

**CITY OF PLYMOUTH, WISCONSIN
TUESDAY, MARCH 25, 2025 COMMON COUNCIL MEETING
7:00 PM COUNCIL CHAMBERS, ROOM 302
128 SMITH ST. PLYMOUTH, WI 53073**

AGENDA

- 1. Call to order and roll call:**
- 2. Pledge of Allegiance.**
- 3. Approval of the Consent Agenda (Alderspersons may request removal of item(s), or part thereof without debate or vote):**
 - A. Approve minutes of the meeting held Tuesday, March 11, 2025**
 - B. Approve City and Utility Reports:**
 - I. Electric, Water and Sewer Sales Report – February 2025**
 - II. Utility Related Write Offs for March 2025 - \$1,721.83**
 - C. Approve Application for Event: Falooza Fall Festival and Music Fundraiser– to be held September 27, 2025 from 6:30 AM – 10:00 PM at City Park. Request Park Shelter Fees be waived.**
 - D. Approve change of agent for “Class A” Alcohol License for Pick ‘n Save to Ann Kintzler – Approved by Clerk’s Office and Police Department**
 - E. Approve Temporary “Class B” License for Penny University Players, Inc – Penny University 2025, to be held on April 3 – April 5, 2025 from 7 PM – 11 PM at New Life Community Church.**
- 4. Audience Comments: Citizens comments must be recognized by the mayor or presiding officer and are limited to three minutes per person from those signed in on the registration sheet located at the back of the Council Chambers prior to the start of the meeting.**
- 5. Items removed from Consent Agenda:**
- 6. Annual Report:**
 - A. Police Department Annual Report Presentation – Ken Ruggles, Police Chief**
 - B. Recognition of Police Officers – Ken Ruggles, Police Chief**
- 7. New Business:**
 - A. Discussion and Possible Action on Agreement with School District – TID Distribution – Tim Blakeslee, City Administrator / Utilities Manager**
 - B. Discussion and Possible Action on Agreement with New Summits LLC/SCEDC – Tim Blakeslee, City Administrator / Utilities Manager**
 - C. Discussion and Possible Action on Tornado Sirens – Matt Starker, Deputy Police Chief**

- 8. Entertain a Motion to go into Closed Session for the following:**
Pursuant to Wis. Stat. 19.85 (c) for considering, employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility – City Administrator / Utilities Manager

AND

Pursuant to Wis. Stat. 19.85(1)(g) conferring with legal counsel for the government 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 and Pursuant to Wis. Stat. 19.85(1)(f) Considering financial, medical, social or personal histories or disciplinary data of specific persons, preliminary consideration of specific personnel problems or the investigation of charges against specific persons except where par. (b) applies which, if discussed in public, would be likely to have a substantial adverse effect upon the reputation of any person referred to in such histories or data, or involved in such problems or investigations regarding - North Building at parcel 59271822060

- 9. Entertain a motion to go into Open Session**
- 10. Discussion and Possible Action on Closed Session Items**
- 11. Adjourn to 7:00 PM on Tuesday, April 8, 2025**

It is likely a quorum of members of other governmental bodies of the municipality may be in attendance at the above stated meeting to gather information. No action will be taken by any governmental body at the above stated meeting other than the governmental body specifically referred to above in this notice.

Please note that, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, please contact the City of Plymouth ADA Coordinator Leah Federwisch, located in the Plymouth Utilities office at 900 County Road PP, Plymouth, WI or call 920-893-3853.

**CITY OF PLYMOUTH, WISCONSIN
TUESDAY, MARCH 11, 2025 COMMON COUNCIL MEETING**

UNOFFICIAL MINUTES

1. **Call to order and roll call:** Mayor Pohlman called the meeting to order. On the call of the roll the following were present: Angie Matzdorf, Greg Hildebrand, Diane Gilson, John Binder, Dave Herrmann, John Nelson, and Jeff Tauscheck. Also present: City Administrator/Utilities Manager Tim Blakeslee, City Attorney Crystal Fieber, Director of Public Works Cathy Austin, Police Chief Ken Ruggles, Deputy Police Chief Matt Starker, Electrical Operation Manager Ryan Roehrborn, IT Manager Dave Augustin, Library Director Leslie Jochman and City Clerk/Deputy Treasurer Anna Voigt.
2. **Pledge of Allegiance.**
3. **Approval of the Consent Agenda (Alderspersons may request removal of item(s), or part thereof without debate or vote):** Nicole Hansen from Nourish spoke about the Farmers Market at Stayer Park on Thursdays from June – October. Motion was made by Penkwitz/Binder to approve the consent agenda. Upon the call of the roll, all voted aye. Motion carried.
 - A. **Approve minutes of the meeting held Thursday, February 27, 2025**
 - B. **Approve City and Utility Reports:**
 - I. **List of City & Utility Vouchers dated 02/01/2025 – 02/28/2025**
 - C. **Minutes acknowledged for filing — Library Board: February 3 – Community Television: February 10 - Police & Fire Commission: February 11 – Public Works and Utilities: February 27 - Committee of the Whole: February 27 - Housing Authority: March 5**
 - D. **Building Report for February 2025 – 21 Permits at \$9,185,585**
 - E. **Approve Application for Event from Nourish Farms, Inc.: Plymouth Farmers Market, to be held Thursdays, June – October. Request for Stayer Park Shelter Fee be waived.**
 - F. **Approve Application for Event / Street Use Permit from Jesse Schneider (City Club) for the Annual Irishman’s Walk on Monday, March 17, 2025 from 10 AM – 10:30 AM. Route starts at 1610 Eastern Ave and Ends at 228 E Mill St.**
 - G. **Approve Temporary Class “B” Beer Alcohol License for Generations – Trivia Fundraiser Event, to be held at 1500 Douglas Dr. on March 16 from noon – 4 PM.**
 - H. **Approve Temporary Class “B” Beer Alcohol License for Generations – ShebDeck – Cribbage Tournament, to be held at 1500 Douglas Dr. on March 30 from 12:30 PM – 3:30 PM.**
 - I. **Approve Street Use Closure from A Chappa Construction (LAG Family LLC) for March 14, 2025 – June 14, 2025 for 52 Stafford St. North and South bound, from Mill St to North Stayer Park Parking lot entrance. Sidewalk on East side to remain open.**
4. **Audience Comments: Citizens comments must be recognized by the mayor or presiding officer and are limited to three minutes per person from those signed in on the registration sheet located at the back of the Council Chambers prior to the start of the meeting:** Lisa Prust from Lisa’s Dragonfly Acres spoke about being at the Farmers Market at Stayer Park. Julie Overby thanked the Council for approving the Farmers market and waiving the fee. Nolan Harper, Mike Roberts, JoAnne Friedman and Kristi Sorenson spoke against the route for the ATC transmission lines. John Nelson invited the community to check out the new sugar shack at City Park during Maple Fest on April 5.

5. **Items removed from Consent Agenda:**
6. **Annual Report**
 - A. **Library Report Presentation** – Library Director Jochman gave a presentation of the 2024 year at the library. There was a 4% increase in total circulation from 2023. Binder asked if the Library Foundation was related to the library where someone can make a donation. Leslie confirmed there is a foundation where someone can make donations, they also take donations at the library.
7. **New Business:**
 - A. **Discussion and Possible Action on the Purchase of an Additional Badger Book** – City Clerk / Deputy Treasurer Voigt introduced Badger Books which was included in the 2025 Capital Improvement Plan. Badger Books are electronic poll books that will replace paper poll books. Motion was made by Nelson/Matzdorf to approve the quote from Converge Technology Solutions in the amount of \$19,726. Tauscheck asked when badger books will be implemented and how long it takes to get them. Clerk Voigt stated it would be a few months after ordering them that we would receive them. Clerk Voigt would like to have them implemented by February 2026 if there is no Primary than April 2026. Tauscheck asked if there were any other municipalities in Sheboygan County that use them. Clerk Voigt stated the Town of Plymouth has them and loves them. Hildebrand asked what the life expectancy is. Clerk Voigt stated that municipalities have had them since 2017. There is a 5 year warranty on them. Herrmann asked if the system would fail what is the backup. Clerk Voigt stated its mandatory to have a backup paper pollbook. Binder asked if this could reduce the number of pollworkers? Matzdorf added it could also make it easier to find pollworkers. Clerk Voigt stated both are possible. Upon the call of the roll, all voted aye. Motion carried.
 - B. **Appoint William McCreedy to Housing Authority for a 5-year term Mayor Appoints / Council Confirms** – Mayor Pohlman appointed William McCreedy to the Housing Authority. Motion was made by Hildebrand/Tauscheck to approve William McCreedy to the Housing Authority. A unanimous aye vote was cast. Motion carried.
8. **Entertain a Motion to go into Closed Session for the following:** Motion was made by Nelson/Matzdorf to go into closed session. Upon the call of the roll, all voted aye. Motion carried.

Pursuant to Wis. Stat. 19-85 (1) (e) deliberating or negotiating the purchasing of public properties, the investing of public funds or conducting other specified public business, whenever competitive or bargaining reasons require a closed session – regarding SCEDC

AND

Pursuant to Wis. Stat. 19.85 (1)(g) conferring with legal counsel for the government 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 regarding – Claim from Spectrasite Communications
9. **Entertain a Motion to go into Open Session:** Motion was made by Hildebrand/Tauscheck to go into open session. Upon the call of the roll, all voted aye. Motion carried.

- 10. Discussion and Possible Action on Closed Session Items:** Motion was made by Nelson/Herrman to deny the claim from Spectrasite Communications. Upon the call of the roll, all voted aye. Motion carried.

- 11. Adjourn to 7:00 PM on Tuesday, March 25, 2025:** Motion was made by Matzdorf/Tauscheck to adjourn the meeting. A unanimous aye vote was cast. Motion carried.

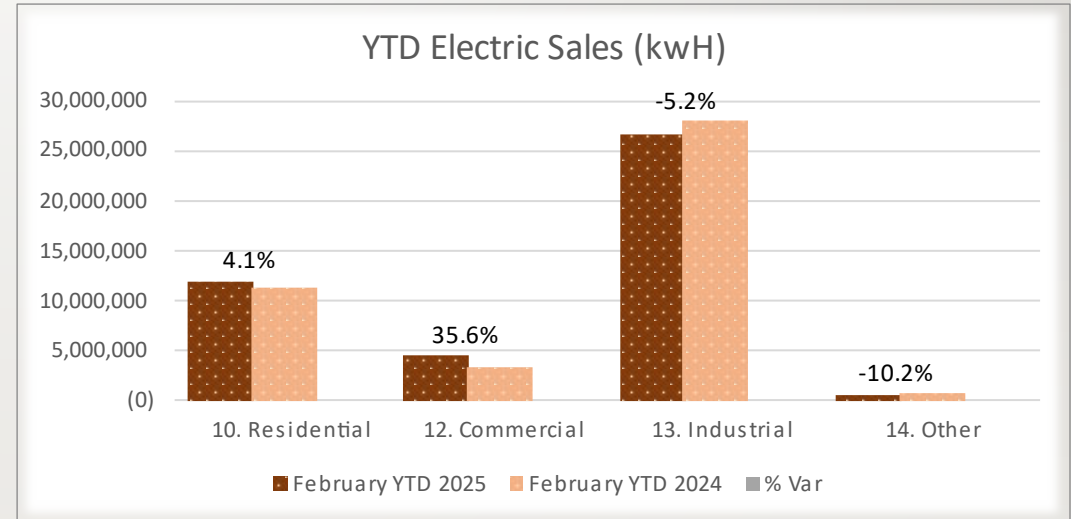
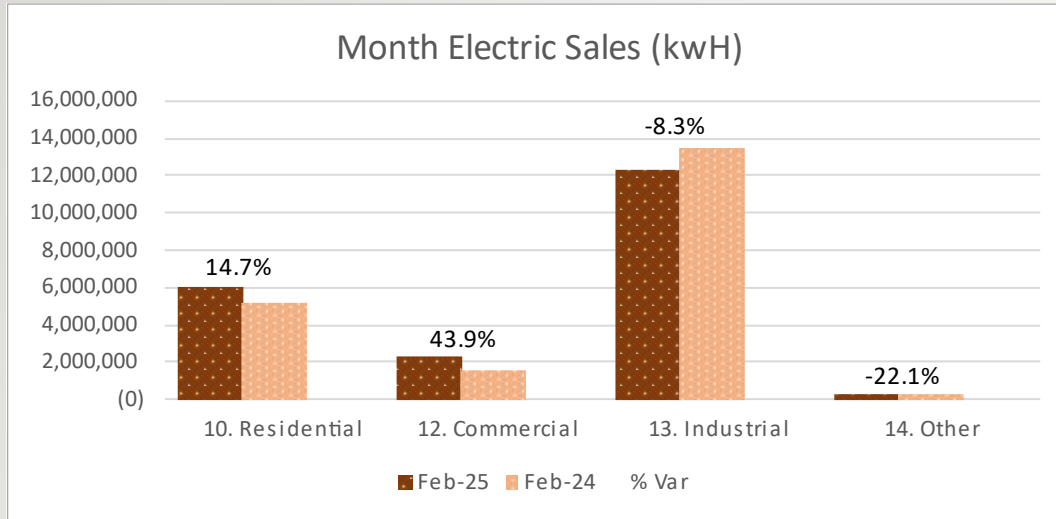


Plymouth Utilities

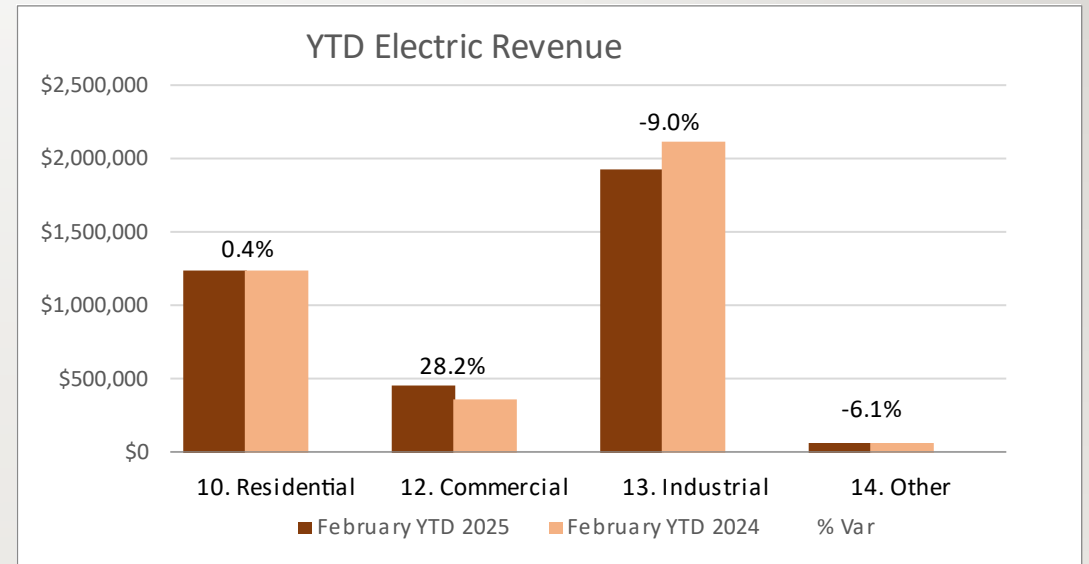
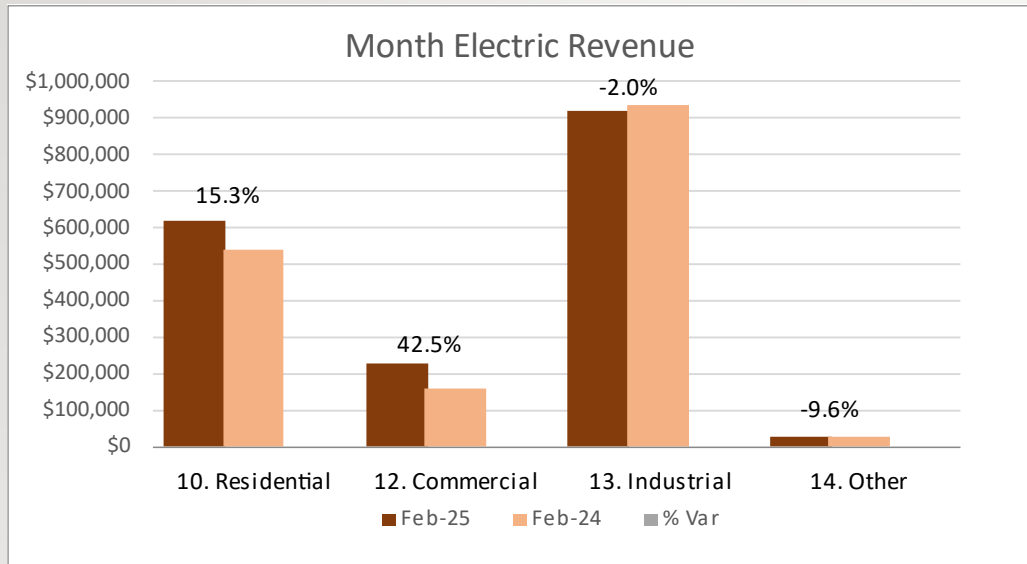
FEBRUARY 2025

