

VILLAGE OF EPHRAIM

FOUNDED 1853



Physical Facilities/Utilities Agenda
Tuesday, September 3, 2024, 8:00 AM
Village Hall 9996 Water Street

NOTE: This Meeting of the Village Physical Facilities/Utilities Committee will also be held via teleconferencing. It will be available to the public to attend in person or by computer, phone, tablet, or dial-in. Connection information is included below in this notice.

1. Call to order
2. Changes in Agenda
3. Previous minutes – August 6, 2024
4. Visitors' comments
5. Maintenance Manager Report
6. Discussion on Moravia Point
7. Discussion and Consideration of Replacement Windows & Doors at Library
8. Discussion and Consideration of the 2025 Budget
9. New business for the next meeting
10. Adjournment

Please join my meeting from your computer, tablet, or smartphone.

<https://meet.goto.com/850087957>

You can also dial in using your phone.

Access Code: 850-087-957

United States: [+1 \(872\) 240-3212](tel:+18722403212)

**It is possible that a quorum of the Village Board or other Village Committees may be present at the meeting. However, no action will be taken by any other Board or Committee unless specifically noticed.*

	Date <u>8/30/2024</u>
<hr/> Andrea Collak, Clerk	<u>X</u> Village Administrative Office
	<u>X</u> Visitors' Center
	<u>X</u> Post Office
<hr/> Kim Roberts, Deputy Clerk	<u>X</u> Website: ephrain.wi.gov
	<u>X</u> Emailed to WDOR/ Peninsula Pulse

**VILLAGE OF EPHRAIM
PHYSICAL FACILITIES & UTILITIES MINUTES
TUESDAY, AUGUST 6, 2024, 8:00 AM
9996 WATER STREET**



Action Items:

Flottman moved, Bridenhagen seconded to approve the minutes of June 4, 2024, all ayes. Motion carried.

Flottman moved, Bridenhagen seconded to approve the replacement of the Village Hall basement entry door for five thousand two hundred seventy-one dollars and seventy-three cents (\$5,271.73) with funds coming from PRAT, all ayes. Motion carried.

Flottman moved, Reinhardt seconded to recommend to the Village Board of Trustees that the fees associated with Village Hall rentals be doubled and the deposit remain the same at two hundred and fifty dollars (\$250.00) subject to being withheld if the condition of the hall merits more cleaning after a rental, all ayes. Motion carried.

Bridenhagen moved to adjourn at 8:20 AM, Flottman seconded, all ayes. Motion carried.

Present: Fred Bridenhagen, Rick Hoyerman, Paul Flottman, Brian Reinhardt, and Matt Meacham - Chair.

Staff: Justin MacDonald – Maintenance Manager/Fire Chief, Brent Bristol – Village Administrator, and Kim Roberts - Deputy Clerk.

Guests: Lane Methner (online) and Kelsey Stone (online).

Call to Order: The meeting was called to order by Chair Meacham at 8:00 AM.

- 1. Quorum:** A quorum was present for this meeting.
- 2. Changes in Agenda:** There were none.
- 3. Visitors' Comments:** There were none.
- 4. Approval of Previous Minutes:**
Flottman moved, Bridenhagen seconded to approve the minutes of June 4, 2024, all ayes. Motion carried.

5. Maintenance Manager Report:

MacDonald reviewed his July Report. He explained that the Maintenance Department continued with ongoing daily tasks such as cleaning Village properties and bathrooms, watering lawns, mowing, and tilling. He noted that the tennis courts have been pressure washed, fire numbers installed, parking blocks installed at Anderson Dock, redecking of the bridge by Brookside Lane, and assistance provided to the Wastewater Department for pump-outs while Rasmussen was on vacation. Eleven (11) loads of yard waste were hauled to the German Road site.

6. Discussion and consideration of replacement of the basement entry door at the Village Hall:

MacDonald explained that the current wooden door required replacement. He presented a quote for a welded, hollow metal frame replacement door that included installation for a cost of five thousand two hundred seventy-one dollars and seventy-three cents (\$5,271.73).

A discussion was held regarding the replacement door. Bridenhagen suggested a storm top to shed water. MacDonald noted that he had never seen standing water; the sump pumps ensure that the floor stays dry. Meacham discussed that the current door is wood, which is the problem. The replacement is metal and insulated which will last longer.

Flottman moved, Bridenhagen seconded to approve the replacement of the Village Hall basement entry door for five thousand two hundred seventy-one dollars and seventy-three cents (\$5,271.73) with funds coming from PRAT, all ayes. Motion carried.

7. Discussion on the rental of the Village Hall:

Meacham introduced the item by explaining that the revenue generated by events at the Village Hall was low in comparison to the labor involved in managing the events and preparing for Village meetings. He noted that the fee structure had not changed in a long time.

A discussion was held regarding Village Hall rentals. Renters that left the hall in less than satisfactory condition, damages, fees, deposits, and the number of events with no fees charged were discussed. Hoyerman suggested keeping deposits when the hall is not left as it should be to teach a lesson; be stricter. Bridenhagen felt the fees were too low. Meacham felt the fees should be doubled.

Flottman moved, Reinhardt seconded to recommend to the Village Board of Trustees that the fees associated with Village Hall rentals be doubled and the deposit remain the same at two hundred and fifty dollars (\$250.00) subject to being withheld if the condition of the hall merits more cleaning after a rental, all ayes. Motion carried.

8. New Business for the next meeting:

- Moravia Point.

9. Adjournment:

Bridenhagen moved to adjourn at 8:20 AM, Flottman seconded, all ayes. Motion carried.

Recorded by, Kim Roberts – Deputy Clerk

Village of Ephraim Physical Facilities/Utilities August Maintenance Manager Report

Work done in August:

- Daily Tasks (Bathroom Cleaning, Garbage collection, Flower Watering, Litter Pick-up)
- Lawn Mowing as needed
- Cleaning of Administration Building and Library.
- Tilling of Beach as needed
- Watering of Lawns
- Installed multiple fire number signs
- Installed new toilet at Library
- Cleaned exterior windows of Library
- Painted bridge by Brookside Lane both sides of Highway
- Justin assisted Wastewater with Holding Tank pumping's while Brad was on Vacation as I am the only other CDL Holder in the Village.
- Pressure washed Beach Bathroom building for painting
- Pressure washed rear deck of Visitor Center
- Cleaned all Bathroom Supply Storerooms and reorganized
- Replaced 1 Wooden Rub Rail at Anderson Dock
- Buried electrical connections in front of Administration Office
- Began working on 2025 Budget
- Filled holes in between rock at edge of Marina Parking Lot with larger rock
- Applied Wet and Forget to Marina Building to try and clean up Cedar Siding
- Changed multiple light bulbs in old streetlights that had burnt out
- Set up Office for August Election
- Began Mowing various Ditches
- Hauled 39 loads of yard waste to dump
- Clean gutters at Administration Office

Respectfully Submitted
Justin MacDonald
Maintenance Manager
jmacdonald@ephrain.wi.gov

Moravia Point Timeline

2007:

- **9/12/07: Moravia Point Sub Committee {Document#1}**

2010:

- **1/28/10: Moravia Point Sub Committee {Document #2}**
- **2/8/2010: Village Board Meeting {Document #3}**

2020:

- **7/8/20: PFU Meeting:** Meeting and Proposal from John Meredith – 3 conceptual plans. Conceptual Plan 1 included: A connection to Willow Street, an overlook off Moravia Street, a handicap ramp from Moravia Street and Hwy 42, an observation patio, and planting upgrades. Conceptual Plan 2 included: Connection to Willow Street, overlook of Moravia Street, stairs from Moravia and Hwy 42, public restroom or information booth, and planting upgrades. Conceptual Plan 3 included: no direct connection to Willow Street and a planting upgrade with a complete refurbishment of plants and potential outcropping additions. **{Document #4}**
- **9/1/20: PFU meeting:** C. Nelson asked committee members about concept suggestion for Moravia Point. There were few concepts presented by John Meredith in July. **{Document #5}** Conceptual plan 1 included: connection to Willow Street, overlook off Moravia Street, handicap ramp from Moravia Street and Hwy 42, observation patio, and planting upgrades. Conceptual plan 2 included: connection to Willow Street, overlook of Moravia Street, stairs from Moravia and Hwy 42, public restroom or information booth, and planting upgrades. Conceptual plan 3 included: no direct connection to Willow Street, and a planting upgrade with a complete refurbishment of plants and potential outcropping additions. John Meredith now would like feedback on what the Village wants him to do, said C. Nelson. Peterman would like to get a price on a wooden steps and just simple landscaping so we can add to it in the future. Meacham would like to see cost estimate associated with each concept before making any decision. Meacham would like to consider concrete step as they last longer. Flottman remembers that Meredith would not offer any cost analysis without a direction from the Village. Flottman would like to see cost estimate on simple set of concrete as well as wooden steps. By consensus committee decided to present John Meredith with a concept of either concrete or wooden steps without landings and very simple landscaping design with low maintenance native plants. McCutcheon inquired whether any of the trees would be removed on Moravia Point so the churches can be seen again. C. Nelson said that there are number of unhealthy trees that have to come down. C. Nelson said that she would inquire about the trees when reporting to Meredith. C. Nelson will work with Bristol on the letter that would go to John Meredith at Lakeshore Design.
- **10/21/20: PFU Meeting:** C. Nelson asked committee members about concept suggestion for Moravia Point. There were few concepts presented by John Meredith in July. Conceptual plan 1 included: connection to Willow Street, overlook off Moravia Street, handicap ramp from Moravia Street and Hwy 42, observation patio, and planting upgrades. Conceptual plan 2 included: connection to Willow Street, overlook of Moravia Street, stairs from Moravia and Hwy 42, public restroom or information booth, and planting upgrades. Conceptual plan 3 included: no direct connection to Willow Street, and a planting upgrade with a complete refurbishment of plants and potential outcropping additions. John Meredith now would like feedback on what the Village wants him to do, said C. Nelson. Peterman would like to get a price on a wooden steps and just simple landscaping so we can add to it in the future. Meacham would like to see cost estimate associated with each concept before making any decision. Meacham

would like to consider concrete step as they last longer. Flottman remembers that Meredith would not offer any cost analysis without a direction from the Village. Flottman would like to see cost estimate on simple set of concrete as well as wooden steps. By consensus committee decided to present John Meredith with a concept of either concrete or wooden steps without landings and very simple landscaping design with low maintenance native plants. McCutcheon inquired whether any of the trees would be removed on Moravia Point so the churches can be seen again. C. Nelson said that there are number of unhealthy trees that have to come down. C. Nelson said that she would inquire about the trees when reporting to Meredith. C. Nelson will work with Bristol on the letter that would go to John Meredith at Lakeshore Design.

- **11/2/20: Village update from Village President Michael McCutcheon:** Moravia Point: A plan for improving Moravia Point to include removing the cedar trees and planting suitable ground cover and shrubs is to be presented to the Board this month. Monies for this project will come from our surplus of unused Streetscape funds.

2021:

- **2/2/21: PFU Meeting:** C. Nelson reported that cost estimate for this project was \$87,000. The wood stairs estimated cost is \$26,000 and concrete stairs estimated cost is \$35,000. There is a discussion whether or not the Moravia Point should be extended to the Firehouse Marina. Bristol added that this project is eligible to be considered for streetscape funds just like streetlights, but we cannot do both projects because the streetscape funds are not unlimited and projects have to be prioritized. Committee members supported the idea of extending this project all the way to the Firehouse Marina. Committee members also agreed to go with concrete steps not only because they last longer but also to maintain the continuity with concrete steps at Cherry Street. Meacham reminded the committee that Moravia Point did not make the top five on the priority list. It was Shoreline, Anderson Dock/Hardy Gallery, Streetlights, and Beach. C. Nelson clarified that Moravia Point was the first priority in the next section of that because of possibility of streetscape money.
- **3/9/21: Village Board Meeting:** Village Board discussion on John Meredith's estimate and project elements. Discussion and consideration regarding Moravia Point landscaping/stairs: C. Nelson said this project has been on the agenda for a long time. John Meredith was asked to put together an outline of what elements of the project might cost. The cost outline was included in the agenda packet. C. Nelson reviewed that this is not a project bid just an idea of cost. Physical Facilities is passing this information on to the Village Board. The committee would like the board to decide if we want to continue with the project and what items we want to continue with. C. Nelson reported that Physical Facilities voted unanimously for the concrete steps option as well as to complete the project all at once. The committee believes we need to start fresh and work with a landscaper to make this a focal point for Ephraim. C. Nelson said Physical Facilities need direction from the Board. T. Nelson doesn't think we are ready to start with a clean slate and rebuild Moravia Point. T. Nelson does agree with the concrete option for the stairs and would like to see the stairs go in. The Village Board first needs to agree on what the stairway should look like and get that in place. T. Nelson said this will help frame what he would like to see done with landscaping on the property. T. Nelson is not interested in cleaning the area out and starting fresh. T. Nelson said the concrete stairway is a pretty good size project by itself and he would like to see what would fit properly around that part of Moravia Point. K. Nelson said this is a tough project because it has so much exposure. K. Nelson thinks we need to find a way to hear from the public. C. Nelson reviewed that there was a public meeting when John Meredith presented to the four different

committees. At this meeting, Meredith was asked to provide some kind of budgetary number to go along with Moravia Point. K. Nelson agrees with the steps but feels we need to reengage with the public again on what to do with the landscaping. McCutcheon said as he looks at the remaining monies from streetscape and considering whether using those monies for this project, we have about \$360,000. The cost to do the entire Moravia Point project is \$120,000. McCutcheon said he is very unclear as far as what the Village public wants for this area. McCutcheon feels this project is every bit as important as streetscape. McCutcheon needs more exposure on this. McCutcheon asked if the drawing of the stairs included in the agenda packet are the stairs being referred to. C. Nelson reviewed that of the stair options that John Meredith presented during the meeting with the four different committees, the stair drawing in the agenda packet is the option that was favored. McCutcheon reviewed the location of the stairs. McCutcheon would be in favor of having an open meeting to hear from the public. McCutcheon is worried about the pricing and would put the north-end lighting project well ahead of Moravia Point. C. Nelson said the north end lighting price is way beyond the streetscape funding that remains available. C. Nelson said there are a lot of people that want something done with Moravia Point. There is no question that Moravia Point continues to come up as an issue. McCutcheon said he would like to fashion the public engagement on this project after what was done with streetscape. Meacham said the price tag of this project is way too high. This project is also not on the five-year plan list. Meacham agrees with putting the stairs in to create accessibility from Moravia Street down, but not at the current cost. C. Nelson reported that the committee did have Hockers provide a price on the concrete steps, which came in exactly the same as Meredith's estimate at \$36,000. C. Nelson said there is a fairly accurate price for the steps but would agree that the rest of the project cost is high. McCutcheon would like to see a village wide meeting on Moravia Point. Bristol said because the Village has been discussing a number of projects as part of the five-year plan list, a meeting could be held to review a number of projects at the same time. This way the Village Board would hear opinions from the public on a number of projects. This wouldn't be a meeting to weigh projects against each other but to gather more information at one given time. The Trustees agreed to hold a village-wide public meeting in the summer.

