61 To 90	Over 90	
0000009043	Scenic Valley Driving							Avg Days To Pay 74
FI 000670		7/10/2019	0.00	0.00	0.00	0.00	2.19	2.19
FI 000675		8/12/2019	0.00	0.00	0.00	0.00	2.41	2.41
FI 000677		9/9/2019	0.00	0.00	0.00	0.00	2.04	2.04
IN 015233	Due Upon Receipt	2/27/2019	0.00	0.00	0.00	0.00	148.09	148.09
Customer Total			0.00	0.00	0.00	0.00	154.73	154.73
Statement Cycle Total			0.00	0.00	0.00	0.00	154.73	154.73
Company Total			959.17		35.27		773.25	
				0.00		0.00		1,767.69

LEASE

This Lease agreement made as of January 1, 2017, by and between City of Lodi, Town of West Point, and Town of Lodi, all in Columbia County, Wisconsin, ("Landlord", whether one or more) and Lodi Shell, Inc. ("Tenant", whether one or more).

WITNESSETH:

The Landlord, for and in consideration of the covenants and agreements hereinafter set forth to be kept and performed by the Tenant, leases to the Tenant, and the Tenant does hereby rent from the Landlord, the premises hereinafter described, for the period, at the rental, and upon the terms and conditions hereinafter specifically set forth:

1. DESCRIPTION. The leased premises are described as the former Lodi Area Emergency Medical Service building at the corner of First and Main Streets in the City of Lodi, Wisconsin, including the lot on which said building is situated.
2. TERM. This Lease shall be for a term commencing January 1, 2017 and ending December 31, 2019 provided, however, that either party may cancel the Lease at the end of any calendar year by written notice given to the other party on or before October 1 of that calendar year.
3. RENT. Tenant shall pay to Landlord at Lodi Area EMS Commission, 715 North Main Street, Lodi, WI 53555, or such other place as Landlord may from time to time designate, rent for the demised premises as follows: Five Hundred Dollars (\$500.00) for each month of the Lease with the first month's rent to be paid upon signing of the Lease, and successive monthly rental payments shall be made on or before the 15th day of each month.
4. USE. Tenant agrees that the premises will be used only for a used car lot and washing cars, and for no other purposes. There shall be no more than eight (8) vehicles for sale on the lot at any one time. No automotive repairs shall be conducted on the premises. No cars for sale shall be parked on city streets.
5. SUBLETTING. Tenant will not assign or sublet this Lease or any part of the leased premises without prior written consent of the Landlord.
6. ENTRY BY LANDLORD. Landlord may at reasonable times enter the premises to show the premises to prospective purchasers or renters, to inspect the condition of the premises, or to make such alterations or repairs, as he may deem necessary. If Tenant abandons the premises or violates any terms of this Lease, Landlord shall have an immediate right to enter the premises.

7. USE BY LANDLORD. Tenant shall allow the Lodi Area Fire Department use of any location on the lot or driveways for parking by fire department personnel vehicles during emergencies at any time during the term of the lease, without charge. Lodi Area Fire Department will not have access to interior of building.
8. UTILITIES. Charges for all utilities and fuels for the demised premises shall be paid by Tenant. Tenant shall not permit any such bills to become delinquent.
9. PAINTING. Tenant may paint the exterior of the premises upon approval by Landlord. Tenant shall, at his expense, furnish the labor, paint and supplies for said project.
10. MAINTENANCE. Tenant shall make such minor repairs to the building, fixture and mechanical systems as are necessary to maintain the property in the same condition as at the commencement of the Lease, reasonable wear and tear excepted; and in a clean and neat condition. Tenant will replace any damaged or broken glass in the doors or windows. A minor repair is defined as one that is not structural in nature and is not a capital improvement or replacement. Tenant shall in no event do any digging or excavation on the premises. Tenant shall cut the grass and clear snow from the property as needed to maintain a clean and neat appearance.
11. DAMAGE TO OR DESTRUCTION OF BUILDING BY CASUALTY. If the building being rented is damaged or destroyed by fire or other casualty to such an extent as to render the premises untenable, then Landlord shall have the election to either repair or rebuild the building (in which case the rent shall abate until the premises are again ready for occupancy by Tenant) or to terminate the Lease upon notice to Tenant. In such event, if Landlord does not choose to terminate the Lease, Tenant shall have the option to terminate the Lease.
12. ALTERATIONS AND REDECORATING. Tenant shall not alter or redecorate the premises without prior written consent of Landlord. All alterations and improvements to said premises or fixtures installed on said premises shall remain for the benefit of Landlord unless otherwise provided in said consent.
13. POSTING NOTICES. Landlord may within two months of the end of the term of this Lease or after giving Tenant notice to vacate the premises pursuant to this Lease, post "FOR RENT" or "FOR SALE" signs on the premises.
14. LIMITATION OF LIABILITY. Landlord shall not be liable for any damage caused by bursting or leaking of any plumbing pipes, fittings or fixtures or by failure of any equipment or appliances furnished by Landlord or by water, snow or ice, or by electrical power failure or power surge or spike. Landlord shall not be liable for any loss or damage caused by fire, windstorm, theft, vandalism or any hazards covered under a standard

casualty insurance policy. It is understood that it is Tenant's responsibility to insure personal property kept on the rented premises against damage or loss. Tenant agrees to provide the Landlord with a copy of insurance, to the Lodi Area EMS on a yearly basis.