SALES & REVENUE

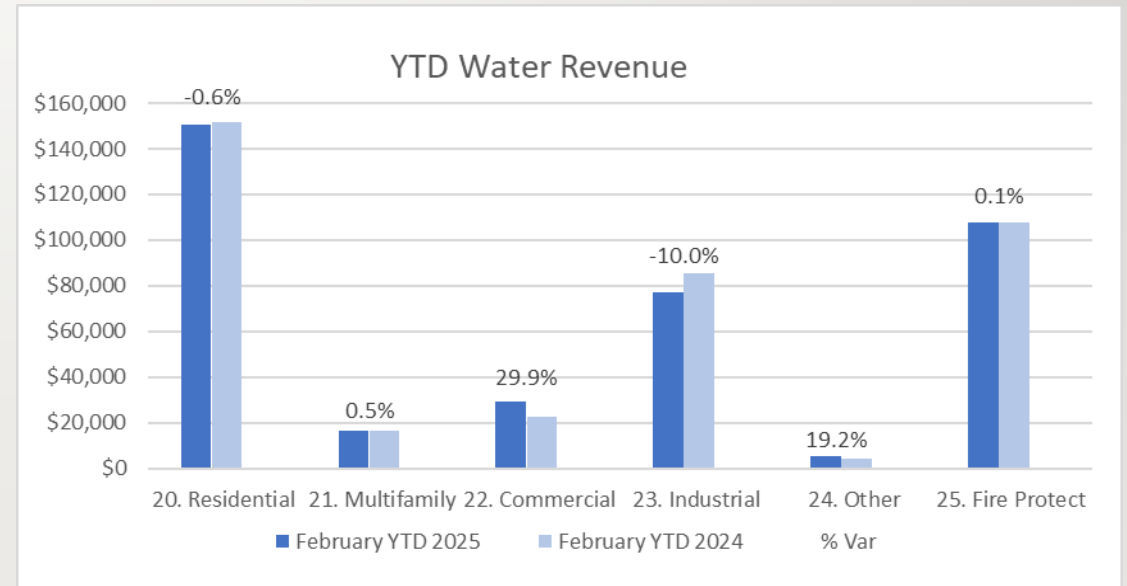
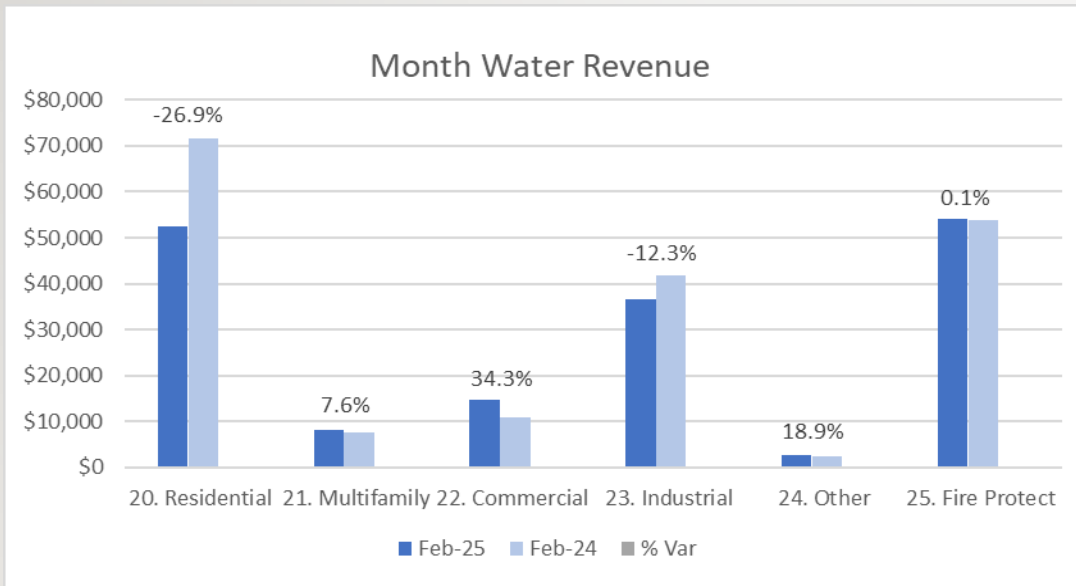
February 2025 Electric Sales



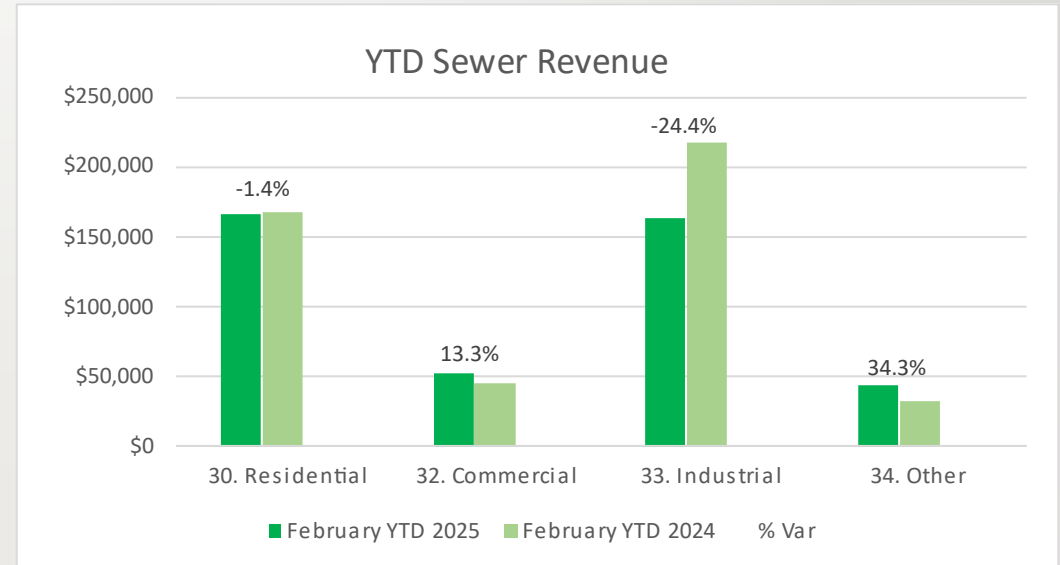
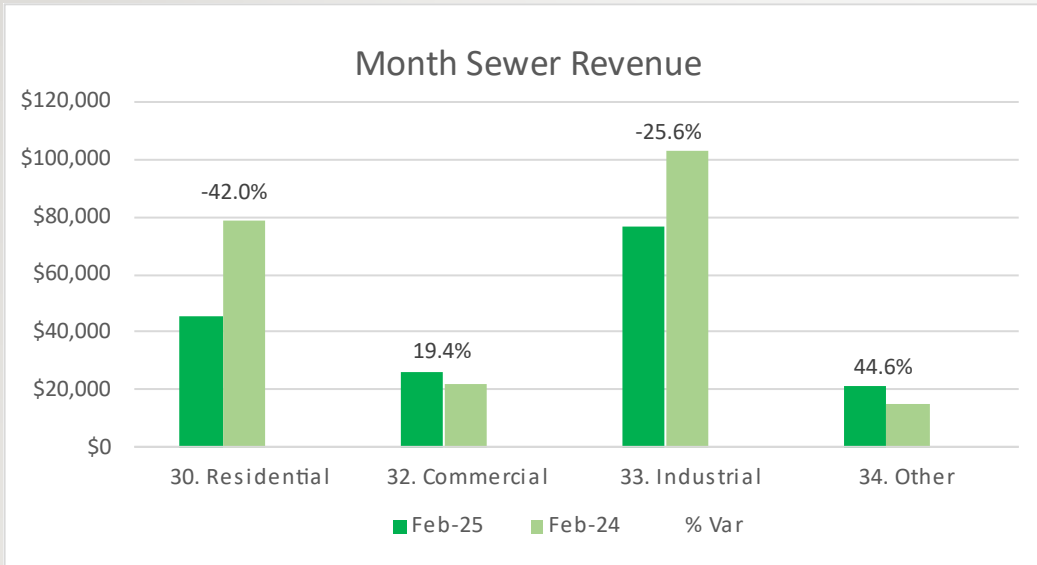
February 2025 Electric Revenue

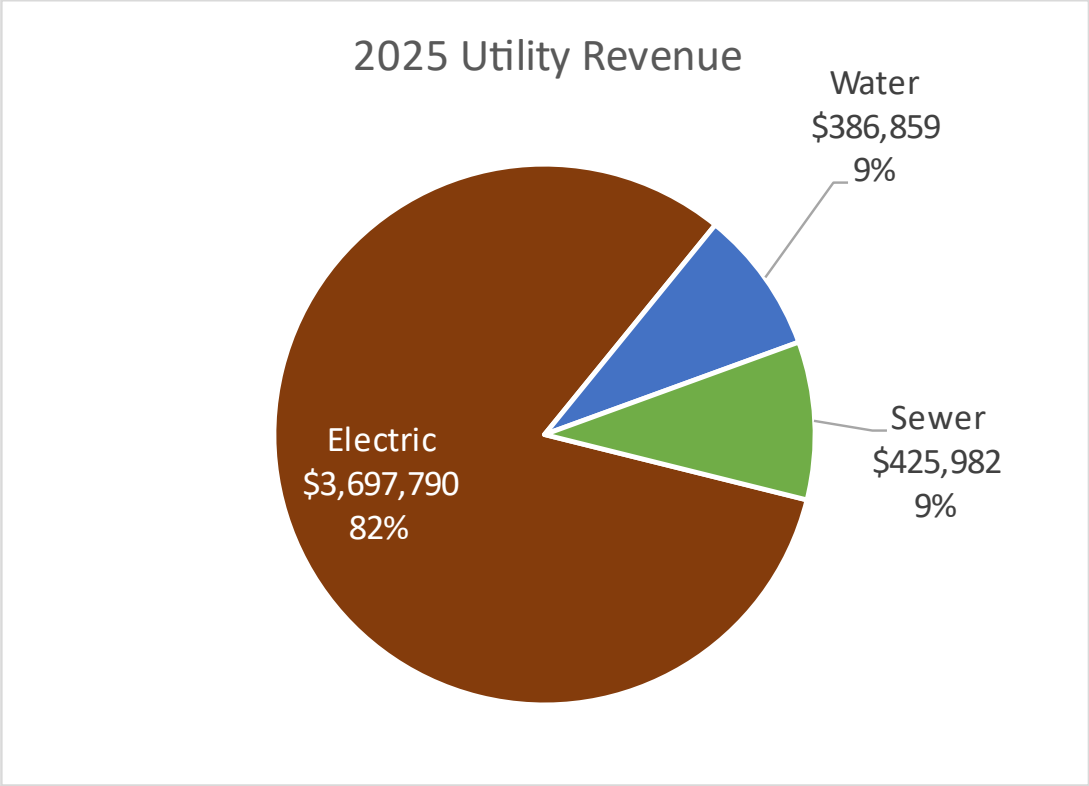


February 2025 Water Revenue



February 2025 Sewer Revenue





Report Criteria:

Selected types: Write Off

Name	Customer Number	Type	Reference Number	Description	Source ID	Check Number	Amount	Msg	Service
Write Off									
03/17/2025									
ADAMSON, JADE	10.87.73040.06	Write	1	WRITE-OFF SDC			260.72-	M	Multiple
BISSONNETTE, JOHN	6.87.01120.12	Write	2	WRITE-OFF IN-HOUSE			48.82-	M	Multiple
HAFT, SARAH	6.88.32959.06	Write	3	WRITE-OFF SDC			368.22-	M	Multiple
LENGLING, MYKAEL J	17.87.02388.21	Write	4	WRITE-OFF SDC			200.27-	M	Multiple
LEWIS, WILLIAM	6.88.21950.22	Write	5	WRITE-OFF SDC			316.96-	M	Multiple
MATTOX, NICOLE	17.88.16190.36	Write	6	WRITE-OFF SDC			188.17-	M	Multiple
RODGERS, HEATHER	6.88.80171.18	Write	7	WRITE-OFF IN-HOUSE			45.49-	M	Multiple
RODRIGUEZ, CONSTANC	17.87.19695.10	Write	8	WRITE-OFF SDC			293.18-	M	Multiple
Total 03/17/2025:							<u>1,721.83-</u>		
Total Write Off:							<u>1,721.83-</u>		
Grand Totals:							<u>1,721.83-</u>		



Application for Event

City of Plymouth
128 Smith Street
P.O. Box 107
Plymouth, WI 53073

Applicant Name Plymouth Advancement Assoc. Phone Number 920-627-0252

Address 535 Krumrey St City Plymouth Zip 53073

Are you a 501 (C-3) non-profit organization? No Yes Tax Exempt # 39-1778702

I have included my organization's proof of insurance with this form.
 I am exempt from requiring proof of insurance because _____

Authorized Agent Lec Ventine Home Phone 920 627-0252
(Clerk/Treas. Initials) _____
Bus. Phone _____

Address 535 Krumrey St City Plymouth Zip 53073

Point of contact at Event (if different than Agent) _____

- Type of Event: (Check all appropriate blocks)
- Public Private
 - Athletic Activity (tournament, sports event)
 - Block Party
 - Financial Gain Event (map required)
 - Community/Park Event
 - Parade/Street Closing (map required)
 - Runs/Walks (map required)
 - Business/Organization Event
 - Other _____

Event Date(s): Saturday, Sep. 27 Start/End Time: 6:30a.m. - 10:00 pm

Name of Activity Falooza Fall Festival Purpose: Fundraiser for mental health

Assembly Area N/A Dispersal Area: N/A

Estimated Attendance 800 No. of Parade Units: N/A

Location of Block Party N/A
(Block off - street from - street to)

Check all appropriate boxes:

- | | | | |
|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| Yes | No | Yes | No |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
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- Quantity 4 *Requires Special Permit

The applicant named on this application will be responsible for the conduct of the special event and for the condition of the facility. We will not deny anyone the benefits of, or otherwise subject anyone to discrimination because of race, color, creed, national origin, handicap or religion.