- **8/3/2021: PFU Meeting:** Jason Feldman of Feldman Landscape, LLC presented improvements to right-of-way Moravia Street and Water Street. **{Document #6}** His plan consisted of working with Dave's Tree Service to mark trees that required removal and those that just need pruning. He stressed that he did not want to remove everything. He suggested that the shrubbery undergrowth be removed to address invasive species. Over the winter of 2021-22, he proposed creating a landscape plan for the area that would be simple but provide interest in the spring and fall. He noted that there needs to be a process in place to maintain the area once or twice a year. The unknown, he said, is how long it would take to address the seed bank of the invasive species that remain in the soil for up to ten (10) to fifteen (15) years. Flottman said that it was great to hear choices and a different approach. Peterman thanked Feldman and said he had great ideas. K. Nelson added that this was an interesting discussion topic of great interest. He asked why it was not on the agenda. Meacham noted that the item would be on the next agenda
- **9/10/2021: PFU Meeting:** Peterman reviewed the scope of work from Jason Feldman Landscapes, LLC. The cedar and ash trees that aren't good will be marked. Some will be cut down and some will be pruned up. He would also work on removing the invasive species. He noted that Feldman wanted to take time to design, up until 2022, for the re-design of the landscape. If you don't get the invasive species out, he said, and plant too early you will have a maintenance nightmare. Four thousand (\$4,000)

to five thousand (\$5,000) dollars is reasonable, Peterman said. Peterman went on to say that Dave's Tree Service won't be clear-cutting. They only will be removing the selected trees with a total for the removal work estimated between one thousand five hundred (\$1,500) dollars and two thousand (\$2,000) dollars. We can take this in steps; in the spring or fall we can decide on a stairway and a landscaping design, he said. Bristol noted this would be more maintenance and not a commitment to do a bigger project. 3 Peterman said if steps are wanted, there are landing stones there already, which is a start and a start to do it in the right manner. Flottman moved, Peterman seconded to proceed with the recommendation from Jason Feldman Landscapes, LLC regarding the landscaping of Moravia Point, all ayes. Motion carried. Flottman said this was the most sensible approach so far. Clean it up and let it sit for a while. Then we can see what we have to work with. Taillon said she felt this was a good idea. Meacham noted that this was more maintenance and not making a huge change. Peterman said work will commence after Fall Fest before winter starts.

- **9/14/2021: Village Board Meeting:** Bristol discussed that the group decided to start with the proposal for Moravia Point from Jason Feldman. He noted that this has been an ongoing dialogue for a long time with ideas ranging from doing nothing to a couple hundred thousand dollar pretty extensive project. The group felt and decided this was a non-snow ball way to get this thing started. The plan is to start with pruning and some clearing of invasive species. He stressed that it was a clean-up not a major clear-cutting and would set the table for a nice clean canvas or set the table for something that could build off that. C. Nelson inquired where the Physical Facilities minutes were for the last meeting. Bristol noted that the meeting had been moved due to the storm. C. Nelson asked for a review of what was going to be done at Moravia Point. K. Nelson stated relative to trees, he was only going to take out dead or injured trees. The injured trees would be pruned so that the extent of cutting would just be to clean up what is there. His feeling was to get rid of all of the underbrush as none of it is native. He furthermore said, that we should do nothing for a year with the underbrush because it takes that long to eliminate the invasive species. He plans to come back a number of times throughout the year with herbicides or whatever, to eliminate all that underbrush. What they hope to do is just allow the 7 natural grasses to grow there without planting anything. In the fall of 2022, we will take another look and make a plan. C. Nelson expressed concern about what herbicide would be used. K. Nelson and Bristol did not know what herbicide would be used. C. Nelson stressed that we need to be aware of this before signing on. Make sure these questions are asked, she said.

2022:

- **4/5/22: PFU Meeting:** A discussion was held about the landscaping work proposed by Jason Feldman at Moravia Point. The conversation centered around the marked trees being consistent with the work proposed. The consensus of the Committee was that Feldman should re-mark the trees, and communicate directly with Dave's Tree Service so that they have a complete understanding of the trees marked, Feldman should meet with the Committee to allow for the opportunity for him to communicate why the trees are marked for removal in relation to his vision for the property. If three (3) or more committee members were to be present, a special meeting of Physical Facilities would be scheduled and posted.
- **6/7/22: PFU Meeting:** J. Peterman reported that attempts to contact Feldman had been unsuccessful. A discussion was held about obtaining clarification of the plans with Feldman to understand the plan for which certain trees were marked for removal. Bridenhagen pointed out that it may be prudent to figure out the structural issues of the area before addressing landscaping and tree removal.

- **8/2/22: PFU Meeting:** J. Peterman provided an update on Moravia Point. He noted that efforts to communicate with Feldman were ongoing. He hoped that Feldman would continue with the project to remove the invasive species and remove trees. He wanted Feldman to have the chance to share his vision. Salfi added that he hoped Feldman would continue with the work, especially as things slow down. If he is not interested, there are others to work with.

2023:

- **1/3/23: PFU Meeting:** J. Peterman provided an update on his efforts to communicate with Jason Feldman. He stated that Feldman has the vision, Todd from Dave's Tree Service is willing to do the project but he needs to know what trees Feldman planned for removal. After tree removal, invasive species are to be removed and the area would need to be left alone for one (1) year followed by a low-maintenance landscaping plan.
- **2/7/23: PFU Meeting:** Peterman reported that he had been able to make contact with the vendors who had been approved to complete the work at Moravia Point. He stated that the vendors were not comfortable continuing work with the Village. He added at this point the committee can look at other companies to complete the work; he was not sure where to go at this point. A discussion was held about learning from the situation. Flottman encouraged the committee to create a chain of command; communication should be coming directly from the Village. Mixed signals cause confusion with vendors which can cause them to withdraw from projects. Peterman stated that often vendors are questioned on the jobsite and they should be left alone. Meacham stressed that if vendors are asked what they are doing on the jobsite they should be directed to state they are performing approved work. Meacham added that he would like to continue to clean up the Moravia Point area and suggested it be completed a little at a time as the project has been approved. Further discussion was held regarding chain of command and addressing questions regarding projects. Questions should be directed to Maintenance Manager, Justin MacDonald and Administrator, Brent Bristol. If questions persist regarding a project that is approved action by a committee, MacDonald will put the items on the next PFU agenda for discussion. Salfi noted that whatever a committee decides there is always a contingency that does not like the decision. Salfi further suggested that the committee meet with the contractor, develop a plan and present it to the Village Board for approval in order to save time. There have been numerous revisits to the plan which became a major issue and kept the project from being completed. The consensus of committee members presented was to have Peterman provide MacDonald vendor contact and project information for the Moravia Point project so that MacDonald can make an inquiry about the continuation of work. Contact by MacDonald should be made in effort to demonstrate that the Village is serious about the project and it is not just communication coming from a committee member. Committee members present also requested that a chain of command be followed with MacDonald and Bristol as primary contacts for the Village.
- **3/7/23: PFU Meeting:** The committee revisited the scope of the approved project for Moravia Point: Spray and removal of invasives, marking trees that required removal and those that needed pruning, and then the creation of a low-maintenance landscape plan that would be simple but provide interest in the spring and fall and would only need to be maintained once or twice a year. The consensus of committee members present was for MacDonald to take the scope of work for Moravia Point and initiate discussions with other area landscape companies and report back for the next meeting.

- **4/4/2023: PFU Meeting:** MacDonald reported that he had met with two (2) contractors **{Document #7 & 8}** and will meet with a third (3rd) next week. So far, both had good ideas for the project. He noted that he should have quotes for the committee next month for review. MacDonald stated that he had told the contractors that the landscapers would need to take the lead with the vision for the property once it is cleaned up with trees trimmed or the removal of dead trees as well as the removal of invasive species. Bridenhagen asked that something be done about the green cap near the highway, at the top of Moravia Point. Additionally, if the project is to be done, the guard rails need to be brought up to code. He added that if the county completes CTH Q the Village should request that they assist with the replacement of the guard rails. MacDonald stated that he would make some calls regarding the green cap. He noted that it was not Village of Ephraim property. Meacham suggested that MacDonald speak with Bristol regarding the guard rails as he has previously been involved in the conversation.
- **5/2/2023: PFU Meeting:** McDonald stated that there were two (2) proposals from two (2) contractors for work to be completed for Moravia Point. He explained that he and Meacham met with the contractors to explain the phases of the project. A discussion was held regarding the alternate proposals for the Moravia Point project. Meacham felt that Feldman was the right choice for the project and if he is willing to commit to the job, all communication must go through MacDonald. Bristol agreed and said the maintenance manager needs to be the point of contact for the project. Flottman stressed that whether it is Feldman or any other contractor, communication needs to come from Village staff. In this case, the communication needs to come from MacDonald so the contractor knows who they are dealing with. Additionally, if the contractor is experiencing issues with residents with any sort of interference, Feldman should direct the resident to MacDonald and if needed, MacDonald can consult with Bristol. The plan is to start with the removal of five (5) to six (6) trees to remove the worst trees as a starting point, Meacham said. The consensus of the committee members present was to approach Feldman to begin the implementation of the plan that he presented to the PFU committee in terms of reconstructing and improving the landscaping on Moravia Point. Feldman should work closely with MacDonald as his point of contact. Should Feldman experience any problems or issues with people confronting him on the job site, he should refer them to MacDonald so that the issue can be handled as a Village instead of just as an individual. Meacham noted that MacDonald, as the point of contact, needs to meet with Feldman. They should determine which trees will be removed in the first round of cleanup. If there are concerns or issues MacDonald can speak with Bristol or the committee. Otherwise, MacDonald can report back to the committee on progress after the meeting with Feldman. Flottman suggested that all the current markings on the trees be removed so they can start fresh and document with pictures

2024

- **1/9/24: PFU Meeting:** J. Peterman provided an update on Moravia Point. He explained that he had not heard back from Jason Feldman therefore the assumption is that he does not want to do the project. He has spoken with another contractor who is willing to come look at the area and provide an estimate. Meacham insisted that any meeting with the contractor must involve MacDonald
- **4/2/24: PFU Meeting:** A discussion was held regarding Moravia Point. MacDonald reviewed that Peterman and Taillon had met with 2 Sterling Landscape in February. The cost to create the landscaping plan is two thousand dollars (\$2,000). Discussion included creating a scope and parameters before Sterling Landscape creates a proposal, the difficulty of varying opinions on tree removal, a plan that is based on low to no maintenance, a plan created by Sterling Landscape will include options to be

selected from, the need for the area to be a clean slate to execute the vision of the contractor, and previous plan proposals from other contractors. Meacham explained that the committee would need an invoice for the committee to take action on Sterling Landscape creating a plan for Moravia Point for two thousand dollars (\$2,000). He suggested that Bridenhagen and MacDonald meet with Sterling Landscape. The consensus of committee members present was to obtain an official invoice for the proposal fee from Sterling Landscape and to have the contractor attend the May meeting.

- **5/7/24: PFU Meeting:** A discussion was held regarding Moravia Point. Discussion included previous plans, what Sterling Landscape {**Document #9**} would create as part of the fee for design services, and creating parameters to provide Sterling Landscape with. The Committee agreed on the following parameters as a starting point for design services for Moravia Point: • Low maintenance. • The wall needs to be made into something presentable. • The conduit needs to be moved and covered up. • A plan for the trees (extracted and replanted was suggested). • Methods to control weeds (clover was suggested). • Native plants/grasses C. Nelson discussed having a naturalist, Jason Miller of Silver Creek Ecological Services, who has worked with the Crossroads come and look at the area to develop a plan as an alternative. She noted that he does not charge a design fee. He is a landscape architect with interesting ideas utilizing native plants. Meacham asked that McDonald send the parameters to Sterling Landscape and invite Jason Miller to the next meeting in June.
- **6/4/24: PFU Meeting:** Moravia Point agenda item postponed. Jason Miller has taken a position with the County and is not taking new projects.

MORAVIA POINT SUB COMMITTEE
WEDNESDAY SEPTEMBER 12TH 2007 4:45 PM

Committee Members: John Cox- President, Niles Weborg, Joyce Gerdman, Fred Bridenhagen, Judy Flottman

Absent: Walt Fisher, Mike Mittermann

Staff Members: None

Guests: none

1. Call To order: Meeting was called to order by chair Village President John Cox at 5:05 P.M.

2. Changes in agenda: none

3. Previous Minutes: None, this is the initial meeting of this sub committee.

Chair John Cox began the meeting with a brief introduction to the nature of this commit and its charge from the Board of Trustees, John thanked the members for offering their services to this committee. In consideration of the impending old fire station renovation project, John noted that there are issues along the south end of the old building that John suggests the sub committee take into consideration along with the Old Station renovation project. John acknowledged that it is time to clean up the point and make it more aesthetically pleasing. Make it more historic, like we are trying with the Old Fire station to bring back its historic authenticity. The following were points John and the Board would like this sub committee to address.