15. COVENANT TO HOLD HARMLESS AND PUBLIC LIABILITY INSURANCE.

The Tenant agrees to indemnify and save Landlord harmless against and from any and all claims, damages, costs and expenses including reasonable attorney's fees arising from the conduct or management of the business conducted by the Tenant on the leased premises; or from the use of the premises by Tenant, his family, and his employees, customers or other persons on the premises with Tenant's permission. It is further understood and agreed that the Landlord shall not be liable, and the Tenant waives all claims for, damage to person or property sustained by Tenant, its employees or agents, as may result from any accident or occurrence in or upon the demised premises. The Tenant agrees to carry and pay the premiums for public liability insurance insuring itself and the Landlord against injury to property, person or loss of life arising out of the use and occupancy of the demised premises, with limits of at least \$100,000 property damage and \$500,000 for personal injury or death, and shall furnish to the Landlord as may be requested from time to time, a certificate of said insurance.

16. ABANDONMENT. If Tenant shall abandon or vacate said premises before the expiration of said term, Landlord shall make reasonable efforts to rent same and shall apply the money therefrom to the rent due, or to become due, on this Lease and Tenant shall remain liable for any deficiency and agrees to pay same.

17. DISPOSAL OF TENANT'S PROPERTY. If Tenant shall leave any property on said premises, Landlord shall have the right to dispose of said property without liability 30 days after Tenant vacates or abandons said premises.

18. DEFAULT. In the event default is made by the Tenant in payment of said rent herein specified, or any part thereof, or if Tenant defaults in the prompt and full performance of any other provision of this Lease, and such default shall continue for 10 days after written notice by Landlord to Tenant to cure such default, then the Landlord shall, without further notice, at his option, have the right to re-enter said premises, to remove the Tenant and all persons holding under it therefrom and to terminate this Lease and repossess himself of the premises. Such repossession shall not constitute a waiver by Landlord of any other rights which it might have to enforce collection of rents for the balance of the term or to recover damages from the Tenant for default in payment of rents or other defaults hereunder.

19. LEGAL FEES. ETC. Tenant agrees to pay upon demand all Landlord's costs, charges or expenses, including the fees of counsel, agents and others retained by Landlord, incurred in enforcing Tenant's obligations hereunder or incurred by Landlord in any

litigation in which the Landlord, without the Landlord's fault, becomes involved or concerned by reason of the existence of this Lease or the relationship hereunder of the Landlord and the Tenant.

20. NO WAIVER OF COVENANTS. Any failure or delay of Landlord to insist upon strict performance or compliance with any agreements, covenants or conditions of this Lease shall not be deemed a waiver thereof or of Landlord's right to pursue his rights hereunder as to any subsequent breach by Tenant. The acceptance of rent by Landlord shall not be deemed to be a waiver of any preceding breach or breaches by Tenant of any agreement, covenant or condition of this Lease, regardless of Landlord's knowledge of such preceding breach at the time of acceptance of such rent.
21. BANKRUPTCY, ETC., OF TENANT. In the event of voluntary or involuntary bankruptcy on the part of the Tenant, or the appointment of a receiver for the Tenant, or a voluntary assignment for creditors by the Tenant, or commencement of any proceeding for reorganization or adjustment of debts under the bankruptcy laws relating to debts owed by Tenant, or if this Lease shall by operation of law devolve upon or pass to any person or corporation other than the Tenant, then and in each of said events this Lease shall, at the option of the Landlord by subject to cancellation forthwith. If there is more than one Tenant, this option shall be open to Landlord upon the occurrence of any of said events involving any Tenant.
22. NOTICES. Whenever in this Lease it shall be required or permitted that notice be given by either party hereto to the other, such notice shall be forwarded by certified mail and addressed as follows:

To the Landlords: City of Lodi Clerk; 130 S. Main Street; Lodi, WI 53555

Town of Lodi Clerk; W10919 County Road V; Lodi, WI 53555

Town of West Point Clerk; N2114 Rausch Road; Lodi, WI 53555

To the Tenant: Lodi Shell, Inc.; 105 First Street; Lodi, WI 53555

or to such other place as the parties may designate in writing. Notice shall be considered given when mailed whether or not it shall be received or refused by the party to whom the notice is sent.

23. GENERAL PROVISIONS. The terms "Landlord" and "Tenant" shall mean singular or plural; masculine or feminine, as the case may be, and this Lease shall be binding on the

parties hereto and their respective heirs, representatives, successors and assigns. The invalidity or unenforceability of any provisions hereof shall not affect or impair any other provisions. The laws of the State of Wisconsin shall govern the validity, performance and enforcement of this Lease. This Lease shall not be binding until executed by both Landlord and Tenant.

24. RIGHT OF FIRST REFUSAL. During the term of the Lease or any extension or renewal thereof, Tenant shall have a right of first refusal to acquire the leased premises as follows: During such period, prior to accepting an offer to purchase the property made by anyone other than Tenant, Landlord shall give written notification, including a copy of said offer, to Tenant, and Tenant shall have 72 hours within which to meet said offer with a written offer of his own. If Tenant's offer does not meet such other offer exactly or in a modified form acceptable to Landlord, then Landlord shall be free to sell the property to the persons making the other offer. This right of first refusal shall expire and be of no further force or effect upon expiration, termination or voiding of the Lease.

25. LEASE NOT TO BE RECORDED. This Lease shall not be recorded.

IN WITNESS WHEREOF, the parties have signed this instrument on the dates set forth below (on page 6 of 6):

LANDLORDS:

CITY OF LODI:

Dated: _____

By: _____
James Ness, Mayor

Dated: _____

By: _____
Patricia Spence, Clerk

TOWN OF WEST POINT:

Dated: _____

By: _____
Dean Schwarz, Chairperson

Dated: _____

By: _____
Taffy Buchanan, Clerk

TOWN OF LODI:

Dated: _____

By: _____
Thomas Marx, Chairperson

Dated: _____

By: _____
April Goeske, Clerk

TENANT:

Dated: _____

By: _____
Daniel Dolson