The applicant individually, or the authorized agent on behalf of applicant, being of sound mind and body, do hereby freely, voluntarily and knowingly, now and for all times, fully save and hold harmless, the City of Plymouth and each and every of its elected, and appointed officials, employees, representatives, agents, heirs, and assigns, jointly and severally for and against any and all claims, causes of action, actions, liabilities, demand, losses, damages, and/or expenses of whatsoever kind and nature including counsel or attorney's fees, which I have or may, at any time, incur or sustain arising from, resulting from, incurred in consequence of, or pertaining to, any and all intentional and negligent acts, incidents, activities, and transactions, of whatever kind and nature, direct or indirect, of mine own and those of or by the City of Plymouth and each and every of it's elected and appointed officials, employees, and agents, regardless of when and where, occurring or arising from this event.

The public event applicant shall submit a general liability insurance policy certificate in the amount of \$1 million dollars naming the City of Plymouth as an additional insured party. The applicant for this public event must be 18 years of age. Any misrepresentation of public events described in this application occurring in City of Plymouth parks or facilities will be just cause for future denial of rental agreements with the City of Plymouth.

Date 2/25/25 Signature Jacqueline Jones
(Must be Applicant or Duly Authorized Agent)



City of Plymouth Parks & Youth Center Rental Agreement

These facilities are rented on a First Come – First Serve basis.

Rental of Park Facilities for the current year will begin on the first Monday in February of that year.

Application Date 2/25/2025 Date of Rental 9/27/2025
 Park City Facility ALL
 Purpose of Rental Fallooza Fall Festival and Music Fundraiser
 Approximate # of people attending 800 Time Rented From: 6:30a.m To: 10:00pm

ENTRY INTO THE RENTED FACILITY GRANTED ON THE DAY(S) OF RENTAL ONLY.

Applicant Name/Responsible Party Lee Bertine Plymouth Advancement Assoc
 Address 535 Krumrey St City Plymouth
 Home Phone # 920 627-0252 Work Phone # _____
 Email Lee.gentine@wi.rr.com

You must pay the entire rental fee at the time this application is made to reserve the facility.

Refunds will only be considered for cancellations within one week of the application date.

You must be at least 18 years of age to rent the City of Plymouth facilities.

FEE SCHEDULE FOR PARK FACILITIES:

- \$60.00 for City Residents
- \$120.00 for non-City Residents
- \$120.00 for City -based Organization
- \$240.00 for non-City based Organization

- \$50.00 Security Deposit (50 people & under)
- \$100.00 Security Deposit (51 people & over)

FEE SCALE FOR YOUTH CENTER:

- 0-5 Hour Rental - \$70.00 for City Residents
- Over 5 Hour Rental - \$140.00
- 0-5 Hour Rental - \$140 for non-City Residents
- Over 5 Hour Rental - \$280.00 for non-City Residents

- \$50.00 Security Deposit (50 people and under)
- \$100.00 Security Deposit (51 people & over)

ALL PARK FACILITIES ARE CLOSED BETWEEN 10:00 PM & 6:00 AM - YOUTH CENTER MUST BE VACATED BY 1:00 AM

SECURITY DEPOSITS ARE DUE AT TIME OF KEY PICK-UP

Please pick up your key and pay \$ _____ security deposit at the Clerk's Office by:

Time: _____ Date: _____

Fee Amount Paid: _____ Cash or check #: _____ Staff Initials: _____

FOR CONCERNS AFTER NORMAL CITY HALL HOURS – CONTACT THE PLYMOUTH POLICE AT 920-893-6541



March 8, 2025

Plymouth Common Council
128 Smith Street
Plymouth, WI 53073

Subject: Fee Waiver Request for City Park September 26 & 27, 2025

Dear Honorable Common Council Members:

The Plymouth Advancement Association, a non-profit 501(c)(3) organization, is grateful for your support of the Fallooza Fall Festival the past three years. Together we have distributed close to \$300,000 to four local mental health and addiction recovery organizations. As we embark on our fourth festival, we are changing venues from Mill Street to City Park. We are respectfully requesting a fee waiver for all facilities at City Park on Friday, September 26 (for setup of 2 – 3 tents) and Saturday, September 27 for the day-long event. We strive to pass along as much of the revenue we generate to our beneficiaries. A fee waiver would allow us to save \$1,320 in expenses.

Fallooza provides a variety of activities for the entire community along with visitors - children through adults - music, entertainment, free crafts, food & beverage, shopping, and a bag toss tournament. More importantly, we share the space free to mental health organizations and other community organizations so they can showcase their resources.

We believe our track record of producing community events with no issues gives you the confidence that the fee waiver will be worthwhile. Our mission is to make Plymouth a thriving and exciting place full of amenities that everyone can experience.

Thank you for your consideration,

Lee M. Gentine
President
Plymouth Advancement Association



535 Krumrey Street, Plymouth, WI 53073

www.advanceplymouth.org

Form
AB-101

Alcohol Beverage Appointment of Agent

Date

Agent Type (check one)

- Original (no fee) Successor (\$10 fee for municipal licensees only)

Part A: Business Information

1. Legal Business Name (Individual name if sole proprietor)

Ultimate Mart, LLC

2. Business Trade Name or DBA

Pick 'n Save #343

3. Entity Type (check one)

- Limited Liability Company Corporation Nonprofit Organization

4. Alcohol Beverage Business Authorization (check one)

- Municipal Retail License State Permit

5. If successor agent, provide State Permit or Municipal Retail License Number

2024 - 6

6. Describe the reason for appointing a successor agent, if successor is checked above.

Transfer of Current Agent

Part B: Agent Information

1. Last Name

Kintzler

2. First Name

Ann

3. M.I.

M

4. Email

ann.kintzler@roundys.com

5. Phone

(920) 948-5957

6. Home Address

N-1308 US Hwy 151

7. City

Oakfield, WI

8. State

WI

9. Zip Code

53065

10. Date of Birth

7/13/1979

11. Drivers License/State ID Number

K532-0537-9753-05

12. Drivers License/State ID State of Issuance

Wisconsin

Part C: Agent Questions

1. Have you satisfied the responsible beverage server training requirement? Yes No
Submit proof of completion.

2. Have you completed Form AB-100, Alcohol Beverage Individual Questionnaire (licensee) or
Form AB-300, Alcohol Beverage Personal Questionnaire (permittee)? Yes No

3. Have you been a Wisconsin resident for at least 90 continuous days? Yes No
See instructions for exceptions.

Continued →

Part D: Business Attestation

READ CAREFULLY BEFORE SIGNING: I, the **Undersigned**, authorize the above-named individual to act for the above-named corporation, nonprofit organization, or limited liability company with full authority and control of the premises and of all alcohol beverage activities on such premises. I certify that I am authorized by the above-named entity to authorize this individual to act on behalf of the entity. If I am appointing a successor agent, I rescind all previous agent appointments for this premises. Further, I understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000 if convicted.

Last Name Fedder	First Name Ann	M.I. M
Title Vice President	Email ann.fedder@roundys.com	Phone (414) 231-6468
Signature <i>Ann Fedder Roundys VP</i>		Date 3/5/2025

Part E: Agent Attestation

READ CAREFULLY BEFORE SIGNING: I, the **Agent**, hereby accept this appointment as agent for the above-named corporation, nonprofit organization, or limited liability company and assume full responsibility for the conduct of all alcohol beverage activities on the premises for the above-named business. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000 if convicted.

Last Name Kintzler	First Name Ann	M.I. M
Signature <i>[Handwritten Signature]</i>		Date 3/4/2025

P23-00001

Form
AB-100

Alcohol Beverage Individual Questionnaire

Date

All individuals involved in the alcohol beverage business must complete this form, including:

- sole proprietor
- all officers, directors, and agent of a corporation or nonprofit organization
- all partners of a partnership
- members and agent of a limited liability company

Your alcohol beverage application or renewal is not complete until all required Individual Questionnaires are submitted.

Part A: Business Information	
1. Legal Business Name (Individual name if sole proprietor) Ultimate Mart, LLC	
2. Business Trade Name or DBA Pick 'n Save #343	
3. Entity Type (check one) <input type="checkbox"/> Sole Proprietor <input type="checkbox"/> Partnership <input checked="" type="checkbox"/> Limited Liability Company <input type="checkbox"/> Corporation <input type="checkbox"/> Nonprofit Organization	

Part B: Individual Information				
1. Last Name Kintzler		2. First Name Ann		3. M.I. M
4. Relationship to Business (Title) Agent		5. Email ann.kintzler@roundys.com		6. Phone (920) 948-5957
7. Home Address 14308 US Hwy 151				
8. City Oakfield		9. State WI	10. Zip Code 53065	11. Date of Birth 7/13/1979
12. Drivers License/State ID Number K532-0537-9753-05			13. Drivers License/State ID State of Issuance Wisconsin	

Part C: Address History							
1. Do you currently live in Wisconsin? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No							
If yes, provide the month and year when you permanently moved to Wisconsin (MM/YYYY) 07/1979							
2. List in chronological order all of your addresses within the last 5 years. Attach additional sheets if necessary.							
Previous Address 1	City, State, Zip Code N/A						
Previous Address 2	City, State, Zip Code						
Previous Address 3	City, State, Zip Code						
Previous Address 4	City, State, Zip Code						
Previous Address 5	City, State, Zip Code						
3. List all states and counties you have lived in as an adult. Attach additional sheets if necessary.							
State	County	State	County	State	County	State	County
WI	Fond du Lac						
State	County	State	County	State	County	State	County

Continued →

Part D: Criminal History

1. Have you ever been convicted of any offenses (excluding traffic offenses unless related to alcohol beverages) for violation of any federal, Wisconsin, or another state's laws or of any county or municipal ordinances? Yes No

If yes to question 1, please list details of each conviction below. Attach additional sheets as needed.

Law/Ordinance Violated	Location	Conviction Date
------------------------	----------	-----------------

Penalty Imposed	Was sentence completed? <input type="checkbox"/> Yes <input type="checkbox"/> No
-----------------	--

Law/Ordinance Violated	Location	Conviction Date
------------------------	----------	-----------------

Penalty Imposed	Was sentence completed? <input type="checkbox"/> Yes <input type="checkbox"/> No
-----------------	--

Law/Ordinance Violated	Location	Conviction Date
------------------------	----------	-----------------

Penalty Imposed	Was sentence completed? <input type="checkbox"/> Yes <input type="checkbox"/> No
-----------------	--

2. Are charges for any offenses currently pending against you (excluding traffic offenses unless related to alcohol beverages) for violation of any federal, Wisconsin, or another state's laws or any county or municipal ordinances? Yes No

If yes to question 2, describe nature and status of pending charges using the space below. Attach additional sheets as needed.

Part E: Attestation

READ CAREFULLY BEFORE SIGNING: Under penalty of law, I have answered each of the above questions completely and truthfully. I certify that I am not prohibited from participating in this business due to any involvement in another tier of the alcohol beverage industry as a restricted investor. I understand that any license issued contrary to Wis. Stat. Chapter 125 shall be void under penalty of state law. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000 if convicted.

Signature	Date
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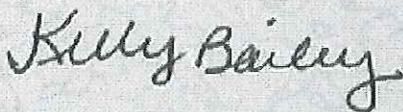
Wisconsin Responsible Beverage Seller/Server Training

ANN KINTZLER

has met all training requirements and successfully completed the above course and/or exam.

Certification Number: SL170542

Date of Completion: 12/16/2022



Authorized Signature

This certificate represents the successful completion of an approved Wisconsin Department of Revenue Responsible Beverage Server Course in compliance with secs. 125.04(5)(a)5., 125.17(6), and 134.66(2m), Wis. Stats. Present this certificate to your local municipal clerk's office to receive your Operator's or Retail license.

Diversys Learning, Inc.
1101 Arrow Point Drive, Suite 302
Cedar Park, TX 78613

License(s) Requested	Fees	
	<input checked="" type="checkbox"/> Temporary "Class B" Wine <input type="checkbox"/> Temporary Class "B" Beer	License Fees
Background Check		\$
Total Fees		\$

Part A: Organization Information

1. Organization Name
Penny University Players, Inc.

2. Organization Permanent Address
412 Moraine Drive`

3. City
Elkhart Lake

4. State
WI

5. Zip Code
53020

6. Mailing Address (if different from permanent address)

7. FEIN
20 - 2515947

8. Date of Organization/Incorporation
04/07/05

9. State of Organization/Incorporation
Wisconsin

10. Phone
(920) 876-2550

11. Email
theplayers@wi.rr.com

12. Organization type (check one)
 Bona Fide Club Church Fair Association/Agricultural Society Veteran's Organization
 Lodge/Society Chamber of Commerce or similar Civic or Trade Organization under ch. 181, Wis. Stats.

13. Is this organization required to hold a Wisconsin Seller's permit? Yes No

14. Wisconsin Seller's Permit Number (if applicable)


Part B: Individual Information

List the name, title, and phone number for all officers, directors, and agent of the organization. Include an Individual Questionnaire (Form AB-100) for each person listed below. Attach additional sheets if necessary.
Corporations must also include Alcohol Beverage Appointment of Agent (Form AB-101).

Last Name	First Name	Title	Phone
Kiszely	Gayle	RA, Director, Officer	(920) 876-2550
Cadman	Patrick	Director, Officer	(920) 946-5549
Beebe	RaeAnn	Director, Officer	(920) 838-3272
Pannier	Kenneth	Director, Officer	(920) 946-1325

Continued →

Part C: Event Information			
1. Name of Event (if applicable) Penny University 2025			
2. Dates of Operation April 3, 2025		3. Hours of Operation April 5, 2025 7 p.m. - 11 p.m.	
4. Premises Address New Life Community Church 2323 Eastern Avenue			
5. City Plymouth		6. State WI	7. Zip Code 53073
8. County Sheboygan	9. Governing Municipality <input checked="" type="checkbox"/> City <input type="checkbox"/> Town <input type="checkbox"/> Village of: <u>Plymouth</u>		10. Aldermanic District
11. Organizer of Event (if not the named applicant)		12. Email and/or Phone Number for Organizer of Event theplayers@wi.rr.com	
13. Organizer Website		14. Event Website	
15. Premises Description - Describe the building or buildings and any outside areas where alcohol beverages and records are sold, stored, or consumed, and related records are kept. Describe all rooms within the building, including living quarters. Authorized alcohol beverage activities and storage of records may occur only on the premises described in this application. Attach a map or diagram and additional sheets if necessary. Two common rooms within New Life Community Church			

Part D: Attestation			
Who must sign this application? • one officer or director of the nonprofit organization			
READ CAREFULLY BEFORE SIGNING: Under penalty of law, I have answered each of the above questions completely and truthfully. I agree that I am acting solely on behalf of the applicant organization and not on behalf of any other individual or entity seeking the license. Further, I agree that the rights and responsibilities conferred by the license(s), if granted, will not be assigned to another individual or entity. I agree to operate according to the law, including but not limited to, purchasing alcohol beverages from Wisconsin-permitted wholesalers. I understand that lack of access to any portion of a licensed premises during inspection will be deemed a refusal to allow inspection. Such refusal is a misdemeanor and grounds for revocation of this license. I understand that any license issued contrary to Wis. Stat. Chapter 125 shall be void under penalty of state law. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000 if convicted.			
Last Name Kiszely		First Name Gayle	M.I. A
Title Officer and Director	Email theplayers@wi.rr.com		Phone (920) 876-2550
Signature 		Date 03/18/25	

Part E: For Clerk Use Only	
Date Application Was Filed With Clerk 3/18/25	License Number
Date License Granted	Date License Issued
Signature of Clerk/Deputy Clerk	

City of Plymouth
128 Smith St. - P.O. Box 107
Plymouth, WI 53073-0107



Telephone: (920) 893-3745
Facsimile: (920) 893-0183
Web Site: plymouthgov.com

DATE: March 20, 2025
TO: Mayor and Common Council
FROM: Tim Blakeslee, City Administrator/Utilities Manager
RE: **Agreement with Plymouth School District – TID#4 Early Distribution**

Background: At the meeting on April 30, 2024, the Common Council approved Resolution No. 6-2024, authorizing the termination of TID#4. The remaining funds in TID#4 (excluding the affordable housing extension) would typically be distributed to the four taxing jurisdictions—City, School District, LTC, and County—following the final TID#4 audit. The final audit is expected to be completed in September 2025. The estimated monetary closeout distribution for each jurisdiction is as follows:

- City: \$578,000
- School District: \$629,000
- LTC: \$68,000
- County: \$425,000

The School District operates on an August 1 to July 31 budget schedule and has requested an advanced distribution of a portion of its funds before July 31, 2025, to support several summer projects before the start of the 2025-2026 budget year.