- What do we do to make this happen?
- Should we take a field trip today or another day
- What should we do with power lines
- What should we do with trees
- What should we do with poison ivy
- What should we do with traffic, parking

John noted that any or all of those subjects pertain. Niles Weborg the Ephraim Fire Chief is here, Niles is spearheading the project for the firehouse renovation but we thought that since the village owns the entire parcel from just north of the firehouse to the point it would behoove us to take a look at that too and possibly plan ahead as far as this project. Everyone here was asked here for a reason and that was because a lot of us have recollection of what it used to look like what it should look like if it was cleaned up and Mike Mittermann was asked to be here because there are certain logistical and maintenance scenarios that play out on that parcel of property of which he may actually have better information than any of us and since he represents the maintenance department who may be charged with perpetually taking care of this parcel when it's finished we thought that it was a good idea for him to be part of it. Unfortunately Mike could not be here tonight due to a death in the family.

John suggested that the committee to chat about the current problems with the parcel. Niles questions the ownership of the point, John consulted with Brent Bristol the Village Zoning Administrator briefly and together they clarified that the Village is indeed the parcel owner. Niles feels that the Foundation may own part of it. Fred interjects that the Village owns part of the parcel and that perhaps the Murphy's own

part of the parcel to the point. States that when Matt Meyer topped the trees he clearly stated he owned the property. John asks Brent to re-check that parcels ownership.

Fred stated that this project was based on his suggestion a couple of years ago, when he noticed how the area has deteriorated. Fred remembered that years ago there were just a couple of small Christmas trees there which are dead and gone now. Fred noted that Ephraim has become more and more residential but remembered that one used to be able to come up over the hill by the golf course and see a beautiful view and now it's gone. The trees are now so overgrown, the park (Peninsula) doesn't cut their trees, God forbid if some of these people cut a tree, and Fred added that most people don't realize that there comes a time with a tree when it should be cut. Fred looks at this as a very interesting opportunity to re-capture the look as we are losing our scenic business this is one location that as we come around the corner we can make a change for the good.

Brent provided a picture of the lot we own; John clarified ownership for the sub-committee.

Fred has spent a lot of time driving around the area and spoke with some maintenance men and has some ideas of what we should do, like red clover which will choke off the weeds. Some kind of natural cover, down at the dock they yanked out some bushes they are not his favorite but they grow up about 8 feet high which would camouflage the cement wall the retainer wall, we could use grape vines or a combination of clover on the ground, grape vines as a back drop, maybe even an apple tree and a blue spruce for the color. The problem with the blue spruce is that they grow quickly and would need to be trimmed regularly, the ones at the Village Hall are dwarfing the integrity of the building and down the road you will have problems with the cement there.

Joyce Gerdman is amazed on how fast and how big they have grown at the Village Hall. So those are Fred's ideas, what he would like to see is a clear cut of all the cedars on that hill. Between Moravia and highway 42 there are 82 cedars, and 37 more cedars between Iverson house and the new parsonage, many of them dead lying on the ground it just looks pretty awful right there. Joyce stated that there are several dead trees on the North end of Ephraim and on the side of the roads that are unattractive. Joyce asked Niles if they have spoken about Landscaping along with the renovations of the old fire station, Niles replied that they have not as of yet. Niles referred to a diagram of the station and explained some of the intended renovations and the temporary removal of a couple of walls in order to get a digger into the area. Members spoke briefly about their experiences and historical look of Ephraim in years gone by.

Fred invites all to express their vision of the area to be. Joyce would like to see the waterfront without the blockage of the overgrown trees.

Judy Flottman suggests that we clear out some of the trees; Judy would like to see Blue Spruce there, nothing exotics nothing not native to Door County. Fred thinks that a lot of money was dumped into the Harborside Park and planted with a lot of things that are not native to the area.

John suggested that Forsythia bushes tend to get big and bushy and they will get to the point where they become overbearing if you let them, but John acknowledged that they are not unnatural to the area and they would possibly cover up the unattractive steel guardrail along the point.

Fred has closely examined the guardrail on Moravia and suggests that perhaps we would need to get 23 more of the steel support posts put in and raise up the guard rail to a reasonable level when we remove the current trees that may be supporting it now. Fred was also concerned that when they remove the trees it

may cause a driver to be distracted with the new water view and it could become a danger unless we raise the guard rail slightly higher. John suggested that the committee look at that when they go on the field trip.

Joyce Gerdman felt that the way it is now it appears unkempt and a lot of trash accumulates there, it seems like a small wilderness downtown. John would also like to move the power pole, currently the trees block the view of the pole, if it can not be moved he would like it camouflaged.

Niles as far as clear cutting, it may not be necessary, suggested that they should remove the bad trees only the first time otherwise we will hear about it from disgruntled residents. We should only do what's necessary and if we have to cut more, do it again. Fred disagrees. Niles noted that another issue is the plantings on Hillside, Niles recalls that there was a stipulation that they would be topped and not allowed to grow up that high. John offered that the area was in the right of way and that they could endeavor to do that. Niles would like to hear what the Webb's (owners) have to say, they may have valuable ideas to address the area. The box elders on the Hillside are blocking much of the scenic view. Additional discussion of the area ensued.

John redirects the group back to the agenda, suggests that they take the field trip to look closely at the area. Joyce will find some old pictures of Ephraim and she will consult with Jane Olson who may have additional pictures. Niles would like to have a plan before they proceed. There will be a budget proposed for the project and be as maintenance free as possible. Some discussion of electrical service in the area, all would like some of the wires either buried or re-routed. Joyce offered that at the time the cost to the home owners and the Church was extravagant. John states that perhaps the Village can budget to bury the lines perhaps utilizing the room tax monies. The church is an integral part of the Ephraim view and we can make it happen, this is the infrastructure and an acceptable way to use the room tax money to enhance the Village.

Other Village properties that have been clear cut in the past were mentioned briefly.

John adjourns the meeting to take a field trip to the point.

Respectfully submitted,

Susan Shallow- Deputy Clerk

MORAVIAN POINT SUB-COMMITTEE MINUTES
THURSDAY JANUARY 28TH 2010 4:00 PM

Present: John-Cox-chair, Fred Bridenhagen, Niles Weborg, Judy Flottman, Joyce Gerdman

Staff: Charity Forsch-Administrator, Brent Bristol-Zoning Administrator, Mike Mittermann-Supervisor Maintenance, Susan Shallow-Deputy Clerk

Guests: None

Call to Order: Meeting called to order per chair John Cox at 4:05 pm.

Visitor's comments: None

Approve meeting minutes from last meeting. – No minutes to approve today, the last written minutes were September 2007, there were two subsequent walking tours but no minutes were produced.

Review Moravia Point progress to date: The church has completed the electrical upgrades. Only two poles left, one is at the bottom end of the right of way, the one on the North side of the Firehouse Museum will be pulled. Most of the wiring is gone or will be gone in spring. Fred Bridenhagen thinks that the gray conduit on top of the concrete wall is unsightly, Fred inquired if it can be dropped down along the wall.

Per Mike Mittermann, discussions will continue with Charter to see if they are finished or if it is a work in progress. The retaining wall at the Firehouse cost about \$5,000 and it does not look good. Proposal from WPS to move the guide wire on Willow St. estimate approximately \$10,678.10, scope of project is to reconstruct electric facilities to remove that pole. Fred asked if the guide wire has to be yellow, yes per WPS. That brings the total to date for this project to about \$20,000. Fred asked if it would be wise to have WPS trench further up Willow about 50 feet. Fred added that we need to tell them we don't want to see it from the water nor the highway; we don't want to make these changes just to create another problem.

John concurs with Fred that they should least trench up to the next pole. John experience with WPS is that they like to come in and tell you what they want to do; we need to tell them what we want and ensure that they do it. The next existing pole is about 30-40 feet up. Mike received an alternate price and for another \$7,000 would include burying all the lines up there. We need to get all quotes and options in writing stated Forsch.

Discussion and consideration of further improvements. Fred Bridenhagen has marked some on the trees to be saved with Blue Tape. Some of the unsightly Box Elders can also be removed. The committee reviewed old photos of the point. Summary- obtain written quotes for one span and also for going up one pole and send on to the Board for possible approval. Fred suggested that the unmarked trees be cut down to the ground but not removed to keep the ground stable, suggests we plant lowing trees and start fresh.

Judy Flottman stated that taking everything out will expose all of the old highway material, but if we are going to plant new trees it would look better. Fred directed all to the visual aid, and pointed out that most of the cedars are overgrown and disfigured and should come out, Fred suggested he would like to see them replaced by Spruce trees or an apple tree something nice. The trees he has placed the blue ribbons on need to be cleaned up to make them look better. Charity added that Willow Street needs to be cleaned up as well. Charity

recommends that we remove all of the underbrush and debris and then take another look at the point before we begin pulling out trees and planting new ones. Joyce Gerdman commented on the height of the guardrails and they seem adequate. John is not sure if he agrees with Fred to take out everything. Judy Flottman reminds Fred that to completely re-landscape an area of this size would be both expensive and would require perpetual maintenance.

Mike Mittermann proposes that he and Jim Janda take the chipper and start on the south end on the point taking every piece of deadwood and underbrush out of there, leaving the trees and then take another look of what is left, and then decide what trees need to come out or be trimmed. Charity reminds the Committee that extensive work on Moravia Point has not been built into this year's budget. Judy Flottman reminded the committee that the foundation property looked like a bomb went off until the landscaping was completed. To make this piece of property look the way people want it to look is a lot of money and work. Niles noted that there are many trees that are without bark, and full of woodpecker holes that can come out. Fred Bridenhagen is concerned that this will drag on another year without getting anything done. Joyce Gerdman agrees once the weeds and underbrush are out of there they may agree on what specific trees need to be taken out. Fred comments that what people are going to notice most is that the interesting buildings we have been hiding behind all that brush and dead trees.

Niles Weborg stated that more parking spaces are needed on Moravia across from the Iverson House and that we could add three more spaces by cleaning out that area more. Joyce Gerdman added that beginning this summer, parking will also be available at the Church and people will be able to tour both the church and the Iverson House. John added that when the HWY 42 road project begins in 2012 we may be able to gain additional parking spaces with a slight shift in the new roadway; that will be the time to do this and not after the new road is in place.

Fred thinks that Mike Mittermann's plan to clean it up and re-look at the point is a good idea. Judy Flottman agrees and suggests that we should get an estimate from a Landscape Architect for a plan to establish what we want and how much it would cost. Mike Mittermann estimates that it would take at least 5 days for his crew to clean that area out. Mike reminded the committee that the retaining wall still has to go in and anything we do there before that will have to be dug out. That project may be 5 or 10 years down the road, but they will have to come out. Committee agreed that we can't leave the point as is for another 5-10 years.

Recommendations to Board of Trustees:

<p>Motion per Niles Weborg that we propose the Village Board allow the Maintenance Department to trim and clean out the Moravia Point underbrush, dead trees and scrub, seconded by Joyce Gerdman, all ayes, motion carried.</p>

John Cox added that either way the wires need to come out of there.

Motion per Fred Bridenhagen that we remove the Box Elders on the North Side of the Fire Station Museum, seconded by Niles Weborg, all ayes, motion carried.

A quote for re-facing or covering up the concrete placed last year will be sought by the next meeting date.

Timetable for improvements: If the Board of Trustees approves the plan, clean-up should begin in February.

Next meeting date: To be determined after clean-up is completed.

Adjournment:

Motion per Fred Bridenhagen to adjourn this meeting of the Moravia Point sub Committee, seconded by Judy Flottman, all ayes, motion carried.

Respectfully submitted,
Susan Shallow-Deputy Clerk

**VILLAGE OF EPHRAIM BOARD MEETING MINUTES
MONDAY FEBRUARY 8, 2010 – 7:00 P.M.**

Present: John Cox-President, Jane Olson, Kathy Kirkland, Tim Nelson, Sue Sherman
Absent: None

Staff: Charity Forsch- Administrator, Niles Weborg-Fire Chief, Dave Alberts-Plant
Manager, Brent Bristol-Zoning Administrator, Susan Shallow-Deputy Clerk

Visitors: Sal Jacobson, Debbie Krause, Rachel Willems,

1. **Call to Order-** Meeting called to order by President Cox at 7:01 p.m.
2. **Changes in Agenda:** Strike item #14
3. **Review and Approve January 11, 2010 Village Board Meeting Minutes:**
Correction to page 2 of six, 2nd paragraph, should read flow chart. Page 3 d.
doesn't have vermin, pare down the lights.

Motion per Tim Nelson to accept the January 11th 2010 meeting minutes as amended, seconded by Kathy Kirkland, Jane Olson abstains, Sue Sherman abstains, Kathy Kirkland aye, Tim Nelson aye, John Cox aye motion carried.

4. **Visitors' Comments :** None
5. **Administration:**

- a. **Discussion and consideration regarding Resolution 5-012110-** Resolution to Change the Date of the Annual Meeting of the Door County Tourism Zone Commission. Per an e-mail received from the Zone office.

Motion per Tim Nelson to approve resolution 5-012110 to change the date of the Annual Meeting of the Door County Tourism Zone Commission, seconded by Sue Sherman, all ayes, motion carried.

- b. **Discussion and consideration regarding fees for Ephraim Historical Foundation rent of Village Hall.** Sal Jacobson from the foundation is here tonight to discuss this item. A letter was received from Kelli Torpey program Director of the Foundation requesting that the Board waive set up and clean up fees for their rentals at the Village Hall. The foundation will do the set up themselves for all events, therefore no charge for set up by the Maintenance Department. In question tonight is waiving the clean-up fees. Charity Forsch gave some background on the new fees and what our maintenance men do for clean up. Sal Jacobson stated that she has checked with other communities and they do not charge their historical societies. The Sunday sing along is a quasi community event that draws 250 people to the hall in the summer. Board concern is that when volunteers from the audience assist in clean up damage to walls and equipment may occur. It is preferred that our maintenance staff do

clean-up.

Tim Nelson stated that the sing along benefits the community as a whole, and feels if the non profit is willing to set up by itself perhaps we should do the breakdown for the event. In the case where the non profit group can set up on its own, perhaps we can waive the fees both for the set up and clean up. John Cox agrees if the event is also open to the public. If a fee is charged for the event that is different and the set up and clean up fees will be charged. Board reserves the option to review each request for waiving of fees on an individual basis. If a group that does not want to set up, our guys will set up and the fee will be charged.

Motion per Jane Olson to waive the Village Hall Maintenance Department clean up and set-up fees for the Ephraim Historical Foundation, seconded by Tim Nelson, all ayes, motion carried.

- c. **Discussion and consideration regarding Event Procedures:** Zoning Administrator Brent Bristol has been working on a revised form and has developed some language suggestions. Brent and Charity have also looked on-line for alcohol ordinance language and could not find any appropriate. Charity stated that if there is a question about alcohol we could direct them to the State statutes on the application form. Brent reviewed some aspects of the new form and added that a coversheet may be added directing applicants to the proper authority concerning service of alcohol.

John Cox likes the attention Brent has given to parking inquiries; the triggers built into the form should alert both staff and applicant to additional questions. Tim Nelson would like a change to the title of "Public Facilities Event" to Events Involving Public Property. John Cox reminds all that we do not have any parking restrictions in our ordinances, therefore restricting parking is mute. Kathy Kirkland suggests that we can approach parking as a safety issue by restricting parking during events to one side of the road on narrow streets; State law prohibits the blocking of a street so as not to allow passage by a Fire Truck. Jane Olson added that even a private event may require some type of parking restriction. Questions 3, 4 and 5 on the new form trigger additional discussion.

Charity Forsch suggests that perhaps we need to leave current ordinance alone and write some parking restrictions such as parking on one side of the road in congested areas. Tim Nelson adds that the newsletter would be a good avenue to inform residents of parking restrictions; we have safety concerns, for visitors and residents. Dave Alberts asks that if we are going to put in restrictions will

we issue tickets, will we have enforcement? Brent clarified -so we are clear then that we are back under the umbrella of our festival, bazaars etc. Tim Nelson commented that if we had some kind of parking ordinance and signs in place that would take care of most instances, there should not be a lot of violations. Sue Sherman suggests that even Hall events should be addressed, we can do that as part of the application process if we have something in writing we should to hand out. John Cox asked if we should define festivals as something bigger than an event. We need to drive them to the Admin office to go thru the hoops necessary for a safe event. **Brent sums up that if it is not a public facility event they do not need a permit.** We can do it without being heavy handed. Kathy asked if music is covered yes in public nuisances.

- d. **Discussion and consideration regarding Nuisance Ordinance:** Board talked about this on several occasions stated Charity Forsch, so she has provided a copy of what is in State Stats as well as our ordinance for the Trustees to review. Kathy Kirkland has continuing issue with the Trollhagen Lodge plywood statue covers, suggests they paint them. Tim Nelson will not support an esthetic based visual nuisance ordinance. Jane Olson thinks we need to address enforcing our ordinances before we change our ordinances. Charity added that the Individual issue discussed previously will be addressed at a future closed session.
- e. **Discussion and consideration regarding Emergency Call-Ins, and On Call Compensation:** Draft of what the Board decided last month. Charity will run it by Village Attorney and bring it back to the Board for final approval before incorporating into the employee handbook.
- f. **Discussion and consideration regarding clean up of Moravia Point:** The sub committee met last week and Charity provided an up date for the Board, the sub committee has provided a recommendation for Board consideration.

Motion per Sue Sherman to authorize the Maintenance Department to clean-up of Moravia Point including removal of all underbrush, and dead landscaping items, then the Committee can take another look at the Point to determine what if any other trees should be removed, seconded by Tim Nelson, all ayes, motion carried.

- g. **Appointment: Board of Appeals Alternate 3 Yr Term:** Board will seek volunteers, *No action tonight*

- h. Discussion and consideration regarding postponing Master Plan at Airport

Motion per Jane Olson to postpone the Master Plan at the Ephraim-Gibraltar Airport, seconded by Tim Nelson, all ayes, motion carried.

- i. **Preliminary discussion of possible infrastructure improvements coinciding with the planned Highway 42 repaving in 2012.** Charity Forsch stated that The Highway project will start the first or second week of May, may not be done by FYR BAL, there may be a fee charged if they have to move their equipment out of the area for FYR BAL. John Cox thinks this is an opportunity to have storm sewer infrastructure work done, perhaps a bike path connecting to Sister Bay, Charity will look into possible grants and pricing for such work. John Cox suggests that the overhead wiring along German Road all the way to the Wetlands should be buried, suggests we get some preliminary cost estimates on getting this done. Kathy Kirkland agrees, Tim Nelson agrees, Sue Sherman agrees that estimates should be sought. Jane Olson suggests that Mittermann have a camera in the truck and take some pictures of storm sewer drains that need to be addressed. Tim Nelson added that the HWY Dept will only go on the right of way's.

- j. Administrator/Clerk Report

Motion per Sue Sherman to approve the Administrator/Clerk Report as received, seconded by Tim Nelson, all ayes, and motion carried.

6. Zoning Administration

- a. Monthly Zoning Administrator Report

Motion per Tim Nelson to approve the Zoning Administrator's Report as distributed, seconded by Kathy Kirkland, all ayes, and motion carried.

7. Wastewater/Water

- a. Plant Manager's Report

Motion per Tim Nelson to approve the Plant Manager's Report as distributed, seconded by Sue Sherman, all ayes, and motion carried.

- b. Approval to replace Clarifier Drive: Two bids received. The WW Committee makes recommendation to go with Lees Fabricating.

Motion per Jane Olson to authorize Wastewater to purchase a new Clarifier Drive for, \$9,400, seconded by Kathy Kirkland, all ayes, motion carried.

- c. **Approval of Grease Trap Ordinance changes:** Charity Forsch has contacted the state for names of types of licenses. Sue Sherman asked if B&B's are included no per Charity only if you are selling food to the public. Additional brief discussion by the Board regarding whether a public hearing is necessary for this type of Ordinance change, No per Forsch only changes to the Zoning ordinance require Public Hearing. Board decided to approve Ordinance change after slight language revision is made by Administrator.

Dave Alberts is here tonight and spoke of Reed Bed placement at the Treatment Plant; currently they haul it to Sturgeon Bay. This project is still in the investigative stage. Kathy Kirkland asked if this would be an opportunity to work with another community such as Sister Bay on a joint bed. Charity stated that there are restrictions from the DNR what goes in our bed must go thru our plant. Dave clarified that after the sludge has been in the Reed Bed it becomes a class "A" sludge and may become fertilizer. Dave is also looking into installing wind power out at the Plant.

Motion per Tim Nelson to approve the 13.4 Grease Interceptor, section of the Wastewater Ordinance changes as amended, seconded by Kathy Kirkland, all ayes, and motion carried.

Poll of Board Members, Sue Sherman aye, John Cox aye, Tim Nelson aye, Jane Olson aye, Kathy Kirkland aye.

John Cox asks the Board members if this is something we want to post and allow visitors to comment or question ordinance changes of this type. Brief discussion ensued. Suggests that changes like this should be posted, Tim feels that the Agenda itself should be clear enough to inform people about an issue, but posting it for public viewing and comment would be a good idea.

8. Community Protection

- a. **Fire Chief's Report:** Niles Weborg would like to receive an Agenda in the Mail. John Cox read a letter received from Liberty Grove with an invitation to meet on Feb 25th at 7PM and discuss forming a Fire District in Northern Door County. John Cox and Jane Olson will attend. Niles provided additional information, it is hoped this will save money for all Fire departments for equipment. A Fire Board or Commission would be formed that would run the departments. Niles believes establishment of a Fire District is about 5 years down the road. Niles is also concerned that sometime down the road we may not be able to secure volunteers and that to hire full time firefighters would be unbelievably expensive.

The Community Protection Committee last week, minutes were included in the Board packets, Niles Weborg added that they will be improving the tower currently on Washington Island. Niles reminds the Board that a new truck is on the horizon and they may need to add to the station to fit it in. John suggests that perhaps eliminating the current meeting room to make way for vehicle stalls and building a new office may be the way to go. All alternatives will be investigated; Tim Nelson asked Niles if the new truck will be able to maneuver the Village roads. Yes responded Niles. Niles stated that the Fire Department is looking into a Knox box installation at the option of the elderly residents but purchased by the Fire Association. GPS on cell phones is coming to the FD. Meeting Feb 24th of the Fire Truck selection committee. Niles noted that the Pillars at the old Fire Station museum are leaking.

Motion per Sue Sherman to approve the Fire Chief's Report as distributed, seconded by Jane Olson, all ayes, and motion carried.

- b. **Discussion and consideration regarding Conference Request:** Request received to allow Assistant Chief McDonald, Mike Meyer to attend the conference in Indianapolis; additionally Mike McCutcheon has now also requested to attend the conference. Cost for two representatives to attend would be approximately \$2,000. Tim Nelson feels that two Fire Fighters representing us are adequate.

Motion per Jane Olson to approve two people to attend this conference, seconded by Sue Sherman, all ayes, motion carried.

Mileage may be an additional expense. If they do not ride with the Gibraltar representatives they should take the Village vehicle added Tim Nelson.

9. Coastal Management

- a. Discussion and consideration of Port a Pier Contract for Dock Upgrades at Anderson Dock. Charity received a revised quote today, review by Board

Motion per Sue Sherman to award the contract for Dock Upgrades to Port a Pier, seconded by Kathy Kirkland, all ayes, motion carried.

10. Physical Facilities / Utilities

- a. Supervisor's Report

Motion per Jane Olson to approve the Maintenance Supervisor's Report as distributed, seconded by Sue Sherman, all ayes, and motion carried.

- b. **Discussion and consideration regarding Playground Upgrades:** Charity Forsch provided an update. Mike Mittermann has been working diligently on securing cost estimates from four different vendors. Mike thought that we could extend upgrade if we requested donations from the Peninsula Pre-School and the Fire Department. Charity explained the recommendation by the Physical Facilities Committee that a letter go out and that we place an article in the newsletter requesting donations to make it bigger and better. An example of a letter provided, will be adjusted. Tim Nelson is all for an improvement of the playground but it must be geared to pre-school age children and build it on an age appropriate scale to keep costs down. Tim is not in favor of one as big as the one downtown. *Item will be addressed after plan proposals are received. No letter soliciting donation may be necessary.*

11. Treasurer's Report

- a. Bills to be Paid

Motion per Tim Nelson to authorize payment of all bills presented tonight, seconded by Kathy Kirkland, Sue Sherman abstains, Kathy Kirkland aye, Jane Olson aye, Tim Nelson aye, John Cox aye, motion carried.

- b. Treasurer's Report

Motion per Tim Nelson to approve the Treasurer's Report as distributed, seconded by Sue Sherman, all ayes, and motion carried.

12. **Communications / Correspondence:** Letter received from Mr. Gallagher regarding Stock Lane after brief discussion the Board determines that issues to be addressed by the Physical Facilities Committee.

13. **Visitors' Comments:** None

14. **New Business for Next Meeting:** John Cox asked if there was a Coastal Byways potential for Grant. detailed above

15. Adjournment

Motion per Tim Nelson to adjourn this meeting of the Ephraim Board of Trustees, seconded by Kathy Kirkland, all ayes, motion carried.

Respectfully submitted,
Susan Shallow-Deputy Clerk

VILLAGE OF EPHRAIM (VOE)

#4



FOUNDED 1853

Physical Facilities/Utilities Minutes
Special Meeting with Lakeshores Landscape and Design
Wednesday July 8th, 2020 1:00 PM
9996 Water Street – Village Hall

Present: Cindy Nelson- Chair, Jim Peterman, Diane Taillon, Paul Flottman

Absent: Matt Meacha

Staff: Russ Salfi – Public Works Supervisor, Brent Bristol – Village Administrator, Megan Vandermause Deputy Clerk

Guests: Grace Held, John Held, Maggie Peterman, John Meredith-Lakeshore Design, Abby Doucette-Lakeshore Design, Tim Nelson, Ken Nelson, Mike McCutcheon,