The attached agreement outlines that the City will provide a 90% distribution of the TID#4 funds due to the School District by July 31, 2025. A reconciliation will be completed following the final TID#4 audit, and the City will distribute or collect the final balance accordingly. Funds will be distributed from the TID#4 fund balance. This is not distributed from the TID#4 Housing Increment Fund.

Recommendation: Approve TID#4 Early Distribution Agreement.

TID #4 EARLY DISTRIBUTION AGREEMENT

THIS TID #4 EARLY DISTRIBUTION AGREEMENT (“Agreement”) is made and entered into as of the _____ day of _____, 2025, by and between the **CITY OF PLYMOUTH**, a municipal corporation authorized and operated under the laws of the State of Wisconsin, maintaining its principal offices at 128 Smith Street, Plymouth, Wisconsin 53073 (“**CITY**”), and the **PLYMOUTH JOINT SCHOOL DISTRICT**, a municipal corporation authorized and operated under the laws of the State of Wisconsin, maintaining its principal offices at 125 S. Highland Avenue, Plymouth, Wisconsin 53073 (“**SCHOOL DISTRICT**”).

WITNESSETH:

WHEREAS, the Common Council of the **CITY**, pursuant to Wis. Stats. §§ 62.12 and 66.0301(3), is authorized to manage and control all **CITY** finances and disbursement of funds; and

WHEREAS, in 2001, the City of Plymouth created Tax Incremental District (TID) #4 to promote development within the City, and TID #4 closed in 2024 with the final tax increment collected in 2025; and

WHEREAS, pursuant to Wis. Stat. §§ 66.1105(6) and (11), the **CITY** will apportion the positive tax increment of TID #4 to the other local governmental bodies having the power to levy taxes on property within the boundary of TID #4, which includes the **SCHOOL DISTRICT**; and

WHEREAS, the distribution of positive tax increment collected for TID #4 will be distributed to the other taxing jurisdictions in late 2025; and

WHEREAS, the **SCHOOL DISTRICT** has requested an early distribution of its portion by July 31, 2025, and the **CITY** wishes to accommodate the request.

AGREEMENT:

NOW, THEREFORE, in consideration of the mutual promises contained herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the **CITY** and **SCHOOL DISTRICT** do hereby agree as follows:

1. **Distribution of Funds to School District.** On or before July 31, 2025, **CITY** will distribute to **SCHOOL DISTRICT** the amount of Five Hundred Sixty-Six Thousand One Hundred and 00/100 Dollars (\$566,100.00) (the “Early Distribution”) representing ninety percent (90%) of **SCHOOL DISTRICT**’s estimated apportioned share of the positive increment of TID #4. **SCHOOL DISTRICT** understands and agrees that **SCHOOL DISTRICT**’s final distribution amount is subject to change based on the final audit of TID #4. Any additional amount exceeding the Early Distribution will be paid to **SCHOOL DISTRICT** in the ordinary course in 2025 following the final audit of TID #4. In the event **SCHOOL DISTRICT**’s Early Distribution amount exceeds the final distribution, **SCHOOL DISTRICT** agrees to pay the difference between the Early Distribution and final distribution to **CITY** within thirty (30) days of the **CITY**’s notice of the final distribution amount.

2. Other Terms.

(a) Entire Agreement. This Agreement constitutes the entire agreement between the parties. This Agreement shall not be altered or amended, except by agreement in writing, executed by the parties.

(b) Severability. If any provisions, or portions thereof, of this Agreement or the application thereof to any persons or circumstances shall, to any extent, be invalid or unenforceable, the remainder of this Agreement or the application of such provision, or portion thereof, to any other persons or circumstances shall not be affected hereby and each provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

(c) Binding Effect. This Agreement and each and all of the terms, covenants, and conditions hereof, shall be binding upon and inure to the benefit of the parties and their respective heirs, personal representatives, successors, and/or assigns, and no third party, other than such heirs, personal representatives, successors, and/or assigns, shall be entitled to enforce any term, covenant or condition of this Agreement or have any rights hereunder. Until this Agreement is terminated, all of the covenants, agreements, terms and conditions of this Agreement shall inure to the benefit of and be binding upon the **CITY** and the **SCHOOL DISTRICT**, its agents or affiliates, and their respective successors and assigns during the term of this Agreement.

(d) Waiver. No delay or omission by any of the parties hereto, or their heirs, successors, and/or assigns, to exercise any right or power accruing upon any non-compliance or failure of performance by another party under the provisions of this Agreement shall impair any such right or power or be construed to be a waiver thereof. A waiver by either of the parties hereto, or their heirs, successors, and/or assigns, of any of the covenants, conditions or agreements hereof to be performed by another shall not be construed to be a waiver of any succeeding breach thereof or of any other covenant, condition or agreement herein contained.

(e) Headings. The headings in this Agreement are for convenience and reference only, and in no way define or limit the scope and content of this Agreement or in any way affect its provisions.

(f) Notices. Any notice, demand, or statement required or permitted to be given under this Agreement shall be in writing and be deemed to have been properly given or served if: (i) personally delivered to the other party; (ii) sent by overnight courier; or (iii) deposited in the United States mail, postage prepaid and addressed to the address set forth below:

If to **CITY**:

City of Plymouth
Attention: Timothy Blakeslee, City Administrator
128 Smith Street, P.O. Box 107
Plymouth, WI 53073
Telephone: (920) 893-1271
Facsimile: (920) 893-0183

If to **SCHOOL DISTRICT**:

Plymouth Joint School District
Attention: Superintendent
125 S. Highland Avenue
Plymouth, WI 53073
Telephone: (920) 892-2661
Facsimile: (920) 892-6366

(g) Change of Address. Any party hereto may change the address to which notices to such party shall be sent, by written notice to the other parties given in accordance with this Agreement. At such time as a party transfers its interest under this Agreement so as to create a new party in interest, the previous party in interest or such new party in interest shall send notice to the other parties of the name and address to which notice to the new party shall be sent or delivered. Until such time as such notice is given, the previous party in interest shall be deemed to be the agent for such new party in interest for purposes of receipt of service of notices.

(h) Governing Law; Venue. This Agreement shall be governed by and construed in accordance with the laws of the State of Wisconsin. Any action to enforce or concerning this Agreement shall be brought in the Circuit Court for Sheboygan County, Wisconsin.

(i) Authority. The persons executing this Agreement represent that they have the legal authority to bind the respective party for which such signature is made.

(j) Counterparts. This Agreement may be executed in any number of counterparts, each of which will be deemed an original, but all of which together will constitute one and the same instrument. Facsimile signatures and scanned signatures sent by electronic mail ("e-mail") on this Agreement or any related documents shall have the same effect as original signatures. This Agreement and any documents related hereto shall be deemed fully executed upon signing by all Parties in any combination of original, facsimile and scanned signatures.

IN WITNESS WHEREOF, the undersigned have signed this TID #4 Early Distribution Agreement at Plymouth, Sheboygan County, Wisconsin, on the day and year indicated below each signature.

CITY:

CITY OF PLYMOUTH

By: _____
DONALD O. POHLMAN, Mayor

Date Signed: _____

By: _____
ANNA VOIGT, Clerk

Date Signed: _____

SCHOOL DISTRICT:

PLYMOUTH JOINT SCHOOL DISTRICT

By: _____
BOB TRAVIS, President

Date Signed: _____

By: _____
SALLY ISELY, Clerk

Date Signed: _____

*[Signature Page to TID #4 Early Distribution Agreement by
and between the **CITY OF PLYMOUTH** and the **PLYMOUTH JOINT SCHOOL DISTRICT**]*

9433\303283

City of Plymouth
128 Smith St. - P.O. Box 107
Plymouth, WI 53073-0107



Telephone: (920) 893-3745
Facsimile: (920) 893-0183
Web Site: plymouthgov.com

DATE: March 20, 2025

TO: Mayor and Common Council

FROM: Tim Blakeslee, City Administrator/Utilities Manager

RE: **Development Agreement with New Summits, LLC/SCEDC**

Background: At the May 14, 2024, meeting, the Common Council directed staff to negotiate a development agreement with the Sheboygan County Economic Development Corporation (SCEDC) for Plymouth's Forward Fund project. The SCEDC has purchased the property south of Plymouth Furniture/St. Vinny's and plans to develop a single-family subdivision with 94 homes, estimated to add at least \$26 million in assessed value to Plymouth.

In November 2024, the Common Council directed the use of approximately \$2.0 million from the Housing Increment Fund (totaling about \$2.4 million) instead of a typical pay-go TID funding model to support the project. This approach allowed the SCEDC to apply for and receive a Wisconsin Housing and Economic Development Authority (WHEDA) loan through the state at a 1% interest rate. WHEDA does not allow funding from an active TID but permits funding from the Housing Increment Fund. The intent is for the Housing Increment Fund to be replenished by the new tax increment generated by the project within approximately eight to nine years.

Staff has finalized a development agreement with the SCEDC, included as Attachment 1. Attorney Fieber and City financial advisors Ehlers have reviewed the agreement on behalf of the City, and both are comfortable with the terms.

The agreement includes at least 90 single-family homes (with the current proposal at 94), with construction required to begin by June 30, 2026. The development is expected to generate \$26 million in new assessed valuation. Final plat approval must occur by May 31, 2026, and SCEDC must close on the WHEDA loan by July 15, 2025. SCEDC will receive a \$2.0 million payment from the Housing Increment Fund, split into \$1.6 million upon signing a contract with a home builder and \$400,000 upon the sale of ten homes. This is referred to as the Public-Private Partnership (PPP) Fee Payment. The Housing Increment Fund will be replenished by the increment generated from the project. SCEDC will make a payment in lieu of taxes beginning in 2031 if the development does not reach a valuation of \$26 million. This PILOT payment will end once the PPP Fee Payment from the Affordable Housing Fund is replenished.

SCEDC is required to keep \$1.375 million in an escrow account, decreasing as public infrastructure is completed. Standard development agreement terms apply, including engineering review and inspection services, stormwater management, sanitary sewer, and grading. Public infrastructure will be built to City specifications and conveyed to the City upon final completion, with deadlines for compliance with infrastructure requirements. The City will own and maintain the stormwater facility required to meet City standards.

The agreement is written between the City and New Summits, LLC, which is a wholly owned subsidiary of the SCEDC. The SCEDC then guarantees the performance of New Summits, LLC, as the developer under the agreement. Should WHEDA wish their loan to be directly with SCEDC, Staff and Attorney Fieber will make minor adjustments to the agreement to accommodate.

Recommendation: Approve Development Agreement as presented with New Summits, LLC/SCEDC

**DEVELOPMENT AGREEMENT FOR
NEW SUMMITS, LLC**

THIS DEVELOPMENT AGREEMENT (the “Agreement”) is entered into by and between the **CITY OF PLYMOUTH**, a municipal corporation, maintaining its principal offices at Wisconsin 53073 (hereinafter “**CITY**”) and New Summits, LLC, a Wisconsin limited liability company, maintaining its principal office at 508 New York Ave Room 209, Sheboygan, Wisconsin 53081, (hereinafter “**DEVELOPER**”).

RECITALS

WHEREAS, the **DEVELOPER**, a wholly owned subsidiary of the Sheboygan County Economic Development Corporation, wishes to develop a supply of affordable homes to encourage workers to maintain employment in Sheboygan County or to move to Sheboygan County for employment; and

WHEREAS, **DEVELOPER**, has acquired a parcel of land containing approximately 25 acres shown as Lot 1 and described on **Exhibit A**, attached hereto, located in the City of Plymouth, Sheboygan County, Wisconsin, and will subdivide the parcel to create approximately ninety (90) single family residential lots (the “Property”); and

WHEREAS, **DEVELOPER** will contract with home builders to construct homes to be owner-occupied by individuals whose annual household income is not more than 140 percent of the area median income; said construction will create approximately \$26,000,000.00 of new value on the Property (the “Development”); and

WHEREAS, the Property is located in the City of Plymouth’s Tax Incremental District No. 7 (“TID 7”); and

WHEREAS, the **DEVELOPER** has applied for and received an Infrastructure Access Loan from the Wisconsin Housing and Economic Development Authority (“WHEDA”) to fund a portion of the total Public Infrastructure required for the Development; and

WHEREAS, on September 26, 2023, the Common Council of the **CITY** adopted Resolution No. 14 pursuant to Wis. Stat. § 66.1105(6)(g), attached hereto and incorporated herein as **Exhibit B**, to extend the life of Tax Incremental District No. 4 to improve housing quality and affordability thereby creating the Affordable Housing Fund; and

WHEREAS, the **CITY** intends to support the Development through a Public Private Partnership (“PPP”) payment with \$2,000,000 allocated from its Affordable Housing Fund; and

WHEREAS, **DEVELOPER** would not construct the Development but for the financial assistance being provided by the **CITY** from the Affordable Housing Fund and the WHEDA Infrastructure Access Loan as provided by this Agreement; and

WHEREAS, **DEVELOPER** will make capital improvements to the Property including public streets, sidewalks, public sanitary sewer and water supply system extensions, master site grading plan, stormwater management and conveyance facilities as necessary for the Development (the “Public Infrastructure”); and

WHEREAS, the **DEVELOPER** and its consultants will create development concepts and seek zoning and development approvals from the **CITY** before Development commences.

AGREEMENT

NOW, THEREFORE, in consideration of the terms contained herein and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, the **CITY** and the **DEVELOPER** agree as follows:

1. **Recitals Incorporated.** The Recitals set forth above are incorporated herein and made an enforceable part of this Agreement.

2. **Representations and Warranties of the CITY.** The **CITY** represents and warrants that:

(a) The **CITY** is a public body corporate and politic duly organized and existing under the laws of the State of Wisconsin.

(b) The **CITY** will use the Affordable Housing Fund for payment of the PPP payment to **DEVELOPER**.

(c) The parties signing this Agreement for the **CITY** have been fully authorized to execute this Agreement on behalf of the **CITY**.

(d) The base value for the Property is Seven Thousand and NO/100 Dollars(\$7,000.00).

(e) The **CITY** makes no representations or warranties, either express or implied, as to the Property, its condition, or the soil conditions thereon, or that the Property is suitable for **DEVELOPER**'s intended purposes or needs.

(f) Any parkland created and dedicated to the **CITY** in the Development will be maintained by the **CITY**.

(g) Any stormwater retention pond created by **DEVELOPER** and accepted by **CITY** will be maintained by **CITY**.

3. **Representations and Warranties of DEVELOPER.** **DEVELOPER** represents and warrants that:

(a) It is a Wisconsin limited liability company, wholly owned by the Sheboygan County Economic Development Corporation, an exempt 501(c)(4) non-stock, not-for-profit corporation operated exclusively for the promotion of social welfare of the Sheboygan County community.

(b) It is manager-managed limited liability company under Wis. Stat. § 183.0407, and the manager is the President of the Sheboygan County Economic Development Corporation; the manager is fully vested with authority to sign this Agreement and bind **DEVELOPER** to its terms.