1. **Call to order:** C. Nelson called the meeting to order at 1:00 p.m. A quorum is present for this meeting.
2. **Changes in Agenda:** None.
3. **Presentation and Discussion regarding landscape treatment options in the Moravia Point area:** Meredith introduced himself and explained that he was charged with looking at the Village Hall area and Moravia Point. Meredith said there is not a lot of detail in conceptual plans but he will review options for what could possibly be done in these two areas of the Village. Meredith said that big picture goal is connecting spaces in a pedestrian friendly way. Pedestrian access is important in the extremely busy downtown area. There has been a lot of work done in the Village so far to make better connections. Meredith said in his conceptual plans he looked at how we can increase safety, add usable space, and honor Door County's landscape. With both potential projects, there are some significant problems in terms of landscape that we would have to deal with. Meredith reviewed the current landscape at the Village Hall. Meredith reviewed the reasons why we are looking at redesigning the these spaces which include: parking safety, vehicular circulation, lack of pedestrian walkways, lack of green space, visually softening the Village Hall area, and rejuvenating the Moravia Point plantings. Meredith reviewed pictures of the Village Hall in its current state. Meredith discussed the current parking areas at the Village Hall. Meredith explained that focusing on defining Pioneer Lane will give us some advantages. Meredith said that he views the alley to Pioneer Lane as a potential improvement as an additional piece to the general scope of the Village Hall project. Meredith said that signage could be improved in terms of handicap accessibility. We want to maintain the crosswalk and handicap parking at the Village Hall. It was a main concern at the last meeting that parking and accessibility be maintained. Meredith reviewed three concepts for improvements to the Village Hall. The first conceptual plan concentrates on a simple parking area and connections via walkways. A simple sidewalk section would be added across the face of the Village Hall and gathering areas could also be incorporated. This area is currently mostly covered by asphalt. Access to the parking area in this conceptual plan would be one way and Pioneer Lane could also be one way. Highlights of conceptual plan 1 include: green space with gathering pods, 18 parking stalls, 4 stalls for handicap accessibility, limited pedestrian walkways, separated library parking, redirecting Pioneer's Lane point of entry, and one-way circulation of traffic for Pioneer Lane and entry off of Hwy 42. Meredith reviewed conceptual plan 2. Highlights of conceptual plan 2 include: green space, 20 parking stalls, 3 stalls for handicap accessibility, drop off cul-de-sac for visitors, expanded pedestrian walkways, redirecting Pioneer Lane's point of entry, and one-way circulation of traffic from Hwy 42. Meredith reviewed conceptual plan 3 which is less of a change to the current area than plans 1 and 2. Highlights of conceptual plan 3 include: green space, plaza style concept for library entrance, minimal change to the library parking, 20 parking stalls, 6 parking stalls designated for handicap accessibility, one-way circulation off Hwy 42, one-way circulation for Pioneer Lane, and redirecting Pioneer Lane's point of entry. Meredith reviewed the existing conditions at Moravia Point. Meredith reviewed the Willow Street parking access, which could be the second phase of a potential project. Meredith reviewed conceptual plan 1 for Moravia Point. Design highlights for Moravia Point conceptual plan 1 include: connection to Willow Street, overlook

off Moravia Street, handicap ramp from Moravia Street and Hwy 42, observation patio, and planting upgrades. Meredith reviewed Moravia Point conceptual plan 2. Highlights of Moravia Point conceptual plan 2 include: connection to Willow Street, overlook of Moravia Street, stairs from Moravia and Hwy 42, public restroom or information booth, and planting upgrades. Meredith reviewed Moravia Point conceptual plan 3. Highlights of Moravia Point conceptual plan 3 include: no direct connection to Willow Street, and a planting upgrade with a complete refurbishment of plants and potential outcropping additions. C. Nelson suggested that the group direct their questions to Moravia Point. The Village Hall concepts are currently on hold because the Village has many additional projects going on. C. Nelson explained that Moravia Point is still an option at this point because there is funding left over from the streetscape project. Jim Peterman asked if a cost analysis was completed for each of the options. Meredith said that conceptual plans were put together but cost analysis was not done at this point. Peterman said that he thinks we need to know where we are starting cost wise before selecting an option. Meredith said what he proposed is more design driven. Taillon asked if Meredith has an idea of costs for the conceptual plans to give the committee members an idea of what the cost might be. Meredith said that he doesn't have an idea of costs at this point but the costs depend on construction. Meredith said the range of costs is huge because it will really depend on what the Village would like to construct. Taillon asked if the Village had \$200,000 to work with, which plan would work within that budget. Meredith said that Moravia Point conceptual plan 3 would work within this budget. Meredith said that if the Village develops a budget, conceptual plan 3 could be tailored to fit the budget because the budget will drive the design. T. Nelson said that he was glad to see the several different elements presented in terms of Moravia Point. T. Nelson said that the Village needs to get an idea of what they would like to see as an end product, while keeping in mind that this project could be done in phases. What are the important things that the Village wants to see on Moravia Point? How far do we want to go, how far do we not want to? T. Nelson said we could ask for a design that gives us a price on a predefined wish list. T. Nelson said that he would like to see a stairway going up to the Willow Street outfall and the Firehouse location. The stairway would provide better access. T. Nelson said that beyond the stairway, he would like to see the plantings upgraded. T. Nelson said in his opinion we should look at getting the pedestrian access infrastructure in place first. K. Nelson said that the connection is very important to him and he would like to see potentially see a look out. K. Nelson said Physical Facilities may need to meet and hash out some of the elements. Held said that he wasn't familiar with the original charge to Meredith, but asked if Meredith he was originally charged with developing an access from Moravia Point. C. Nelson confirmed Meredith was charged with developing a connection access. Held asked how many parking spaces are on Moravia Street and what the usage of the parking spaces is. Held estimated about a dozen parking spaces on Moravia Street. C. Nelson said that she is not sure on the total number of parking spaces but the spaces are always full. Held asked why we are spending a lot of money on a set of steps if we have other accesses. Held said he could see the need for a staircase if there was a connection to the parking lot on Willow Street because there is traffic in this area. C. Nelson said she sees the staircase as a necessity because you can see the paths were people travel down the hill now without any infrastructure. T. Nelson pointed out that the the parking lot at the top of Willow Street belongs to the Moravia Church. T. Nelson pointed out that the idea of the Willow Street access has been looked into in the past as being developed as a pedestrian access from the Norway Street area of Ephraim to downtown Ephraim, and having this pedestrian access, is a valuable piece of infrastructure for Moravia Point. Pearson asked if there would be handicap accessibility requirements tied to the stairway. Meredith explained that there would not be because there are other accesses that could be used by those that are handicapped. Pearson said that Ephraim has a certain look, and we need to keep this look in mind as a design is drafted. Maggie Peterman said that she would like to the project broken down into three different phases. She doesn't necessarily think we need a stairway since we have one already. Maggie Peterman said that she would like to see the plantings at Moravia Point and the stairway costs broken out. Meredith said that with the 3-Dimension sketches there was no surfacing applied. Meredith said that he definitely wants to have the surfaces blend in with the architectural elements of the firehouse. The plant material will soften any potential infrastructure. Flottman said that the committee was presented with a lot of options and we have to come up with an idea of what we want to have and what we can afford to have. Meredith pointed out that the options for surfaces are really unlimited. Jim Peterman said that he sees the steps as important from a connection standpoint as well as the plantings. C. Nelson said this needs to go back to Physical Facilities and a consensus has to be determined on which elements the committee would like to move forward with. C. Nelson said that she would appreciate those that have reviewed the options giving the Physical Facilities Committee

feedback before the August meeting. This way, the committee knows what people are looking for. C. Nelson said it was very helpful for her to see all of the concepts so we can start narrowing down what we want. K. Nelson asked if we can assume the most economical staircase material would be timber. Meredith said that this is correct. K. Nelson said that because the staircase would be located in the Historic District the preferred materials are wood or stone. C. Nelson thanked everyone for coming and asked that everyone to communicate with the Physical Facilities Committee on any feedback they have.

4. Adjournment:

Motion per Peterman to adjourn at 2:09 p.m., second by Flottman, all ayes, motion carried.

Recorded by,
Megan Vandermause



Lowney's Landscaping Center, Inc.
N3310 State Rd 47
Appleton, WI 54913
Phone: (920) 733-2560
Fax: (920) 574-3922



November 25, 2020
Estimate# E7095

Ephraim Village
10005 Norway
Ephraim, WI 54211

ATTN: Brent & Cindy

Ephraim Village - Moravia Point

Moravia Point Budget

Moravia Point Budget

- Remove Damaged Cedar
- Install Stairs
 - Starting from Willow St. easement down to Water St.
 - Wood or Concrete w/ railings. Footings down to bedrock and pinned
- Restore Hillside
 - Install Outcropping Stone and or salvage on site material
 - Plant with Native Material
 - Perennials around cedar Varieties to be discussed
 - Native Grasses
- Lawn

Lawn

Install Lawn in view corridors around the intersection of Moravia St. and Water St.

Lawn Total: \$2,800.00

Native Plantings & Hillside Preparation

Prepare area for proper planting conditions including soils (60 cuyds), mulches (30 cuyds) and erosion control measures. Irrigation and maintenance are not calculated. Add 20 ton of outcropping stone

Plants

Qty	Name	Size
4480	Native Plugs-Agrecol (140- 32 ct flats) Varieties can be discussed	Plugs

Native Plantings Hillside Preparation

Total: \$87,000.00

Stairs – Wood Option

See attached plans

Stairs - Wood Total: \$26,000.00

Stairs – Concrete Option

See attached plans

Stairs - Concrete Total: \$35,000.00

Tree Removal

Remove damaged Cedar

Tree Removal Total: \$4,000.00

For Budgetary Purposes ONLY



TECHNITO ARBS

CAREX BREVIOR

CAREX PENNSYLVANICA

PRAIRIE DROPSEED

LITTLE BLUESTEM

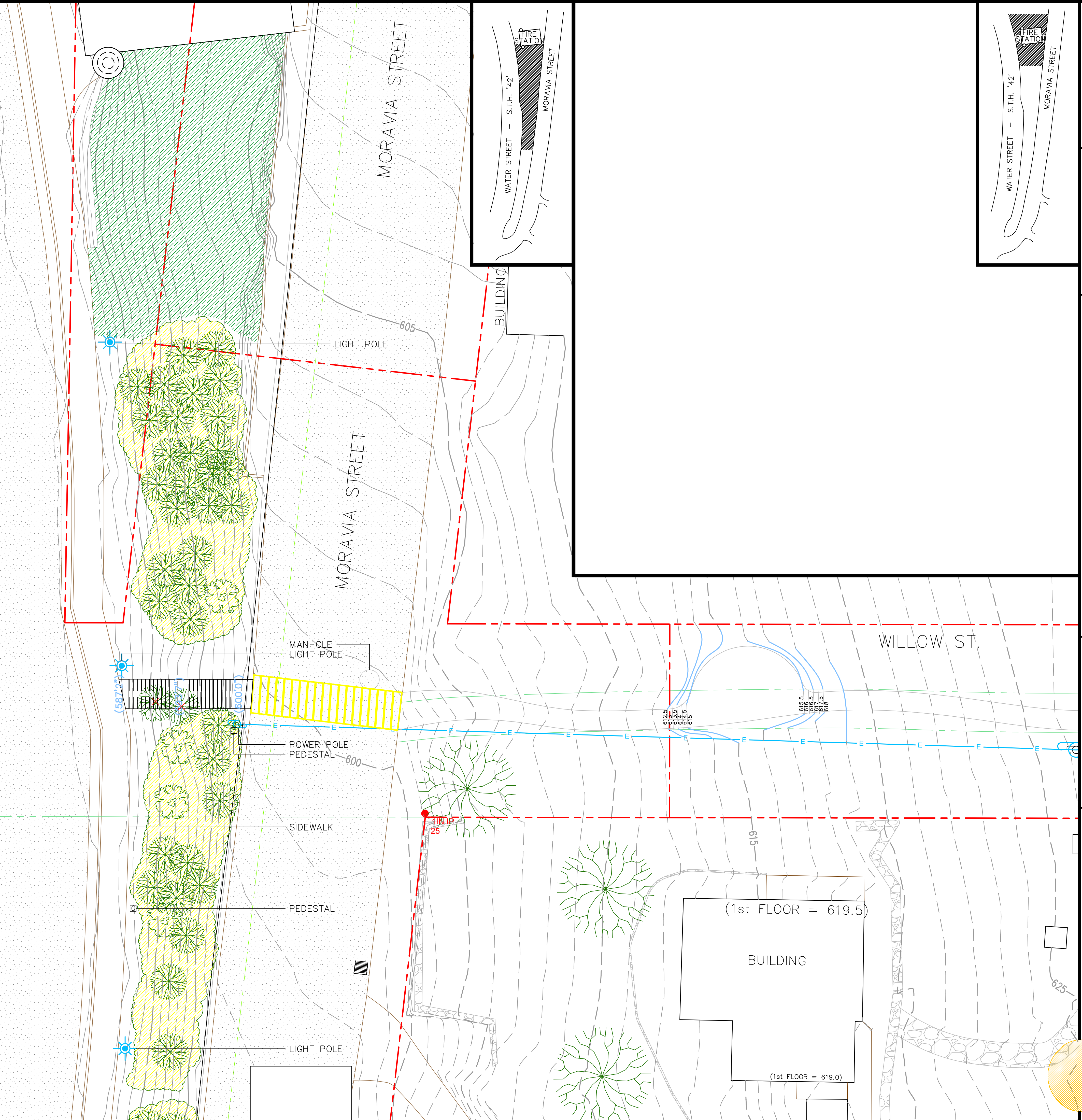
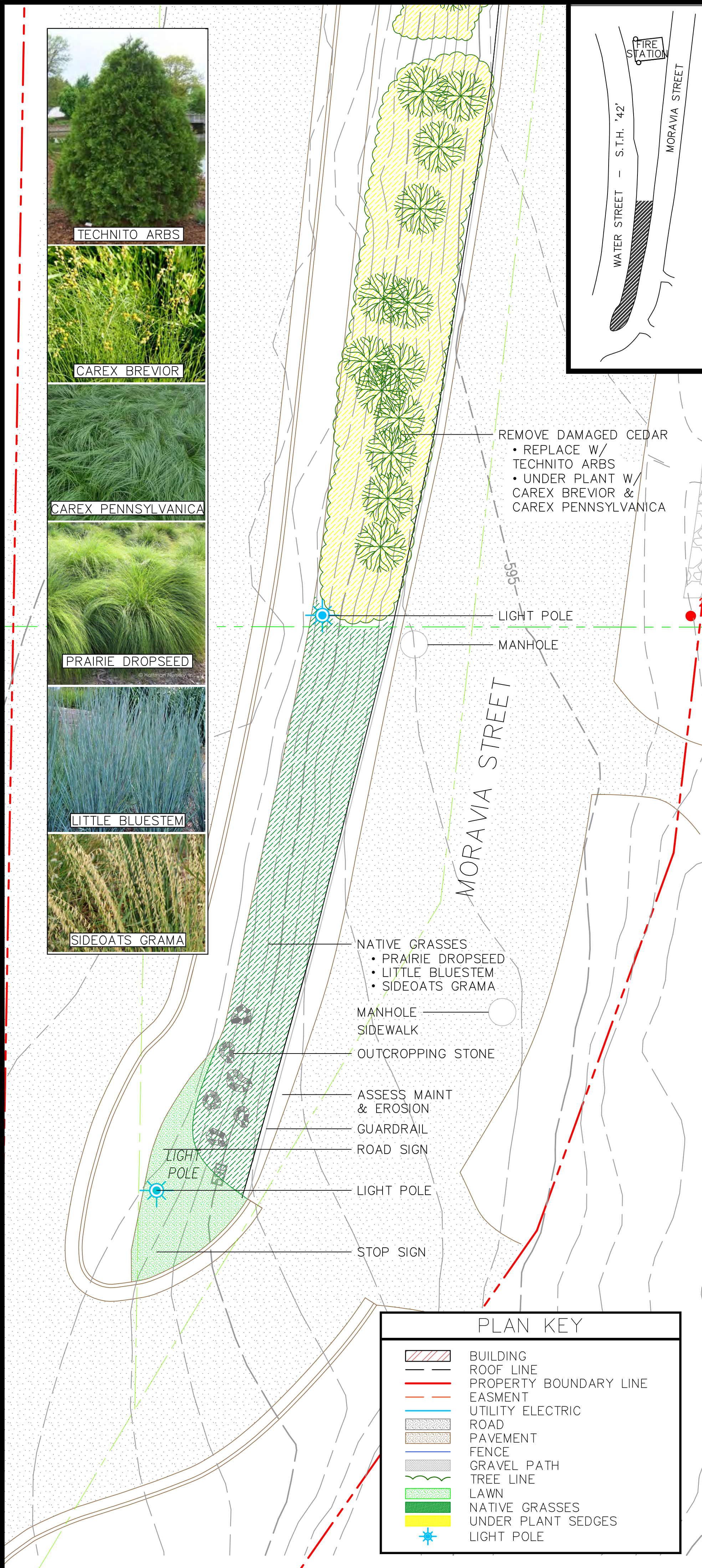
SIDEOATS GRAMA