(c) The parties signing this Agreement for **DEVELOPER** have full power and authority to execute this Agreement on behalf of **DEVELOPER** and to bind **DEVELOPER**

to the covenants, terms and conditions contained in this Agreement.

(d) **DEVELOPER** would not construct the Development but for the PPP payment being provided by the **CITY**.

(e) **DEVELOPER's** receipt of PPP funds from the **CITY** are an allowable revenue source for **DEVELOPER** under the WHEDA Infrastructure Access Loan.

(f) **DEVELOPER** will use the PPP funds for affordable housing in conformity with Resolution No. 14, attached hereto and incorporated herein as **EXHIBIT B**, and Wis. Stat. § 66.1105.

(g) Neither the execution and delivery of this Agreement, the consummation of the transactions contemplated hereby, nor the fulfillment of or compliance with the covenants, terms and conditions of this Agreement is prevented, limited by or conflicts with or results in the breach of, the covenants, terms, conditions or provision of any contractual restriction, evidence of indebtedness, agreement, by-laws or instrument of whatever nature to which **DEVELOPER** is now a party or by which it is bound, or constitutes a default under any of the foregoing.

4. **Conditions Precedent to CITY's Obligations.** **CITY's** obligation to perform its obligations as contemplated herein shall require the satisfactory completion, in **CITY's** sole discretion, of each of the following conditions:

(a) All representations and warranties of **DEVELOPER** set forth in this Agreement are true, complete and correct.

(b) All covenants and obligations of **DEVELOPER** under this Agreement have been timely performed, observed and satisfied.

5. **Conditions Precedent to DEVELOPER's Obligations.** **DEVELOPER's** obligation to perform its obligations as contemplated herein shall require the satisfactory completion, in **DEVELOPER's** sole discretion, of each of the following conditions:

(a) **DEVELOPER** shall have received preliminary plat and final plat approvals from the State of Wisconsin, County of Sheboygan and **CITY** for the Development not later than May 31, 2026.

(b) **DEVELOPER** shall have closed on a WHEDA Infrastructure Access Loan in the amount of at least \$2,000,000 with an interest rate of 1% not later than July 15, 2025.

6. **Engineering Review and Inspection Services.** The **CITY** shall retain Kapur ("City Engineer") for engineering design review for the Public Infrastructure for the Development including stormwater management plans and required stormwater management and conveyance facilities. In addition, the **CITY** shall retain the City Engineer for full time construction inspection services for the construction of the Public Infrastructure for the Development. The **DEVELOPER** shall reimburse the **CITY** for the City Engineer fees and costs incurred for the Property and the Development. **DEVELOPER's** payment and reimbursement to the **CITY** shall be due and payable within thirty (30) days from written demand or invoice by the **CITY**. The invoice shall include an itemized list or support for the engineering services and costs.

7. **Approval of City Engineer.** **DEVELOPER** consents and approves Kapur as the

City Engineer for this Development and acknowledges that the design and construction of the Development and the Public Infrastructure are subject to the continued review and approval of the CITY and the City Engineer.

8. Public Infrastructure.

(a) The **DEVELOPER**, in its discretion, may retain the City Engineer to design the Public Infrastructure required for the Development. In the alternative, the Developer may retain an independent engineer to design the Public Infrastructure for the Development. The Developer's engineer must be a Wisconsin registered professional engineer. In either case the Developer shall be responsible for all design engineering fees and costs incurred for the Development. Design engineering includes the development of construction plans and specification in sufficient detail to permit construction of the Public Infrastructure and to secure all state approvals and permits required for public sanitary sewer and water extensions, and stormwater management approvals.

(b) The **DEVELOPER** shall, at its expense, construct public sanitary sewer and water supply system extensions required for the Development. All public sanitary sewer mains, water mains and storm sewers shall be located within dedicated public street rights-of-way or CITY approved easements. Sanitary sewer, water, and storm sewer laterals shall be installed at the time that the public mains are installed. All service laterals shall terminate at the property line for each Development lot. Upon the inspection, testing and approval of the sanitary sewer mains, water mains and storm sewers described herein by the CITY, the Public Infrastructure shall be deemed dedicated, granted, and conveyed to the CITY for public utility purposes.

(c) The **DEVELOPER** shall, at its expense, construct public streets and sidewalks required for the Development. The finished streets will be 28 feet in width between the curbs with parking limited to one side of the street. The **DEVELOPER** will dedicate to the CITY a 60-foot right-of-way for the streets in the Development. The **DEVELOPER** shall install 5-foot-wide sidewalks, approximately 12-inches off the property line.

(d) In the event the Public Infrastructure is not designed by the City Engineer, **DEVELOPER** shall provide three (3) sets or copies of the proposed Sanitary Sewer, Water and Storm Sewer Construction Plans and Master Site Grading Plans (the "Project Plans") for the Development to the CITY and the City Engineer for approval not less than ten (10) business days prior to commencement of construction, unless waived in writing by the CITY. The Project Plans shall be subject to the continued review, amendment, and approval of the CITY, the DPW, the Plumbing Inspector, and the City Engineer. The City Engineer as part of its inspection services shall create for the CITY three (3) sets of "as-built" Project Plans, one (1) digital copy in .pdf format of the installed sanitary sewer, water mains, storm sewer and related improvements, and a GIS ESRI map within sixty (60) days of substantial completion of the Public Infrastructure.

9. Land Division and Platting Services. The Developer, in its discretion, may retain the City Engineer to provide land division and platting services to create the subdivision as required by state, county and City codes. In the alternative, the Developer may retain an independent engineer or surveyor to provide land division and platting services to create the subdivision as required by state, county and City codes. In either case the Developer shall be responsible for all fees and costs required to subdivide the Property.

10. Sanitary Sewer User Fees and Compliance. **DEVELOPER** acknowledges and

agrees to comply with all rules, policies and ordinances, including but not limited to, any and all sanitary sewer user charges and fees of the **CITY** and all other applicable federal, state, or county rules, policies, ordinances and statutes, provided, however, that nothing in this paragraph shall obligate **DEVELOPER** to comply with public bidding requirements.

11. Stormwater Management and Conveyance Facilities. The **DEVELOPER** shall design and construct stormwater management facilities and a retention pond on the Property pursuant to standards established by the **CITY** (the "Stormwater Management Facilities"). The Stormwater Management Facilities for the Development are subject to the design review and design approval of the **CITY** and the City Engineer. Upon inspection showing that the design and construction meets **CITY** standards, in **CITY's** sole discretion, **DEVELOPER** shall convey to the **CITY** by warranty deed the portion of the Property used for Stormwater Management Facilities and shall grant an easement to the **CITY** over such portions of the Property as the City deems necessary for ingress and egress to the Stormwater Management Facilities.

12. Master Site Grading Plan Compliance. The **DEVELOPER** shall establish, subject to **CITY** and City Engineer approval, a master site grading plan for the Development. As required by paragraph 15(c) of this Agreement, the **DEVELOPER** shall grade the Property and the Development lots to within six inches (6") of the final grades required by the Project Plans. Developer will maintain positive drainage through and from the Development with no standing water allowed. Each lot shall be final graded to the requirement of the Project Plans as soon as practicable after home construction is completed, but in any event, not later than six (6) months after occupancy of the home.

13. Construction Covenants.

(a) All new home construction on Development lots shall be substantially completed within one (1) year from the date of the issuance of the building permit. The **DEVELOPER** shall contract with home builders to commence home construction not later than June 30, 2026.

(b) **DEVELOPER** shall file a survey for each home and Development lot with the **CITY** with each building permit application. The survey must show that the proposed elevation (top of home foundation) shall be in compliance with the elevations required by the Master Site Grading Plan. Slight variances or adjustments that will not negatively impact the positive drainage of storm water may be approved by the City Engineer at the **DEVELOPER's** cost. **DEVELOPER** shall file an "as-built" survey with the **CITY** on or before occupancy of any home, but in any event, not later than twelve (12) months from the completion of home construction that confirms that the improved lot is in compliance with the Master Site Grading Plan. Any variance or adjustment that does not negatively impact the positive draining of storm water from or within the Development must be approved by the City Engineer at contractor's expense.

14. Power Extension. **DEVELOPER** shall be responsible, at its expense, for the power extension within the Development, including J-Boxes and transformers. The **DEVELOPER** will, at its expense, install street lights in the Development. The **CITY** through its electric utility provides **DEVELOPER** with a cost estimate for the extension of power within the Development as provided by **Exhibit C** as attached and incorporated herein by reference. **DEVELOPER** shall pay the **CITY** one hundred percent (100%) of the cost estimate no later than two (2) weeks after **DEVELOPER** signs the contract with the selected home builder for construction of entry level homes. For each meter activated within five (5) years of installation **DEVELOPER** will receive a reimbursement of \$1,028 per meter.

15. Determination of Specifications and Completion Dates. The specifications and all other construction requirements for the Public Infrastructure for the Development shall be determined solely and exclusively by the **CITY** and the City Engineer. Unless another date is designated by this Agreement or otherwise mutually agreed upon by the parties hereto, the Public Infrastructure is to be installed by the **DEVELOPER** and shall be fully operational as follows:

(a) Public sanitary sewer, water, and storm sewer mains prior to issuance the building permit for construction of the first home within the Development;

and

(b) Public streets to be completed, with an asphalt binder course not later than the date by which occupancy permits have been issued for four (4) homes within the Development, and final asphalt course not later than October 31, 2030; and

(c) Rough grade all Development lots to within six inches (6") of final Master Site Grading Plan requirements before issuance of the building permit for construction of the first home within the Development; and

(d) **DEVELOPER** shall subdivide the Property and create Development lots by plat. The final subdivision plat for the Development shall be recorded in the Register of Deeds Office for Sheboygan County as soon as practicable but not later than May 31, 2026. Pursuant to Wis. Stat. § 236.29, subject to this Agreement, approval and recording of the final plat constitutes the conveyance and acceptance of all lands shown on the plat as dedicated to the public including streets and easement dedications.

(e) In the event **DEVELOPER** terminates the Development after this Agreement has been fully executed and for any reason other than provided in section 5, above then **DEVELOPER** shall reimburse the **CITY** for all legal fees, engineering fees, and other expenses incurred by the **CITY** for the Development within thirty (30) days of demand.

16. Declaration of Covenants, Conditions and Restrictions Required. Prior to the conveyance of any Development lots or leasehold interest in any Development lots, **DEVELOPER** shall create and record in the Register of Deeds Office for Sheboygan County a Declaration of Covenants, Conditions and Restrictions for the Development (the "Covenants and Restrictions") The final Covenants and Restrictions shall be submitted by the **DEVELOPER** to **CITY** for approval.

17. DEVELOPER Security. Within six (6) months of the full execution of this Agreement, **DEVELOPER** shall deliver, or cause to be delivered, to **CITY** as follows:

(a) **DEVELOPER** shall provide to **CITY** the loan closing documents showing receipt of the WHEDA Infrastructure Access Loan.

(b) A letter from a financial institution documenting their interest in providing financing for the construction of single-family homes on the development site.

(c) **CITY** PPP Payments will be withheld until acceptable documentation from lenders and signed contracts are provided to the **CITY** for construction of the Development.

(d) **DEVELOPER** shall deposit funds in an amount of no less than \$1,375,000 in an FDIC insured interest bearing account at a financial institution selected by

DEVELOPER (the "Escrow Account"). **DEVELOPER** will provide to **CITY** proof of deposit of funds into the Escrow Account. **DEVELOPER** agrees that such funds shall remain in the Escrow Account until such time as the Public Infrastructure has been constructed, inspected, and accepted by **CITY** or in such drawdown amounts, as approved in writing by the City Administrator/Utilities Manager, to correspond with the percentage completion of the Public Infrastructure.

18. Public Private Partnership Fee Payments (PPP). The **CITY** shall pay **DEVELOPER**, as an inducement to develop the Property, a Public Private Partnership (PPP) payment from the Affordable Housing Fund which will support the Development. The PPP payments will be paid for construction of speculative entry level homes to increase **CITY** housing inventory and support home ownership within the **CITY** in the amount of Two Million and NO/100 Dollars (\$2,000,000) as follows:

(a) \$1,600,000 upon signing of the contract with selected home builder for construction of entry level homes, and

(b) \$400,000 upon submission of documentation to the **CITY** of a minimum of ten (10) homes being sold to first time home buyers or to residents moving into the **CITY**.

19. Payments In Lieu of Taxes ("PILOT Payments") Required. **DEVELOPER** shall construct taxable real property improvements on the Property with a total assessed value of at least Twenty-Six Million and NO/100 Dollars (\$26,000,000.00) (the "Required Value") on or before December 31, 2030. If **DEVELOPER** fails to construct the Required Value, **DEVELOPER** shall pay PILOT Payments to **CITY** in an amount equal to the shortfall in tax revenue that would have been generated had **DEVELOPER** met the Required Value provision (the "Deficiency Payment"). The Deficiency Payment shall be due for any year during the existence of TID No. 7 for which the State of Wisconsin Department of Revenue determines that the Development did not meet or exceed the Required Value on January 1 of that year and the Deficiency Payment shall be due on or before October 31, 2031, and each October 31st thereafter until the assessed value of the Property exceeds the Required Value. For illustration purposes only, total assessed value of \$26 million created in 2031 will generate sufficient tax increment to repay the TID No. 4 Housing Fund's PPP payments made to **DEVELOPER** pursuant to Section 18 of this Agreement, as shown on the attached **Exhibit D**. Notwithstanding the above, **DEVELOPER's** obligation to pay the Deficiency Payment shall terminate when the total increment generated by the Development equals the amount of PPP payments made by the **CITY** as set forth in Paragraph 18 above.

20. Property and Development Shall Be Taxable. **DEVELOPER**, as an inducement to **CITY** to proceed with the Development and to provide PPP payments, hereby represents and agrees, for itself, its successors and assigns, as follows:

(a) That the Development and the Property will be fully taxable pursuant to Wisconsin Property Tax Laws. **DEVELOPER** further represents and agrees for itself, its successors and assigns, that it shall take no action(s) or advocate any position or change in state law which would jeopardize or call into question the taxability of the Development and the Property under Wisconsin Property Tax Laws.

(b) Notwithstanding section 20(a), above, in the event that the Development, or the Property, or any part thereof, is determined at any time to be exempt from real and/or personal property taxation under Wisconsin Tax Laws, **DEVELOPER**, for itself, its successors and assigns, agrees to make annual payments in lieu of taxes ("PILOT Payments") to **CITY** in the amounts and within the time periods that would otherwise be

required if the Development and the Property were fully taxable under Wisconsin Property Tax Laws, in recognition of the valuable governmental services and benefits available and/or provided to the Development and the Property by the **CITY**.

21. Authority and Approvals. The **DEVELOPER** shall be responsible for obtaining all state, county, and **CITY** approvals required for this Development.

22. Public Private Partnership (PPP) Payments as Security for Payment and Performance of DEVELOPER Obligations. In the event **DEVELOPER** defaults on the payment or performance of any obligation required by this Agreement as set forth in Paragraph 27 hereafter, then the **CITY** may retain and apply any Development PPP payments that the **CITY** owes to **DEVELOPER** pursuant to Section 18 above, as security for the payment or performance of **DEVELOPER**'s obligations required by this Agreement. Any Development PPP payments applied to **DEVELOPER**'s obligation will be subtracted from the total Development PPP payment due **DEVELOPER**.

23. Other Utilities. The **DEVELOPER**, at its expense, shall be responsible for the installation and construction of all other utilities required for the Development, such as natural gas, electric, telephone, internet, cable and communication services.

24. General Indemnification Agreement. **DEVELOPER** shall defend, indemnify, and hold harmless the **CITY**, its elected and appointed officers, employees, agents, staff, and attorneys from and against all claims, actions, suits, judgments, liabilities, loss, and expenses, including reasonable attorney's fees and litigation costs, arising out of damages or injuries to persons or property to the extent they are caused by a negligent or intentional act, error, or omission, misconduct, or other fault of the **DEVELOPER**, or its agents, contractors, subcontractors, or employees in the performance of its obligations under this Agreement or arising directly or indirectly from this Agreement. This agreement of indemnification shall survive termination of this Agreement for a period of two (2) years.

25. Insurance Required. **DEVELOPER** shall maintain, or require its contractors to maintain, during the course of construction of the Development, for the protection of the **CITY** and **DEVELOPER**, at least the following minimum insurance coverage:

- (a) worker's compensation; as required by Wisconsin law; and
- (b) commercial general liability; \$1,000,000 per occurrence; \$2,000,000 aggregate; and
- (c) commercial automobile liability; \$1,000,000 per accident; and
- (d) Excess or umbrella liability; \$5,000,000 per occurrence, \$5,000,000 aggregate.

The required insurance policies shall include, to the extent available, provisions preventing their cancellation without thirty (30) days prior written notice to the **CITY**, which shall be named as an additional insured. **DEVELOPER** shall provide to the **CITY**, at or before the commencement of construction, certificates of insurance evidencing at least the minimum insurance requirements set forth above. **DEVELOPER** shall be solely responsible for carrying any other insurance it deems necessary to protect its interests for this Development.

26. No Agency Relationship Created. **DEVELOPER** is not an agent of the **CITY** and does not possess any actual or implied authority to act for or on behalf of the **CITY**, with respect

to the Property and the Development or any other matter. **DEVELOPER** shall not be an additional insured under the **CITY**'s insurance policy. The **CITY** shall not have any obligation to indemnify or defend **DEVELOPER** related to any liability attributable to **DEVELOPER** or any matter arising out of, directly or indirectly, this Agreement.

27. Default. In the event **DEVELOPER** defaults on any payment or the performance of any obligation required by this Agreement, and such default continues for more than a period of sixty (60) days after written notice from the **CITY**, then the **CITY** shall, in addition to any other remedies provided for at law or equity, be authorized to impose special charges against the Property pursuant to Wis. Stat. § 66.0627 or to exercise its police powers to levy special assessments against the Property pursuant to Wis. Stat. § 66.0703 for any and all reasonable and necessary costs and expenses incurred by the **CITY** to cure **DEVELOPER**'s default under this Agreement. All **DEVELOPER** payments required by this Agreement shall be due and payable in full on the dates indicated herein, or within thirty (30) days from written demand by the **CITY**. Any sum or sums not received by the **CITY** on the dates indicated herein, or within thirty (30) days of written demand shall be charged interest at the rate of 1.5% per month (18% per annum) for any month or portion of any month that said sum remains unpaid. Except as otherwise expressly stated in this Agreement, the rights and remedies of the parties are cumulative, and the exercise by any party of one or more of such rights or remedies shall not preclude the exercise by it, at the same or different times of any other rights or remedies for the same default or any other default by the other party. Notwithstanding anything to the contrary contained in this Agreement, neither party shall be entitled to recover punitive or consequential damages resulting from any breach or default by the other party under this Agreement.

28. Term. The term of this Agreement shall commence upon the full execution of this Agreement and shall continue in full force and effect until **DEVELOPER** has paid and completed construction of the Development and satisfied all obligations required of it by this Agreement. The parties agree on behalf of themselves and their successors in interest and assigns, notwithstanding any contrary provision of law or equity that this Agreement shall continue in effect throughout its term. The **CITY** and the **DEVELOPER** agree that upon the **DEVELOPER**'s request after satisfaction of **DEVELOPER**'s obligations herein, the parties shall promptly execute a recordable document terminating this Agreement.

29. Other Terms.

(a) Entire Agreement. This Agreement and the ancillary documents contemplated herein constitute the entire agreement between the parties hereto. This Agreement shall not be altered or amended, except by agreement in writing, executed by the parties hereto.

(b) Severability. If any provisions, or portions thereof, of this Agreement or the application thereof to any persons or circumstances shall, to any extent, be invalid or unenforceable, the remainder of this Agreement or the application of such provision, or portion thereof, to any other persons or circumstances shall not be affected hereby and each provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

(c) Binding Effect. This Agreement and each and all of the terms, covenants, and conditions hereof, shall be binding upon and inure to the benefit of the parties and their respective heirs, personal representatives, successors, and/or assigns, and no third party, other than such heirs, personal representatives, successors, and/or assigns, shall be entitled to enforce any term, covenant or condition of this Agreement or have any rights hereunder. Until this Agreement is terminated, all of the covenants, agreements, terms

and conditions of this Agreement shall run with the Property and inure to the benefit of and be binding upon the **CITY** and the **DEVELOPER**, its agents or affiliates, and their respective successors and assigns during the term of this Agreement.

(d) Survival. All of the terms, conditions, and provisions of this Agreement that are intended to survive termination of this Agreement, including but not limited to, all indemnification provisions, shall survive the termination of this Agreement for a period of one year.

(e) Time is of Essence. The times of performance of the terms and requirements of this Agreement and of the satisfaction and waiver of the conditions hereof are essential to the whole of this Agreement.

(f) Waiver. No delay or omission by any of the parties hereto, or their heirs, successors, and/or assigns, to exercise any right or power accruing upon any non-compliance or failure of performance by another party under the provisions of this Agreement shall impair any such right or power or be construed to be a waiver thereof. A waiver by either of the parties hereto, or their heirs, successors, and/or assigns, of any of the covenants, conditions or agreements hereof to be performed by another shall not be construed to be a waiver of any succeeding breach thereof or of any other covenant, condition or agreement herein contained.

(g) Force Majeure. The obligations of any of the parties hereunder shall be suspended to the extent that it is hindered or prevented from complying therewith because of labor disturbances, including strikes and lockouts, acts of God, fires, storms, accidents, public health emergencies, or any cause whatsoever beyond the control of the parties.

(h) Headings. The headings in this Agreement are for convenience and reference only, and in no way define or limit the scope and content of this Agreement or in any way affect its provisions.

(i) Notices. Any notice, demand, or statement required or permitted to be given under this Agreement shall be in writing and be deemed to have been properly given or served if: (i) personally delivered to the other party; (ii) sent by overnight courier; or (iii) deposited in the United States mail, postage prepaid and addressed to the address set forth below:

If to **CITY**:

City of Plymouth
Attn: City Administrator
128 Smith St.
Plymouth, WI 53073

With a copy to:

City Attorney Crystal Fieber
HOPP NEUMANN HUMKE LLP
2124 Kohler Memorial Drive, Suite 310
Sheboygan, WI 53081

If to **DEVELOPER**:

New Summits, LLC
c/o Sheboygan Economic
Development Corporation
Attn: Executive Director
508 New York Ave. Room 209

(j) Change of Address. Any party hereto may change the address to which notices to such party shall be sent, by written notice to the other parties given in accordance with this Agreement. At such time as a party transfers its interest under this Agreement so as to create a new party in interest, the previous party in interest or such new party in interest shall send notice to the other parties of the name and address to which notice to the new party shall be sent or delivered. Until such time as such notice is given, the previous party in interest shall be deemed to be the agent for such new party in interest for purposes of receipt of service of notices.

(k) Governing Law; Venue. This Agreement shall be governed by and construed in accordance with the laws of the State of Wisconsin. Any action to enforce or concerning this Agreement shall be brought in the Circuit Court for Sheboygan County, Wisconsin.

(l) Covenants Running with the Land. All of the terms and conditions set forth herein are intended to be and shall be construed as covenants (and not conditions) running with the land, binding upon, inuring to the benefit of and enforceable by the parties hereto and their respective heirs, successors and/or assigns. **CITY** is authorized to record this Development Agreement or a Memorandum of Agreement in the Sheboygan County Register of Deeds Office.

(m) Immunity. Nothing contained in this Agreement constitutes a waiver of the **CITY's** sovereign or governmental immunities under applicable law.

(n) Counterparts. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original.

(o) CITY Authorization. The Mayor and Clerk are hereby authorized, on behalf of the **CITY**, to execute all documents convenient or necessary to carry out the terms of this Agreement and effect the transaction described herein.

(p) Authority. The persons executing this Agreement represent that they have the legal authority to bind the respective party for which such signature is made.

(q) Consents. The parties agree that whenever the consent or approval of a party is required hereunder, that such consent or approval shall not be unreasonably withheld, delayed or encumbered. With respect to consents or approvals by or from the **DEVELOPER**, the Manager shall be the authorized person to grant such consents or approvals on behalf of **DEVELOPER**. With respect to consents or approvals by or from the **CITY**, the Mayor or City Administrator, shall be the authorized persons to grant such consents or approvals on behalf of the **CITY**.

(r) Mutual Drafting. This Agreement is the result of negotiated agreement by the parties, and prior to the execution of this Agreement; each party had sufficient opportunity to have review of the document by legal counsel. Nothing in the Agreement shall be construed more strictly for or against either party because that party's attorney drafted this Agreement or any portion thereof or any attachments hereto.

IN WITNESS WHEREOF, the **CITY** and the **DEVELOPER** have executed this Agreement as of the year and date indicated below.

CITY:

CITY OF PLYMOUTH

Dated: _____, 2025.

By: _____
Donald O. Pohlman, Mayor

Dated: _____, 2025.

By: _____
Anna Voigt, City Clerk

AUTHENTICATION

Signatures of Donald O. Pohlman and Anna
Voigt authenticated this ____ day of
_____, 2025.

Crystal Fieber
Title: Member State Bar of Wisconsin
State Bar No. 1061351

*(The remainder of this page intentionally blank;
Developer's signature page to follow.)*

DEVELOPER:

NEW SUMMITS, LLC, by its sole member,

**SHEBOYGAN COUNTY ECONOMIC
DEVELOPMENT CORPORATION, INC**

Dated: _____, 2025.

By: _____
Don C. Hammond, Chairperson

STATE OF WISCONSIN)
)ss
SHEBOYGAN COUNTY)

Personally came before me this ____ day of _____, 2025, Don C. Hammond, to me know to be the persons who executed the foregoing instrument and acknowledged the same.

SHEBOYGAN COUNTY ECONOMIC DEVELOPMENT CORPORATION, INC
APPROVAL AND GUARANTY

The Sheboygan County Economic Development Corporation, Inc. hereby approves the Development Agreement between the City of Plymouth and New Summits, LLC and further guarantees the performance of New Summits, LLC as Developer under the Agreement.

**SHEBOYGAN COUNTY ECONOMIC
DEVELOPMENT CORPORATION, INC**

Dated: _____, 2025.

By: _____
Don C. Hammond, Chairperson

DRAFT DEVELOPMENT PLAN

(Southern Development - Apartments are not part of the SCEDC Development)

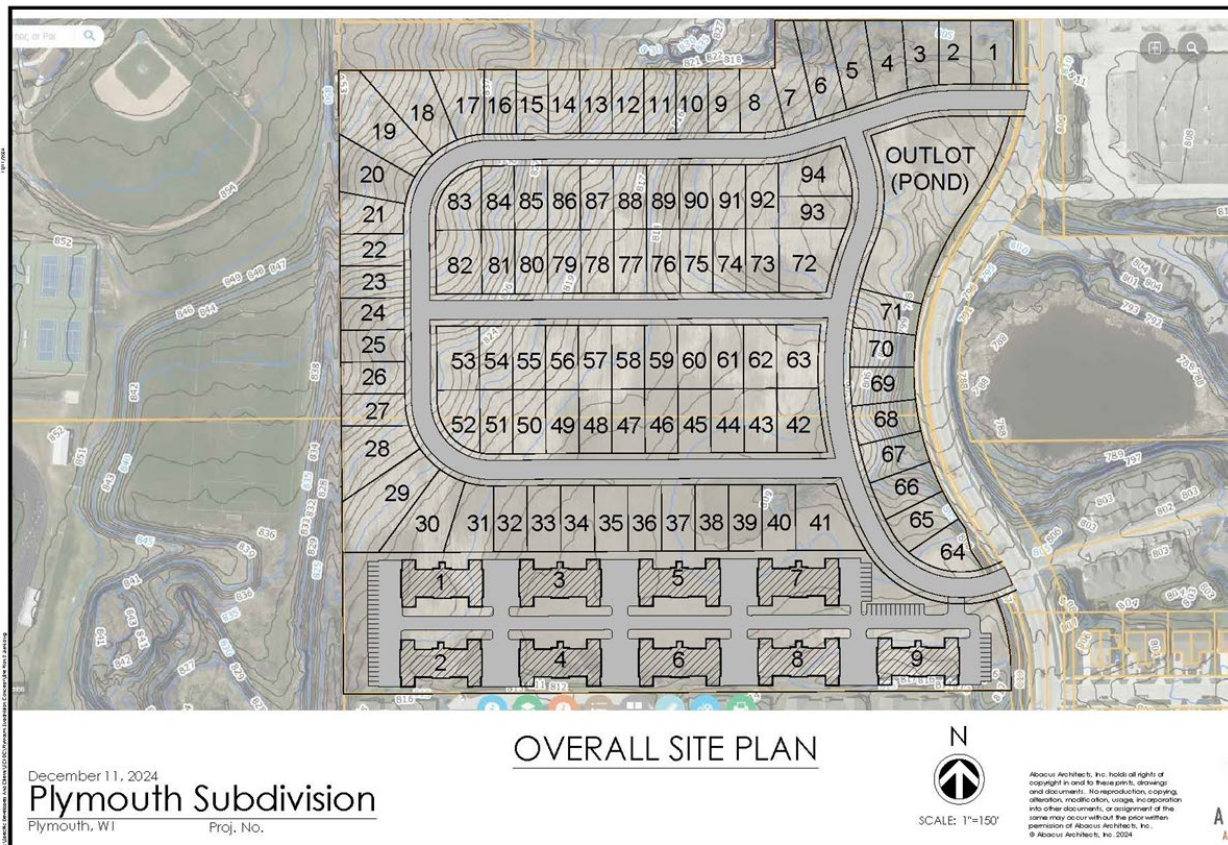


EXHIBIT B

Resolution No. 14 Establishing TID #4 Affordable Housing Fund

Tax Incremental District (TID) Affordable Housing Extension Resolution

City of Plymouth TID 4 Resolution 14

WHEREAS, the City of Plymouth created TID 4 on 9 11, 2001, and successfully completed implementation of the project plan and sufficient increment was collected or will be collected in 2024 from the 2023 tax roll to pay off its aggregate project costs; and

WHEREAS, state law requires termination of a TID after all project costs have been paid, state law (sec. 66.1105(6)(g), Wis. Stats.), does allow extension of a TID up to one year, using the last year of tax increment to improve the City's housing stock; and

WHEREAS, at least 75 percent of the final increment must benefit affordable housing with the remaining portion used to improve housing stock; and

THEREFORE BE IT RESOLVED, that the City of Plymouth hereby extends the life of TID 4 for 12 months from the date of this resolution to use the final year's increment collected in 2025 from the 2024 tax roll to benefit affordable housing; and

BE IT FURTHER RESOLVED, the City of Plymouth shall use the final increment to improve housing quality and affordability by (describe specifically how funds will be used): Development of a revolving loan program and/or grant funding program to encourage housing quality improvements and/or the development of additional affordable housing in the City of Plymouth. ; and

BE IT FURTHER RESOLVED, the City of Plymouth shall adopt a termination resolution by 04 - 01 - 2024 ; and

BE IT FURTHER RESOLVED, that the City of Plymouth Clerk shall notify the Wisconsin Department of Revenue by providing a copy of this resolution.