REMOVE DAMAGED CEDAR
 • REPLACE W/
 TECHNITO ARBS
 • UNDER PLANT W/
 CAREX BREVIOR &
 CAREX PENNSYLVANICA

NATIVE GRASSES
 • PRAIRIE DROPSEED
 • LITTLE BLUESTEM
 • SIDEOATS GRAMA

- MANHOLE
- SIDEWALK
- OUTCROPPING STONE
- ASSESS MAINT & EROSION
- GUARDRAIL
- ROAD SIGN
- LIGHT POLE
- STOP SIGN

PLAN KEY	
	BUILDING
	ROOF LINE
	PROPERTY BOUNDARY LINE
	EASEMENT
	UTILITY ELECTRIC
	ROAD
	PAVEMENT
	FENCE
	GRAVEL PATH
	TREE LINE
	LAWN
	NATIVE GRASSES
	UNDER PLANT SEDGES
	LIGHT POLE

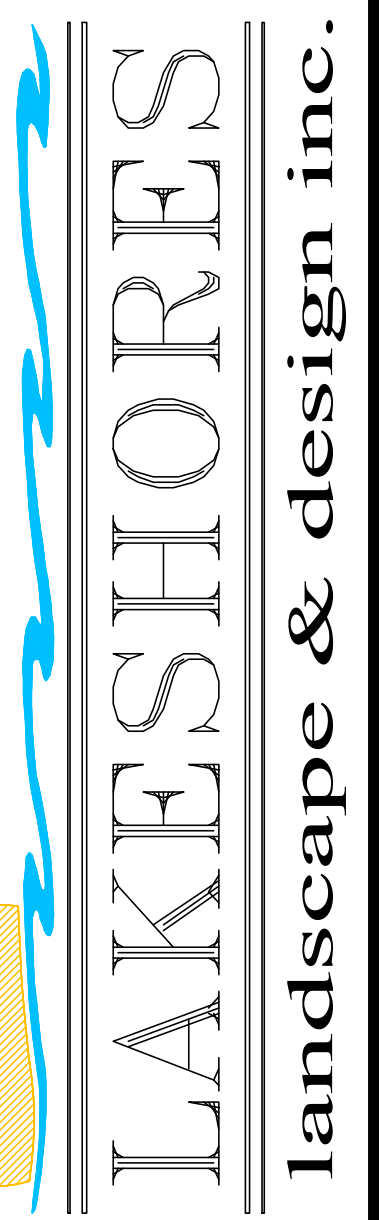


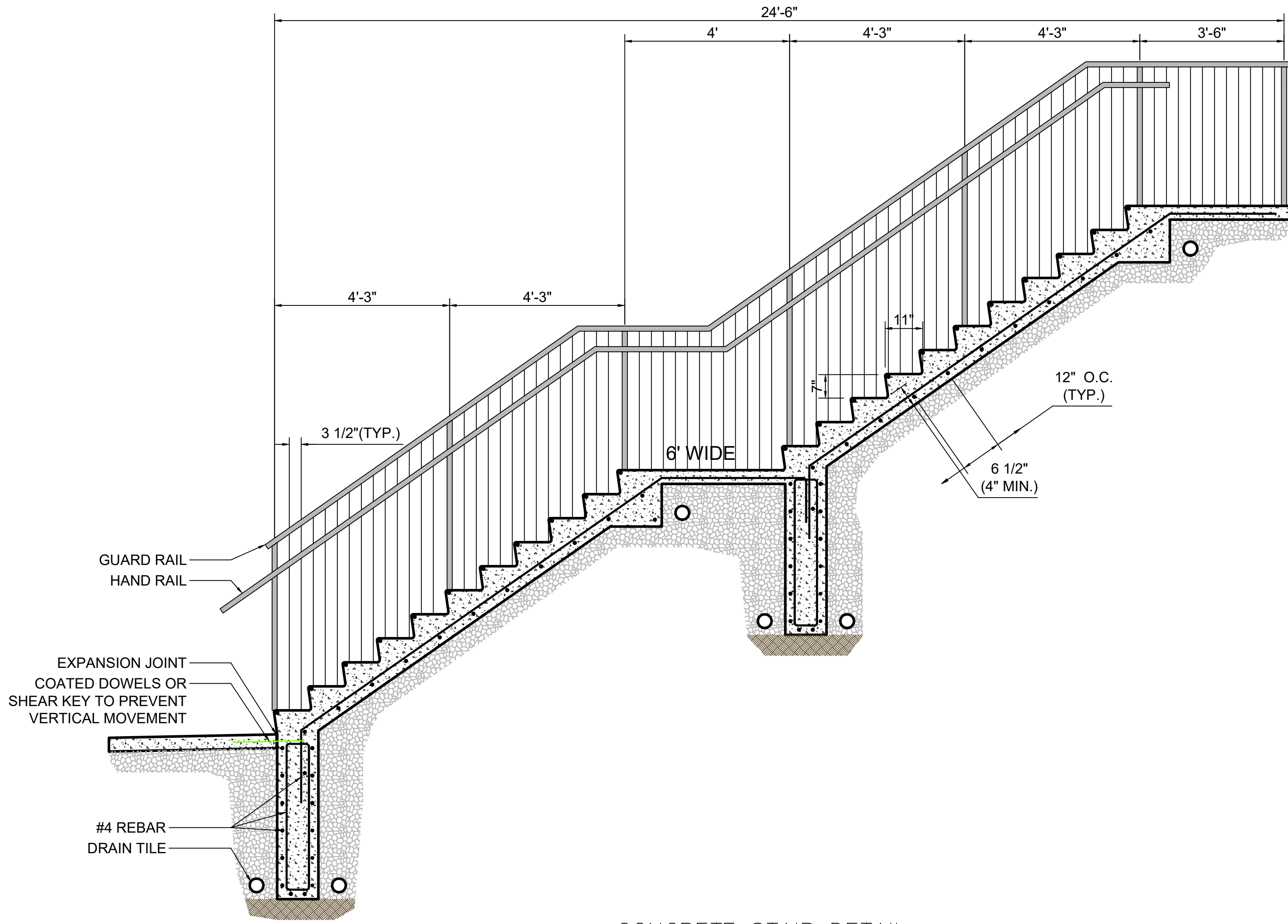
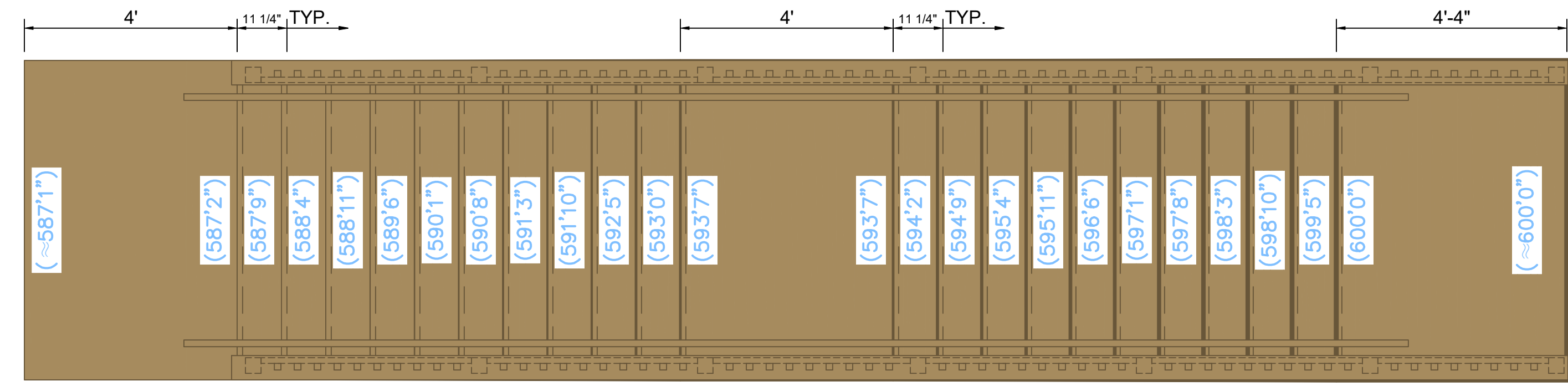
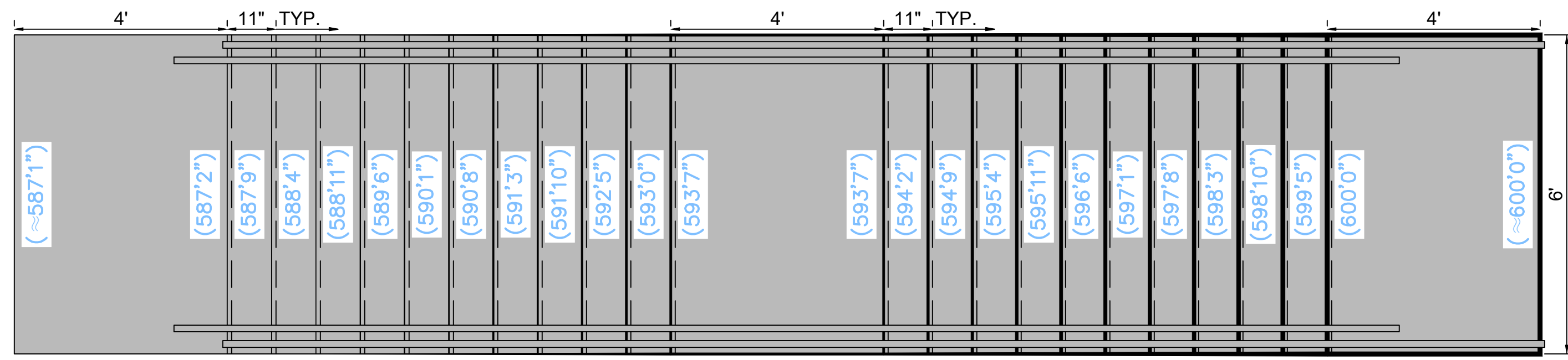
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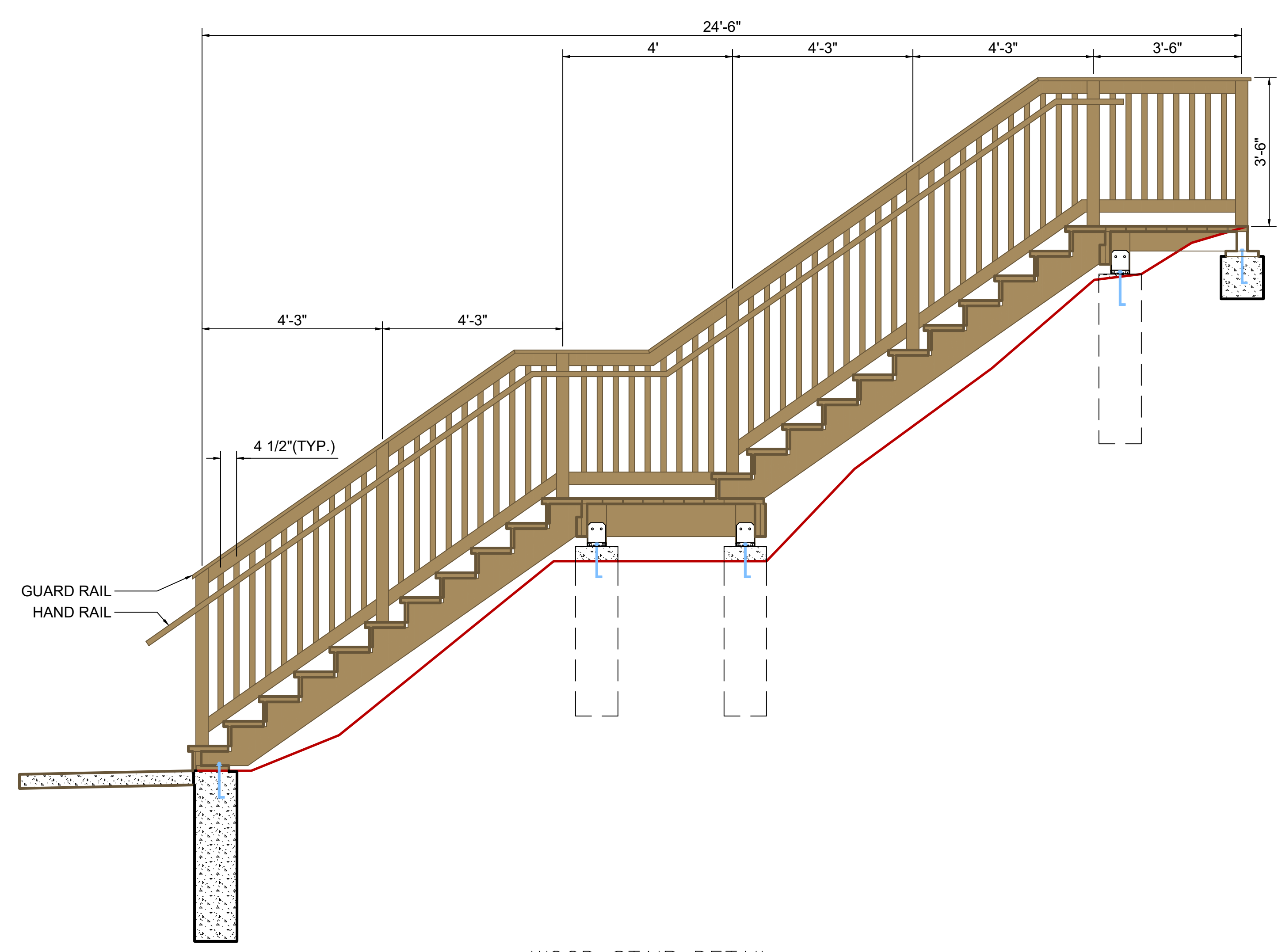
MORAVIA ST/WATER STREET WEDGE
 CONTACT:
 ADDRESS:
 PHONE:
 DATE CREATED: 11-27-19
 DRAWING NAME: CONCEPT V4.0
 DATE REVISED: 11-25-20
 SHEET NUMBER: 1 - 1