Adopted this 26 day of September, 2023

Resolution introduced and adoption moved by alderperson John Nelson

Motion for adoption seconded by alderperson Greg Hildebrand

On roll call motion passed by a vote of 7 ayes to 0 nays

Mayor/Head of Government Signature Clerk Signature ATTEST: Anna V. Vaejt

EXHIBIT C

Letter from Plymouth Utilities



OPERATIONS CENTER: 900 CTH PP - P.O. BOX 277 • PLYMOUTH, WI 53073-0277
PHONE: 920-893-1471 • FAX: 920-892-2760 • www.PlymouthUtilities.com

3/20/2025

RE: Cost for the SCEDC development

Dear Customer:

The proposed cost for electric installation for the SCEDC development is \$350,000. This price is based on the installation and termination of approximately 14,000' of primary and secondary cables, 15 transformers, 4 junction boxes, 20 secondary pedestals and 24 street lights.

Several unknowns could affect this cost:

1. Problems installing underground cable, such as frost, rocks, water, etc.
2. If a clear route cannot be found without tree or rock problems the cost of clearing will be yours.

We will need the following from the owner:

1. Proposal letter signed and returned with full payment
2. Grade letter signed and returned.
3. Locate any private facilities, we are not responsible for any unmarked private facilities including drain tile.

Please be aware this is a proposal. When the job is completed and we have an actual cost, you will be refunded any excess or billed for any additional.

Any questions please call 893-1471.

Sincerely,

Ryan T. Roehrborn

Ryan T. Roehrborn
Electrical Operations Manager

Customer Signature

Date

EXHIBIT D

Tax Increment Projection (Illustrative Purposes Only)

City of Plymouth, Wisconsin											
Tax Increment District No. 7											
Tax Increment Projection Worksheet											
Type of District	Mixed Use			Base Value	0						
District Creation Date	January 1, 2024			Economic Change Factor	0.00%						
Valuation Date	Jan 1,	2024		Apply to Base Value							
Max Life (Years)	20			Base Tax Rate	\$14.97						
Expenditure Period/Termination	15	1/1/2039		Rate Adjustment Factor	0.00%						
Revenue Periods/Final Year	20	2045									
Extension Eligibility/Years	Yes	3									
Eligible Recipient District	No										
								Tax Exempt Discount Rate	2.50%		
								Taxable Discount Rate	4.00%		
Construction Year	Value Added	Valuation Year	Economic Change	Total Increment	Revenue Year	Tax Rate ¹	Tax Increment	Tax Exempt NPV Calculation	Taxable NPV Calculation	Housing Fund + 3% Interest	
1	2024	0	2025	0	2025	\$14.97	0			\$ 2,000,000	
2	2025	0	2026	0	2026	\$14.97	0	0	0	\$ 2,060,000	
3	2026	6,500,000	2027	0	2027	\$14.97	0	0	0	\$ 2,121,800	
4	2027	6,500,000	2028	6,500,000	2028	\$14.97	97,274	85,976	79,952	\$ 2,088,180	
5	2028	6,500,000	2029	13,000,000	2029	\$14.97	194,548	253,734	233,706	\$ 1,956,277	
6	2029	6,500,000	2030	19,500,000	2030	\$14.97	291,822	499,234	455,467	\$ 1,723,143	
7	2030	0	2031	26,000,000	2031	\$14.97	389,096	818,583	739,776	\$ 1,385,742	
8	2031	0	2032	26,000,000	2032	\$14.97	389,096	1,130,144	1,013,150	\$ 1,038,218	
9	2032	0	2033	26,000,000	2033	\$14.97	389,096	1,434,105	1,276,009	\$ 680,268	
10	2033	0	2034	26,000,000	2034	\$14.97	389,096	1,730,653	1,528,759	\$ 311,580	
11	2034	0	2035	26,000,000	2035	\$14.97	389,096	2,019,967	1,771,787	\$ -	
12	2035	0	2036	26,000,000	2036	\$14.97	389,096	2,302,226	2,005,468		
13	2036	0	2037	26,000,000	2037	\$14.97	389,096	2,577,600	2,230,161		
14	2037	0	2038	26,000,000	2038	\$14.97	389,096	2,846,257	2,446,213		
15	2038	0	2039	26,000,000	2039	\$14.97	389,096	3,108,362	2,653,954		
16	2039	0	2040	26,000,000	2040	\$14.97	389,096	3,364,074	2,853,706		
17	2040	0	2041	26,000,000	2041	\$14.97	389,096	3,613,549	3,045,775		
18	2041	0	2042	26,000,000	2042	\$14.97	389,096	3,856,940	3,230,456		
19	2042	0	2043	26,000,000	2043	\$14.97	389,096	4,094,394	3,408,034		
20	2043	0	2044	26,000,000	2044	\$14.97	389,096	4,326,056	3,578,783		
20	2044	0	2045	26,000,000	2045	\$14.97	389,096	4,552,068	3,742,964		
Totals		26,000,000		0	Future Value of Increment		6,420,087				

Notes:
1) Tax rate shown is actual 2023/2024 rate per DOR Form PC-202 (Tax Increment Collection Worksheet).

SCEDC Calculation 3.19.25
Prepared 3/19/2025



Matthew T. Starker



Deputy Chief of Police

Phone 920-893-6541 Fax 920-892-6143 Web www.plymouthgov.com

128 Smith Street P.O. Box 218 Plymouth, WI 53073

DATE: March 12, 2025
TO: Plymouth Common Council
FROM: Matthew Starker, Deputy Chief of Police
RE: Warning system

Common Council

The city of Plymouth currently has two types of sirens which operate the warning system. The warning system on top of City Hall is a T-121 AC/DC siren. This type of siren has a coverage area of approximately $\frac{3}{4}$ of a mile. The 4 remaining sirens are T-128 DC sirens, these sirens have a coverage of 1-1.5 miles. With all sirens, the coverage depends on the terrain of the land. The difference in the 2 models is that the T-121 AC/DC has a battery backup system whereas the remaining four sites only operates on a battery. Obviously, if the battery is low or dead the siren will not function. Battery replacement is recommended every 2 years, with a cost of \$600 for a set of 4.

Life expectancy for a siren will depend upon the level of maintenance given to the siren itself. With routine maintenance sirens can last up to 30-40 years. ASC Company offer maintenance contracts from 1-3 years in length. The maintenance includes greasing the siren head so it rotates properly, maintaining the batteries, fuses and wires. A check of the system is also conducted when finished to assure reliable function. Current cost of a maintenance check up is \$300 per site and most municipalities schedule one visit per year. Currently, Plymouth doesn't have a maintenance contract with ASC, and they are only contacted when repairs are needed.

The warning siren located on Sunset Rd has been inoperable since 2017. The cost from ASC to get the siren operating this year would be \$23,717.00. We recommend that the siren be rebuilt to provided appropriate warning to the citizens of Plymouth during severe and possibly life-threatening weather.

Attached you will find 2 quotes from local warning system companies. Currently the city uses ASC Mass Notification Solutions. They were able to break down their quotes and that is attached to the price list.

Sincerely,
Matthew T. Starker
Deputy Chief of Police
Plymouth Police Department
920-893-6541

mstarker@wiplymouthpd.com

Plymouth Notes

The city of Plymouth accepted their current siren system on August 22nd, 1996. The current sirens have been in place since that time, and are nearing a 30 year timespan since initial installation of the system.

Typically, ASC Sirens have a lifespan of 30-40 years with proper maintenance and can sometimes be longer as well.

Notes pertaining to the quote #250301JR

Lines 1-10 of the quote include the following:

New siren head (T121 omni-directional replacement at city hall) along with a DC control, new RTU, ECC (encrypted comm's cards upgrades) as well as upgraded sensor capabilities. We would re-use the current radios in the system to save the city money on costing. We would provide a new antenna and lightning arrestor for this siren as well to ensure proper radio propagation. This would include new batteries which are on line 10 as well.

Line 13-22 of the quote includes the following:

New siren heads at other four locations (T-128 rotational sirens) along with new DC controls (battery primary with AC Charging like the city has in place now) along with new RTU and ECC (encrypted comm's card updates) and upgraded sensor capabilities that will fall in line with monitoring in the future for the system.

Lines 24-33 of the system includes the following:

All the items listed above for lines 13-22 along with a radio interface cable at the new siren location, new radio, as well as a pole mount for the siren to be mounted on. 6th location if needed.

Lines 35-42 include head end activation equipment upgrades:

These items include a new CSC960 encoder that will have ten programmable push buttons for activation but will include an upgraded ECC card enclosed for the security and encryption of the system. We will re-use the radio and interface of the existing, and replace the antenna and lightning protection. Lines 40 and 41 include the software and new server (the city can choose to have this desktop server, rack mounted, or in a Virtual environment) along with the software to monitor and see the system in real time if issues arise etc. There

is an optional add-on for auto activation when NWS releases a tornado warning, or other pre-configured warnings for the city, or even the county. This can be done through polygonal activation if so chosen, and allows for one, or all sirens to be activated when any of the sirens are within the polygon area.

Line 44 of the quote is for removal and install of the 1 T-121 site and 4 T-128 sites currently existing:

This will include the removal of all siren components currently on the poles and roof, and replacing it all with the new equipment. These do not include new poles, or mounts for the new sirens. If required, we can supply additional pricing for these things.

Line 45 of the quote is for the new siren installation:

This includes full installation including the digging of the hole, standing of the new pole, the new pole itself, and full installation and startup of the new siren at it's location. This pricing includes the new radio, as well as installation of batteries etc.

Line 46 of the quote is for the new head-end equipment installation:

This includes the replacement of the existing CSC960 as well as installation and start-up of the NEXGen software system.

I am happy to assist with any additional questions you may have.

Justin Raff

Regional Sales Manager

American Signal Corporation

262.212.6531 c



8600 W. Bradley Road,
 Milwaukee, WI 53224
 Tel: (800) 243-2911
 Tel: +1 414 358-8000
 Fax: +1 414 358-8008
 Web: www.americansignal.com

Sales Person: Justin Raff
 Quote #: 250216JR
 Date: 2/24/2025

Project: PL3 site replacment
 Company: Plymouth, Wisconsin
 Address: 128 Smith St
 City, State, ZIP: Plymouth WI 53073
 Country: USA
 Contact Name: Matt Starker
 Title: Chief
 E-Mail: mstarker@wiplymouthod.com
 Telephone: 920-893-6541
 Mobile:
 Other:

Item	Qty.	Model	American Signal Equipment	Unit	Extended Price
T-128 DC					
1	1	T-128-DC	Rotating Siren 129.5dB 48v DC Siren	\$ 10,544.00	\$ 10,544.00
2	1	T-48-MC-DC	48V DC Motor Control 112 / 121 / 128 - UL Listed NEMA 4X Aluminum Powder Coated Gray	\$ 3,715.00	\$ 3,715.00
3	1	RTU--DC Door Mt.	RTU, Universal Controller, Panel Mount DC Tempest-MC's	\$ 822.00	\$ 822.00
5	1	KIT-FSK-32-DC	FSK, Format Card, for DC Mechanical Sirens	\$ 211.00	\$ 211.00
Includes batteries, antennas, radio and system optimization					
Installation					
23	1	Install	Rip and replace of old siren head and controls and provide new siren head, new controls, all connections. Bucket truck, crane etc included in pricing. Testing of siren upon install with system to be included as well. Note: Service, Meter (if required) and Disconnect Brought to the Pole by Others. Underground Utility Locates by Others.	\$ 8,425.00	\$ 8,425.00
Shipping					
33			EXW:8600 W. Bradley Road, Milwaukee Wisconsin 53224		NA
35			Standard ASC Warranty Applies to Order		\$ 23,717.00
36			Taxes - Not Included		
37			Project Totals - US Funds		\$ 23,717.00

25% Due with order = \$ 5,929.25

Domestic Payment Terms:

All prices are in USD and Equipment Accounts are 25% due at time of order. (Engineering, Mobilization & Acquisition), 75% due Net 30 days upon shipment of equipment. If project is turn key installation contract 25% Down payment with 65% Net 30 days upon shipment of equipment to customer designated location or installers site with a 10% retainage. Net 10 days upon final start up and test of system. Payments tendered by Credit Card will be subject to a 4% processing Fee.

Validity: This quotation is valid for 30 days from date of issuance.

Shipping Terms: EXW Factory,8600 W. Bradley Road, Milwaukee Wisconsin 53224 in accordance with Incoterms® 2010.

Installation services: If installation services are provided in contract, all change orders will be authorized in writing before work is performed outside of the scope of the contract. If during installation of a system we encounter rock that cannot be removed by standard drill and pier methods, all work will stop and the customer will be notified of the situation before work resumes. Special equipment required to penetrate the rock or other site conditions as well as relocation of the site/pole will continue on a cost plus basis once authorized in writing by the customer.

These are standard ASC Terms and Conditions and are not reflective of negotiated or proposed contract language under invitations to bid or final requests for proposals. All international orders require a full wire transfer of funds to our bank in Milwaukee, WI.



8600 W. Bradley Road,
 Milwaukee, WI 53224
 Tel: (800) 243-2811
 Tel: +1 414 358-8000
 Fax: +1 414 358-8008
 Web: www.americansignal.com

Sales Person: Justin Raff
 Quote #: 250301JR
 Date: 3/7/2025

Project: OWS Replacement
 Company: Plymouth WI
 Address: 128 Smith St
 City, State, ZIP: Plymouth WI 53073
 Country: USA
 Contact Name: Matt Starker
 Title: Chief
 E-Mail: mstarker@astm.com
 Telephone: 920-893-6541
 Mobile:
 Other:

Item	Qty.	Model	American Signal Equipment	Unit	Extended Price
T-121 DC					
1	1	T-121-DC	Omni Directional Siren 121 db 48v DC Siren	\$ 6,862.00	\$ 6,862.00
2	1	T-48-MC-DCL	48V DC Motor Control T121 - NEMA 4X Aluminum Powder Coated Gray 120/240 volt charging	\$ 3,715.00	\$ 3,715.00
3	1	RTU-DC Door Mt.	RTU, Universal Controller, Panel Mount DC Tempest-MC's	\$ 822.00	\$ 822.00
4	1	SENSOR - Current	Current Sensor, Tempest-Series	\$ 113.00	\$ 113.00
5	1	K4-ECC-32-DC	ECC, Format Card, for DC Mechanical Sirens	\$ 320.00	\$ 320.00
6	1	Radio	Re-use existing radio		
7	1	Radio Interface cable	Re-use radio cable		
8	1	KIT-OMNI-ANT-7	Antenna, VHF, 35' coax Omni-Directional	\$ 195.00	\$ 195.00
9	1	KIT-ARR-2	Lightning Arrestor, VHF, PL-259	\$ 134.00	\$ 134.00
10	1	BATT-1 M	Battery, 12V, Group 24 - Set of (4) for TEMPEST™ 48Vdc DC Controls for T-121	\$ 602.00	\$ 602.00
T-128 DC					
13	4	T-128-DC	Rotating Siren 128 5db 48v DC Siren	\$ 10,544.00	\$ 42,176.00
14	4	T-48-MC-DCL	48V DC Motor Control T128 - NEMA 4X Aluminum Powder Coated Gray 120/240 volt charging	\$ 3,715.00	\$ 14,860.00
15	4	RTU-DC Door Mt.	RTU, Universal Controller, Panel Mount DC Tempest-MC's	\$ 822.00	\$ 3,288.00
16	4	SENSOR - Current	Current Sensor, Tempest-Series	\$ 113.00	\$ 452.00
17	4	K4-ECC-32-DC	ECC, Format Card, for DC Mechanical Sirens	\$ 320.00	\$ 1,280.00
18	4	Radio	Re-use existing radio		
19	4	Radio Interface cable	Re-use radio cable		
20	4	KIT-OMNI-ANT-7	Antenna, VHF, 35' coax Omni-Directional	\$ 195.00	\$ 780.00
21	4	KIT-ARR-2	Lightning Arrestor, VHF, PL-259	\$ 134.00	\$ 536.00
22	4	BATT-1 M	Battery 12V, Group 24 - Set of (4) for TEMPEST™ 48Vdc DC Controls for T-121	\$ 602.00	\$ 2,408.00
T-128 DC New Siren					
24	1	T-128-DC	Rotating Siren 128 5db 48v DC Siren	\$ 10,544.00	\$ 10,544.00
25	1	T-48-MC-DCL	48V DC Motor Control T128 - NEMA 4X Aluminum Powder Coated Gray 120/240 volt charging	\$ 3,715.00	\$ 3,715.00
26	1	RTU-DC Door Mt.	RTU, Universal Controller, Panel Mount DC Tempest-MC's	\$ 822.00	\$ 822.00
27	1	SENSOR - Current	Current Sensor, Tempest-Series	\$ 113.00	\$ 113.00
28	1	K4-ECC-32-DC	ECC, Format Card, for DC Mechanical Sirens	\$ 320.00	\$ 320.00
29	1	Radio Interface cable	New radio interface cable	\$ 58.25	\$ 58.25
30	1	KIT-OMNI-ANT-7	Antenna, VHF, 35' coax Omni-Directional	\$ 195.00	\$ 195.00
31	1	KIT-ARR-2	Lightning Arrestor, VHF, PL-259	\$ 134.00	\$ 134.00
32	1	BATT-1 M	Battery, 12V, Group 24 - Set of (4) for TEMPEST™ 48Vdc DC Controls for T-121	\$ 602.00	\$ 602.00
33	1	PM-4	Pole Mount - Tempest T-128	\$ 212.00	\$ 212.00
Command And Control Software & Hardware					
35	1	CSC-960-ECC	Central Station Controller-960, ECC Format includes 10 programmable push buttons	\$ 2,900.00	\$ 2,900.00
36	1	Radio	Radio to be re-used		
37	1	Radio Interface cable	Radio interface to be re-used		
38	1	KIT-ARR-2	Lightning Arrestor, VHF, PL-259	\$ 134.00	\$ 134.00
39	1	KIT-OMNI-ANT-7	Antenna, VHF, 100' coax Omni-Directional	\$ 377.00	\$ 377.00
40	1	NEXGen	ComputLert™ NEXGen Command and Control Server software with Google Chrome client. Requires Ubuntu LTS Server operating system, and Google Chrome for the Client	\$ 8,000.00	\$ 8,000.00
41	1	Server	Tower Server-includes RAID 1 data mirroring, 8Gb RAM, 21" Monitor, Keyboard, Mouse, Preloaded with Ubuntu LTS and supporting environment for ComputLert™ NEXGen.	\$ 4,000.00	\$ 4,000.00
42	1	NOAA Auto Activation	NOAA Auto Activation Software	\$ 2,500.00	optional
Installation (budgetary)					
44	1	Install	Rip/Replace five existing sites. 4 T-128's and 1 T-121 that is at City Hall.	\$ 35,000.00	\$ 35,000.00
45	1	Install	Installation of new siren at TBD location. Includes pole, radio, antenna, batteries etc.	\$ 11,200.00	\$ 11,200.00
46	1	Install	Installation of NEXGen software and server, installation of new siren head end equipment.	\$ 3,250.00	\$ 3,250.00
Rock Clause					
48	Rock Clause		During the Augering Process should Rock or some other impenetrable Substrate be encountered and a Pier Drilling Rig or Secondary Pole Site be Required an Additional Fee May Apply		\$ -
System Commissioning					
49	Commissioning		ASC Certified Installer to Perform Start Up and Commissioning of System. Provide One (1) Day of Operational and Maintenance Training on the System		\$ -
Shipping					
52			Shipping cost determined at time of shipment and payable by customer.		\$ -
53			Standard ASC Warranty Applies to Order		\$ 160,117.25
54			Taxes - Not Included		
55			Project Totals - US Funds		\$ 160,117.25
				25% Due with order =	\$ 40,029.31

Domestic Payment Terms:

All prices are in USD and Equipment Accounts are 25% due at time of order. (Engineering, Mobilization & Acquisition), 75% due Net 30 days upon shipment of equipment. If project is turn key installation: contract 25% Down payment with 65% Net 30 days upon shipment of equipment to customer designated location or installers site with a 10% retainage. Net 10 days upon final start up and test of system. Payments tendered by Credit Card will be subject to a 4% processing Fee. Payment terms are subject to credit approval.

Validity: This quotation is valid for 30 days from date of issuance.

Shipping Terms: EXW Factory, 8600 W. Bradley Road, Milwaukee Wisconsin 53224 in accordance with Incoterms® 2010.

Installation services: If installation services are provided in contract, all change orders will be authorized in writing before work is performed outside of the scope of the contract. If during installation of a system we encounter rock that cannot be removed by standard drill and pier methods, all work will stop and the customer will be notified of the situation before work resumes. Special equipment required to penetrate the rock or other site conditions as well as relocation of the sleepole will continue on a cost plus basis once authorized in writing by the customer.



Quote

ANS Services, LLC
 541 Kings Way, Unit B
 Swedesboro, NJ 08085
 (856) 469-4451

Order Number: 0002401
 Order Date: 3/7/2025

Salesperson: 0001
 Customer Number: 00-PLYM

Sold To:
 PLYMOUTH
 128 SMITH STREET
 PLYMOUTH, WI 53073
Confirm To:
 MATT STARKER

Ship To:
 PLYMOUTH
 128 SMITH STREET
 PLYMOUTH, WI 53073

Customer P.O.	Ship VIA	F.O.B.	Terms			
			Net 30			
Item Number	Unit	Ordered	Shipped	Back Order	Price	Amount
041-0187	EACH	1.00	0.00	0.00	7,548.200	7,548.20
Siren T-121 ASC			Whse: 000			
083-0644	EACH	1.00	0.00	0.00	4,272.250	4,272.25
Tempest DControl Alumunim			Whse: 000			
083-0565	EACH	1.00	0.00	0.00	904.200	904.20
RTU DOOR MOUNT			Whse: 000			
080-0151	EACH	1.00	0.00	0.00	124.300	124.30
CURRENT SENSOR, TEMPEST SIRENS			Whse: 000			
080-0224-1	EACH	1.00	0.00	0.00	352.000	352.00
ECC 2.2 CARD ENCRYPTED COMMUNI			Whse: 000			
006-0011	EACH	1.00	0.00	0.00	214.500	214.50
KIT, ANTENNA VHF 35'			Whse: 000			
095-0024	EACH	1.00	0.00	0.00	147.400	147.40
Kit, ,Lighting Arrestor,VHF/UH			Whse: 000			
086-0012	EACH	1.00	0.00	0.00	662.200	662.20
Battery AC Delco DC31 Deep Cyc			Whse: 000			
041-0186	EACH	4.00	0.00	0.00	11,598.400	46,393.60
Siren T-128 ASC			Whse: 000			
083-0644	EACH	4.00	0.00	0.00	4,272.250	17,089.00
Tempest DC Control Alumunim			Whse: 000			
083-0565	EACH	4.00	0.00	0.00	904.200	3,616.80
RTU DOOR MOUNT			Whse: 000			
RE-USE EXISTING RADIO AND INTERFACE CABLE						
080-0151	EACH	4.00	0.00	0.00	124.300	497.20
CURRENT SENSOR, TEMPEST SIRENS			Whse: 000			
080-0224-1	EACH	4.00	0.00	0.00	352.000	1,408.00
ECC 2.2 CARD ENCRYPTED COMMUNI			Whse: 000			

Continued



Quote

ANS Services, LLC
 541 Kings Way, Unit B
 Swedesboro, NJ 08085
 (856) 469-4451

Order Number: 0002401
 Order Date: 3/7/2025

Salesperson: 0001
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 128 SMITH STREET
 PLYMOUTH, WI 53073
Confirm To:
 MATT STARKER

Ship To:
 PLYMOUTH
 128 SMITH STREET
 PLYMOUTH, WI 53073

Customer P.O.	Ship VIA	F.O.B.	Terms			
			Net 30			
Item Number	Unit	Ordered	Shipped	Back Order	Price	Amount
006-0011	EACH	4.00	0.00	0.00	214.500	858.00
KIT, ANTENNA VHF 35'			Whse: 000			
095-0024	EACH	4.00	0.00	0.00	147.400	589.60
Kit, ,Lighting Arrestor,VHF/UH			Whse: 000			
086-0012	EACH	4.00	0.00	0.00	662.200	2,648.80
Battery AC Delco DC31 Deep Cyc			Whse: 000			
041-0186	EACH	1.00	0.00	0.00	11,598.400	11,598.40
Siren T-128 ASC			Whse: 000			
083-0644	EACH	1.00	0.00	0.00	4,272.250	4,272.25
Tempest DC Control Alumunim			Whse: 000			
083-0565	EACH	1.00	0.00	0.00	904.200	904.20
RTU DOOR MOUNT			Whse: 000			
095-0046-2	EACH	1.00	0.00	0.00	61.900	61.90
Kit Radio Kenwood TK7180/TK8			Whse: 000			
080-0151	EACH	1.00	0.00	0.00	124.300	124.30
CURRENT SENSOR, TEMPEST SIRENS			Whse: 000			
080-0224-1	EACH	1.00	0.00	0.00	352.000	352.00
ECC 2.2 CARD ENCRYPTED COMMUNI			Whse: 000			
006-0011	EACH	1.00	0.00	0.00	214.500	214.50
KIT, ANTENNA VHF 35'			Whse: 000			
095-0024	EACH	1.00	0.00	0.00	147.400	147.40
Kit, ,Lighting Arrestor,VHF/UH			Whse: 000			
086-0012	EACH	1.00	0.00	0.00	662.200	662.20
Battery AC Delco DC31 Deep Cyc			Whse: 000			
006-0049	EACH	1.00	0.00	0.00	233.200	233.20
Polemount & Hardware Kkit,T128			Whse: 000			

Continued

Quote



ANS Services, LLC
 541 Kings Way, Unit B
 Swedesboro, NJ 08085
 (856) 469-4451

Order Number: 0002401
 Order Date: 3/7/2025

Salesperson: 0001
 Customer Number: 00-PLYM

Sold To:
 PLYMOUTH
 128 SMITH STREET
 PLYMOUTH, WI 53073
Confirm To:
 MATT STARKER

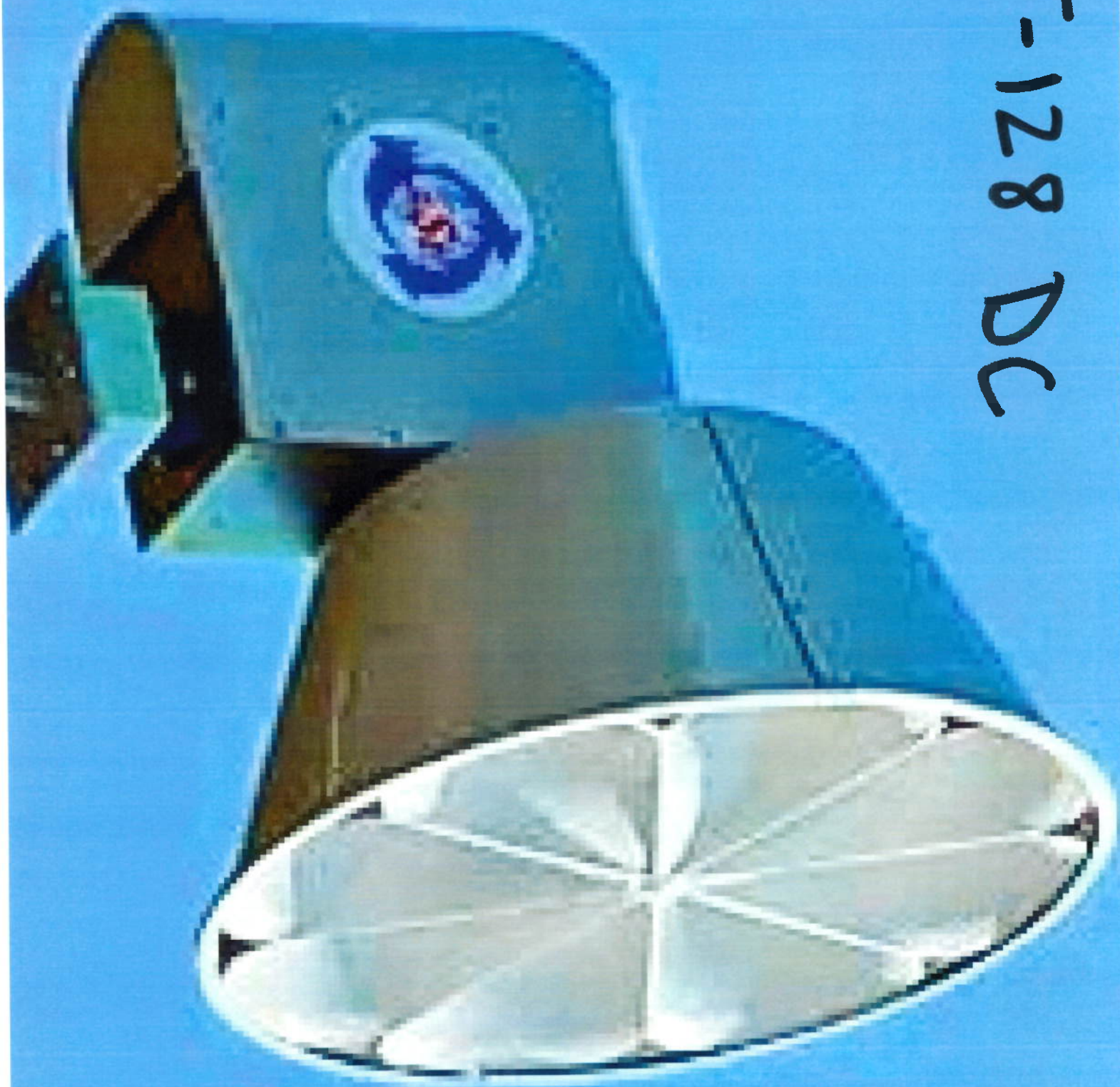
Ship To:
 PLYMOUTH
 128 SMITH STREET
 PLYMOUTH, WI 53073

Customer P.O.	Ship VIA	F.O.B.	Terms			
			Net 30			
Item Number	Unit	Ordered	Shipped	Back Order	Price	Amount
083-0477 CSC 960 - ECC Formatt	EACH	1.00	0.00	0.00	3,190.000	3,190.00
			Whse: 000			
095-0024 Kit, ,Lighting Arrestor,VHF/UH	EACH	1.00	0.00	0.00	147.400	147.40
			Whse: 000			
006-0011 KIT, ANTENNA VHF 100'	EACH	1.00	0.00	0.00	414.700	414.70
			Whse: 000			
/NEXTGEN NEXGEN SOFTWARE - SERVER	EACH	1.00	0.00	0.00	13,200.000	13,200.00
/INSTALL Installation Rip/Replace Reusing Existing Pole		5.00	0.00	0.00	7,500.000	37,500.00
/INSTALL Install of New Siren TBD		1.00	0.00	0.00	12,500.000	12,500.00
/INSTALL Install of Control Point and NexGen		1.00	0.00	0.00	3,600.000	3,600.00

SUBJECT TO ALL ANS SERVICES TERMS & CONDITIONS

Net Order: 176,448.50
 Less Discount: 0.00
 Freight: 0.00
 Sales Tax: 0.00
Order Total: 176,448.50

T-128 DC





City Hall

T-121 AC/DC