JOHN D. MEREDITH
 LANDSCAPE ARCHITECT #14
 5865 STATE HIGHWAY 42
 STURGEON BAY, WI 54235
 PHONE: (920) 743 - 6005
 E-MAIL: jMeredithRLA@gmail.com





CONCRETE STAIR DETAIL
SCALE: 1/2" = 1'



WOOD STAIR DETAIL
SCALE: 1/2" = 1'

PRELIMINARY PLAN
NOT APPROVED
FOR CONSTRUCTION

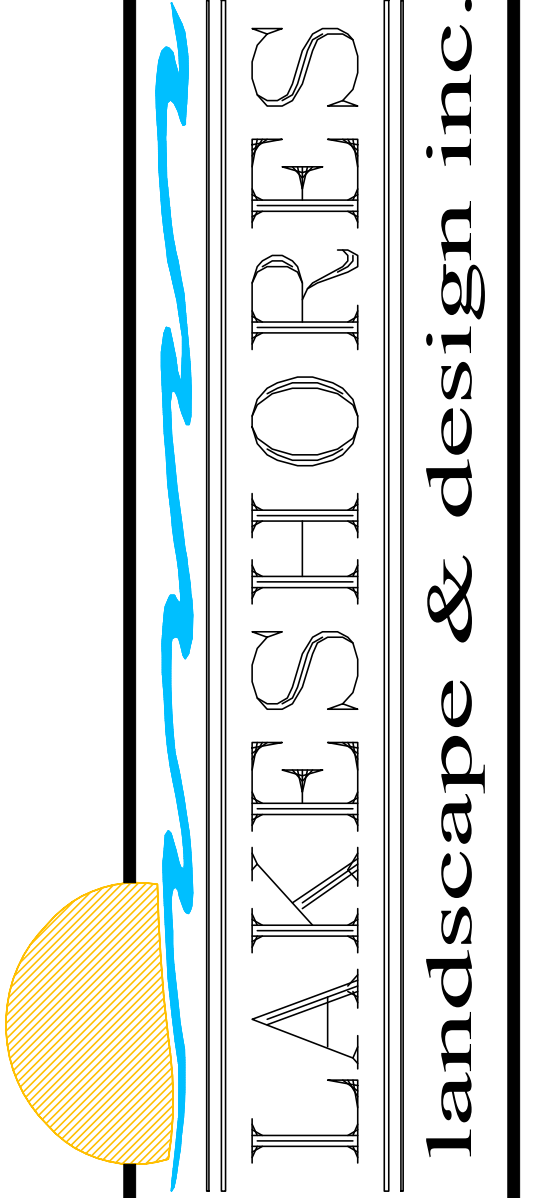
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INSTALLATION OF ANY OTHER LOCATION.

MORAVIA ST/WATER STREET WEDGE

CONTACT:
ADDRESS:
PHONE:
DATE CREATED: 11-27-19
DRAWING NAME: STAIR DETAIL

DATE REVISED: 11-25-20
SHEET NUMBER: 1 - 1

JOHN D. MEREDITH
LANDSCAPE ARCHITECT #144
5865 STATE HIGHWAY 42
STURGEON BAY, WI 54235
PHONE: (920) 743 - 6005
E-MAIL: jMeredithRLA@gmail.com



August 2, 2021

**Village of Ephraim
Improvements to Right of Way Moravia St. and Water St.**

Scope of Work:

1. Work with Todd Burke of Dave's Tree Service to mark trees for removal and others for pruning. All non-cedars will be removed. These trees will be removed and pruned by Dave's Tree Service in fall or winter 2021.
2. Remove all shrubbery and woody undergrowth, (Most of which is considered invasive by the University of Wisconsin and Wisconsin DNR) from the area. All stumps will be cut to the ground and treated with herbicide, killing the plant.
3. All remaining grasses and forbs will be string trimmed to the ground during the late fall of 2021. All non- grass plants will be treated with herbicide: in order too, reduce the presence of "weedy" or "unwanted materials."
4. During the winter of 2021-2022 Jason Feldman of Jason Feldman Landscapes, LLC will work of a comprehensive landscape plan for the area discussed and present it to the Village of Ephraim in the Spring of 2022.
5. Any new planting that will occur in the area discussed will begin in the fall of 2022. Multiple treatments of herbicide will have to occur during the spring and summer of 2022 in addition the initial treatment in 2021. The seed bank of invasive species will be extensive and will require years of maintenance.

**Total Cost of Phase One (Jason Feldman Landscapes, LLC) \$4000-5000.00
(Cost total reflects unknowns of space requirements over the first phase of the project.)**

Prepared by: Jason Feldman, Owner, Jason Feldman Landscapes, LLC



Estimate #2214
Estimate Date 4/26/2023

Hi Justin

Thank you for sharing interest in Appel Outdoor Maintenance. As requested, below is a quote with the discussed services. We cannot wait to service you!

Lets keep this short. Review the quote below. If you cannot resist our great prices go ahead and sign for agreement!

Name/Description	Estimate Description	Quantity	Rate	Amount
Tree Removal Tree Removal or Clean-up Service	Part 1 of Phase 1: Remove 2 dying trees in 2023 from Moravia Point and flush cut stump at ground. Brush to be hauled to Ephraim Brush Dump.	1	800.00	800.00
Brush Cutting Cutting brush with chainsaws	Part 2 of Phase 1: Cut and drop stemmy scrub brush on entire point. Brush will be cut and left unless larger than three feet tall or 1 foot in diameter. Brush to be cut as low as possible to ground. Primary target "Pest" is the thin stemmy narrow red shoots coming up. This work recommended to be completed asap to prevent scrub brush from getting any larger and to create cleaner look for 2023. Entire "Moravia Point" Parcel to be cut with brush cutter including grasses and scrub brush to clean up parcel.	1	510.00	510.00
Landscaping Landscape installation work.	Part One of Second phase of work to be done in fall to include: <ul style="list-style-type: none"> Obtaining and installing 5 Dwarf Alberta Spruce trees towards North end of parcel near Fire Museum in the open space there. Trees would be spaced Minimum 10 feet apart in arrangement that would best fill space. Trees selected due to maximum adult height will never grow to exceed height of guard rail. Install mulch ring around trees to provide moisture retention 	1	1380.00	1380.00
Landscaping Landscape installation work.	Part 2 of Second Phase to include: <ul style="list-style-type: none"> Provide and Installation of 3000 daffodil bulbs along lower strip above sidewalk. approximately 4-5 bulbs per square foot front edge of mowed grass at south corner of parcel to the fire museum approximately 2 feet wide from edge of sidewalk. Work to take place in fall during bulb planting window. Will bring spring color with low maintenance and allow future additional summer centered plantings further up the hill with little to no clash. 	1	3970.00	3970.00

Name/Description	Estimate Description	Quantity	Rate	Amount
Brush Cutting Cutting brush with chainsaws	Fall knockdown of annual unwanted growth with brush cutters to prevent progression of undesired scrub brush.	1	300.00	300.00
Weed Control	1 time blanket application of selective broadleaf herbicide to entire property to control weeds and allow natural grasses to better establish. Application to take place either in late spring or early fall at discretion of Village.	1	252.00	252.00
			Subtotal	\$7,212.00
			Sales Tax	\$0.00
			Total	\$7,212.00

Name _____

Estimate Total \$\$7,212.00



Meissner Landscape Inc.

4919 County T Phone:(920) 743-1011
Sturgeon Bay, WI 54235-8819 • Fax: (920) 743-8878

ASSOCIATION MEMBERSHIPS
•WI Landscape Contractors Assoc.
•WI Landscape Federation •WI Arborists
•American Nursery & Landscape Assoc.
•Associated Landscape Contractors of America
•American Society of Landscape Architects

PROPOSAL

April 28, 2023

Village of Ephraim
P. O. Box 138
Ephraim, WI 54211

Landscape Design Service
P. O. Box 138
Ephraim, WI 54211
Cell: 920-495-0039

2023 PROPOSAL TO DEVELOP LANDSCAPE PLANS FOR THE RENOVATION OF THE SLOPED AREA LOCATED AT SOUTH SIDE THE FIRE MUSEUM WITHIN THE VILLAGE OF EPHRAIM.

Landscape Design Services

Scope of Work to Include:

- A plan view layout of existing site conditions.
(Includes laying out locations of existing elements that would impact the landscape layout and design, taking note of the existing topography and photo documenting the site.)
- Develop a detailed, scaled, plan view landscape renovation design for the sloped green space located at the south side of the Ephraim Fire Museum.
- Scope of design to include to include the sloped, triangular shaped green space between the South side of the Ephraim Fire Museum, Moravia Street, and the Sidewalk of Water Street.
- Corresponding cost proposal for the implementation of the landscape design.
- All design work shall be in accordance with Door County/Village zoning ordinances unless specified otherwise.

1.00	Landscape Design Services	\$1,600.00
Contract Total:		\$1,600.00

Terms: Landscape Design Fees - 1/2 of design fees to be paid at the time of proposal acceptance. Balance to be billed upon completion of plan. Landscape design fees are to be credited back at a rate of 10% of the cost of the work completed by MLI up to the amount of the fee.

THE FOLLOWING GUARANTEE SHALL BE VOID UNLESS ALL INVOICES ARE PAID IN FULL WITHIN 10 DAYS

GUARANTEE

Plant Material – Trees, shrubs, evergreens and vines purchased from Meissner Landscape, shall be guaranteed for a period of one year from the date of installation. The landscape contractor shall replace, without cost to the owner, any plants which die during the guarantee period with a plant of the customer's choice and of the same dollar value. Perennials shall be guaranteed at ½ current installed price. Meissner Landscape does not guarantee survival of transplanted material.

Sod – shall be guaranteed for a period of one year from the date of installation. The landscape contractor shall replace, without cost to the owner, any sod which dies during the guarantee period.

Seeding – shall be guaranteed for a period of one year from the date of installation. The landscape contractor shall overseed, without cost to the owner, any bare spots that persist.

Warranty – All plant material purchased from Meissner Landscape is warranted true to name and description, to be properly dug and in good condition when delivered to you. For any plant not true to name, a new one will be replaced per plant availability. Transplanted plant material is not covered under warranty.

Construction Materials & Workmanship – shall be guaranteed for a period of one year from the date of installation. The landscape contractor shall repair without cost to the owner, any defects that may exist.

LANDSCAPE CONTRACTOR LIABILITY

The liability under this "Statement of Guarantee" shall not extend to or include losses caused by factors beyond the contractors control, namely loss from flood, tornado, improper drainage, vandalism, herbivorous animals, winter freeze-out or insufficient sunlight or lack of routine maintenance for which the owner is responsible.

Contractor is responsible for contacting diggers hotline to locate all on-site public utilities. However, Meissner Landscape is not responsible for repair of severed privately installed underground utilities not located and marked by homeowner.

HOMEOWNERS RESPONSIBILITY

Planting Maintenance – Thorough and deep watering of all plant material twice (2) times the first week after plant installation and once every week for the duration of the growing season. Weather condition and rainfall will dictate watering schedules. New plantings need 1" of water per week, or about 2 hours of watering with a sprinkler.

Sod Maintenance – 1) Thorough and deep watering of sod 3 times the first week after installation and 1 watering in the amount of 1" of water every week for the remainder of the growing season. 2) Application of turf fertilizer at the rate and times recommended by the landscape contractor. 3) Herbicide, fungicide and insecticide spraying as required.

Seeding Maintenance – 1) Seeded area should be kept damp at all times until approximately one inch of growth is apparent. Apply two or three light sprinklings a day (do not saturate) and continue until seedlings are well established. Do not allow soil to dry or crust, as this will kill newly germinated seeds or prevent young grass from spreading. 2) Applications of fertilizer and herbicide as recommended by landscape contractor.

There are many causes for the failure of a plant to survive, which are beyond our control. We are making the above guarantee without the usual legalistic clauses because we believe in fairness to our customers. We are depending on the fairness of our customers in making claims against this broad guarantee.

ARITHMETICAL ERRORS ARE SUBJECT TO CORRECTION

LR Sterling Enterprises, LLC.,
6414 Emerald Dr.
Sturgeon Bay, Wi. 54235

Invoice

Date	Invoice #
4/4/2024	10292

Bill To

Village of Ephraim
PO Box 138
Ephraim, Wi. 54211

Terms	Due Date
Net 15	4/19/2024

Description	Amount
Design and Consultation Fee for area of Moravian Pt Road, Drone flyover and digitizing of photo into detailed cad drawing. (10) D size paper drawings, Digital copy of pdf file.	2,000.00

Thank you for your business.

Office #	920-746-0321
----------	--------------

Subtotal	\$2,000.00
Sales Tax (5.5%)	\$0.00
Total	\$2,000.00
Payments/Credits	\$0.00
Balance Due	\$2,000.00

From: matt@renewalbyandersen.com
 Sent: Friday, August 23, 2024 8:31 AM
 To: Justin MacDonald <jmacdonald@sprainm.wa.gov>
 Subject: Re: Library Agenda Items

----- Forwarded Message -----
 From: Emily "Cory" Mathews <emilymathews@renewalbyandersen.com>
 The number received: 509-426-1234
 Sent: Wednesday, August 21, 2024 at 11:35:32 AM EDT
 Subject: Library Agenda Items

Hi Matt,

Thanks for your time and conversation today!

Attached and below you'll find quite a bit of information about the windows and door quote from Renewal by Andersen. The rep is willing to attend the PTU meeting to answer any questions that the committee might have. As I said in the meeting, my holder can't really recommend anyone else because they're the best at what they do. That being said, I did contact the Marvin custom window people for a quote and am waiting to hear back.

I also attached the quote from LaForce that Justin was able to get when they were here for the other doors.

While our priority is the door, we think it'll be helpful to at least discuss the windows because it's not something that is going to get any better or be any cheaper. This includes a \$19,427 discount because of us contacting them while they were running that discount.

Here is the quote for all the windows in the library. This quote is for the completely maintenance free option. I will attach a picture of the windows as well. There are four cards on different ways to pay for the project. Please ignore the \$602, that plan would not apply for this project. It is a 5-year plan, the only way to see it is either with a large down payment or no discount. Please ignore the \$345, that is a 15-year plan at 10.99.

RENEWAL by ANDERSEN
 FULL SERVICE WINDOW & DOOR REPLACEMENT

Total Investment **\$30,387** \$/MONTH

\$0 DEPOSIT

\$19,427 SAVINGS

\$30,387 BALANCE

Payment Options

<p>\$602 PER MONTH</p> <p>0 UNITS MINIMUM</p>	<p>\$345 PER MONTH</p> <p>1 UNITS MINIMUM</p>	<p>No Interest No Payments</p> <p>\$0 FOR 12 MONTHS</p> <p>4 UNITS MINIMUM</p>	<p>Check or Credit Card</p> <p>\$15,193</p> <p>50% Deposit Due at Signing 50% Due Upon completion</p>
--	--	--	---

Discussion/Pricing Break down
 Door - 42x64 - 6800 (light) 17344 - \$7902.16
 Window - 2 - 18x70 - Double hung - \$1225.66
 Window - 2 - 18x70 - Double hung - \$1225.66
 Window - 2 - 18x70 - Double hung - \$1225.66
 Window - 2 - 18x70 - Double hung - \$1225.66
 Window - 4 - 18x70 - Double hung - \$1225.66
 Window - 5 - 18x70 - Fixed picture window - \$1864.77
 Window - 6 - 18x70 - Fixed picture window - \$1864.77
 Window - 7 - 18x70 - Double hung - \$1225.66
 Window - 8 - 18x70 - Double hung - \$1225.66

The 12 month no interest no payments option is a great plan to avoid interest. It starts when the project is complete and you would have until the end of that 12 months to pay off the entirety of the project. We also have an 18-month plan that works the same way, but we require 30% down.

Of course, if the board wanted to go with a cash trade we would do half up front and half upon completion.

Styling Options Selected:
 Color: White exterior and white interior
 Locks and handles: white
 Grilles: Remove the grille
 Installation: Standard - 10mm

The smart application is going to allow us to preserve the look of the exterior. We will not have to disturb any of the trim or joints of the openings. There will be slight glass loss of about an inch and a quarter around. For the exterior we will use a high grade, powder coated aluminum that will wrap around the windows. This allows the exterior to be completely maintenance free and fade resistant. I talked with our production team and we can do a slight bead around the perimeter to give it a more historical look while also modernizing it.

Of course this price includes EVERYTHING: Removal, disposal, installation, warranty, manufacturing, labor, materials, taxes, lead, absolutely everything.

Because the building was built before 1978, we will set up signs around each opening during installation to ensure that no lead-containing material is exposed. Not only does this follow Wisconsin renovation code law but it also prevents any potential lead within the openings from spreading to books and ensures the safety of your staff and customers.

Here is a picture of the window



Below are pictures of the door:



INSIDE





OUTSIDE

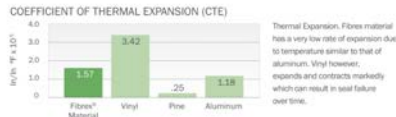


Below are a couple spec sheets for the Fibres material. The two attachments also have a ton of information as well.

FIBREX MATERIAL

Thermal Expansion

Thermal expansion is the degree to which a given material expands and contracts with changes in temperature. Pine has a very low thermal expansion rate. With a rate of 1.57, Fibrex material, like aluminum, expands and contracts very little. Vinyl, however, with a thermal expansion rate of 3.42, may expand and contract markedly which can cause seal failure over time. Darkening the color of a material can also increase its surface temperature and make the material more likely to expand. The introduction of dark color can greatly affect vinyl. In testing expansion rates, the smaller value indicates the least change to the material.



Painting and Staining

Painting guidelines for Fibrex material are available in the Product Installation Manual and Care and Maintenance Guide or Andersen's Help Center at andersenwindows.com.

Fibrex Material Colors & Capping Options

Capstock is applied over the Fibrex material to provide a variety of colors in light and dark hues. These cappings consist of various materials and application processes to achieve durability and color retention characteristics.

PVC: Light colors (White, Sandtone, Canvas) are blended from a proprietary PVC formulation and applied in the Fibrex extrusion process, thermally bonding them to the Fibrex material.

Acrylics: Dark colors (Terratone, Black, Dark Bronze, Red Rock, Forest Green & Cocoa Bean) are blended from a proprietary Acrylic formulation and applied in the Fibrex extrusion process, thermally bonding them to the Fibrex material.

Wraps: This technology involves a micro-texture thermal polymer which is applied onto the interior of the window components. This thermal formulation has a satin, low-gloss finish that performs well, yet offers the elegance of a dark interior without high homeowner maintenance. The interior wraps are used for Dark Bronze and Black interiors.

Veneers: This technology involves a thin layer of real wood veneer which is applied onto the interior of the window components. Several species of interior wood veneers are available. They can be painted or stained to match existing décor. Painting and staining guidelines for wood interiors are available in the Product Installation Manual and Care and Maintenance Guide.

FIBREX® MATERIAL

Renewal by Andersen® windows are made of our exclusive Fibrex® material. Developed by Andersen, it is a composite blend of reclaimed and new vinyl and wood that provides excellent strength, durability and low maintenance. Window materials are exposed to many atmospheric elements such as wind water, and temperature extremes. The following data demonstrates the performance of Fibrex compared to other material.

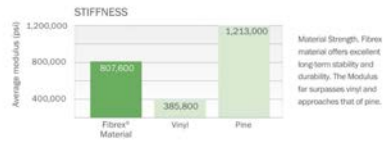
Fibrex Material Composition

The composition of Fibrex material is a proprietary blend that may change based on the application requirements and design intent. Generally, Fibrex material is a composite blend of reclaimed, pre-consumer, and new vinyl and wood developed by Andersen that provides excellent strength, durability, and low maintenance.

Stiffness

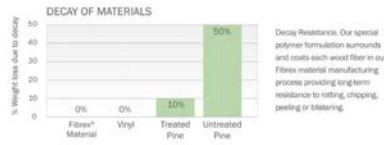
Modulus is the scientific term for a material's stiffness. The higher the number, the stiffer the material. The average modulus for Fibrex material is twice the average for vinyl, making it a far more stable and rigid material for windows. And though wood's average stiffness is higher, it is far less predictable than Fibrex material since wood possesses natural variations such as grain, knots, pitch pockets, and moisture content. All of which means we can make our window frames and sash narrower than competitive windows made from other materials, gaining more glass area and light from the same size opening.

The graph below demonstrates the superiority of Fibrex material over other materials.



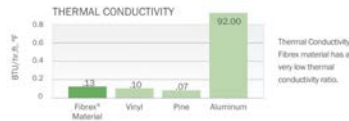
Decay Resistance

Fibrex material is resistant to rot and decay. Our special composite formulation surrounds and coats each wood fiber in the manufacturing process, providing resistance to rot. And windows made of Fibrex material are warranted not to flake, rust, blister, peel, crack, pit or corrode.



Thermal Conductivity

Fibrex material has excellent insulating properties. Unlike aluminum, Fibrex material will resist the effects of cold and heat. Insulating efficiency is measured by the amount of heat transferred or conducted through a material. A lower value means less transfer and greater insulating efficiency.





RENEWAL
by **ANDERSEN**
FULL-SERVICE WINDOW & DOOR REPLACEMENT

Acclaim™ Replacement Windows Products and Installation Transferable Limited Warranty

Units Installed After June 1, 2024

Renewal by Andersen® Limited Warranty and Dispute Resolution Process

IMPORTANT: Please carefully read the Dispute Resolution Process that appears in this document after the Limited Warranty. The Dispute Resolution Process includes class-action and jury trial waivers that affect your legal rights. To opt out of these waivers, you must visit our website at www.renewalbyandersen.com/optout and complete the opt-out form within one year from the original installation date of your Renewal by Andersen® products. The opt-out only applies to the terms of the Dispute Resolution Process.

ACCLAIM
REPLACEMENT WINDOWS
EXCLUSIVELY FROM RENEWAL by ANDERSEN

Transferable Limited Warranty on Glass

The glass in Renewal by Andersen® Acclaim™ factory glazed replacement windows including High-Performance Low-E4® glass, High-Performance Low-E4® Sun glass, High-Performance Low-E4® SmartSun™ glass, High-Performance HeatLock® glass, High-Performance Low-E4 PassiveSun® glass patterned glass (including obscure, fern, reed, and cascade designs), Finelight™ grilles, divided light grilles, and tempered versions of these glass options, is warranted to be free from defects in manufacturing, materials, and workmanship for a period of twenty (20) years from the original installation date. It is also warranted not to develop, under normal conditions, any material obstruction of vision or broken glass resulting from manufacturing defects or as a result of premature failure of the glass or organic seal for a period of twenty (20) years from the original installation date. This limited warranty on glass does not apply to special order glazings, discontinued glass, art glass, insulated art glass, impact-resistant glass, or glass that is not factory installed by Renewal by Andersen.

In the event a glass failure occurs as a result of a defect in manufacturing, materials, or workmanship within the limited warranty period, Renewal by Andersen, at its option, will: (1) provide and install the appropriate replacement glass product or (2) provide a factory-authorized repair to the existing glass. Such replacement or repair is warranted for the remainder of the original limited warranty period.

Transferable Limited Warranty on Fibrex® Material Components

The Fibrex® material components of your Renewal by Andersen Acclaim replacement windows (including frame, sash, and exterior grilles) are warranted not to flake, rust, blister, peel, crack, pit, or corrode and to be free from defects in manufacturing, materials, and workmanship for a period of twenty (20) years from the original installation date.

In the event a Fibrex material component fails as a result of a defect in manufacturing, materials or workmanship within the limited warranty period, Renewal by Andersen, at its option, will: (1) provide and install the appropriate replacement components or (2) provide a factory-authorized repair to the existing product. Such replacement or repair is warranted for the remainder of the original limited warranty period.

Transferable Limited Warranty on Components Other Than Glass and Fibrex® Material

The non-glass components of your Renewal by Andersen Acclaim replacement windows, including non-electric operators, locks, lifts, balance systems, hinges, handles, insect screens, weatherstripping, sash, and frame members, are warranted to be free from defects in manufacturing, materials, and workmanship for a period of ten (10) years from the original installation date.

In the event a component other than glass or Fibrex material fails as a result of a defect in manufacturing, materials, or workmanship within the limited warranty period, Renewal by Andersen, at its option, will: (1) provide and install the appropriate replacement parts or (2) provide a factory-authorized repair to the existing product. Such replacement or repair is warranted for the remainder of the original limited warranty period.

Transferable Limited Warranty on Exterior Color Finish

The color finish on Fibrex® material exterior components (frame, sash, window sills, and grilles) on Renewal by Andersen Acclaim replacement windows is warranted to be free from manufacturing defects resulting in color fade greater than 5 delta-E[^] (Hunter) when measured in accordance with ASTM D2244-16el, for a period of ten (10) years from the original installation date.

Weatherstripping, accessories, and hardware, including insect screen frames, handles, trim sets, and lock components, exterior trim profiles, and exterior aluminum coil stock are not covered by this exterior color finish warranty.

In the event there is a defect covered by this limited warranty for exterior color finish within the limited warranty period, Renewal by Andersen, at its option, will: (1) refinish the product – labor is included (the finish will be applied with standard commercial refinishing techniques and may not be the same finish as originally applied to the product) or (2) repair or replace the affected product or component. Such replacement parts, refinishing, or repairs are warranted for the remainder of the original limited warranty period.

Transferable Limited Warranty on Installation

Installation of your Renewal by Andersen® Acclaim replacement windows or other Andersen® window and/or door products by Renewal by Andersen is warranted for a period of two (2) years from the date of original installation. During this period, should your Renewal by Andersen window or door fail to perform according to our specifications due to improper original installation, we will bring the workmanship up to our professional standards, at no cost to you. See the Andersen product warranties for additional warranty details.

This limited warranty on installation does not extend to labor/services performed by anyone other than the original Renewal by Andersen installer or other contractor authorized by Renewal by Andersen nor to the installation or repair of any finishing or other materials that have been applied to or adjacent to the product after the initial installation.



Non Renewal by Andersen Products

For products that are not specifically branded Renewal by Andersen, see the specific product warranties for those Andersen products available at andersenwindows.com.

No Other Warranties or Representations

THIS LIMITED WARRANTY IS IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, ANY IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. ALL WARRANTIES ARE LIMITED TO THE APPLICABLE STATUTE OF LIMITATIONS, BUT IN NO CASE WILL EXTEND BEYOND THE LIMITED WARRANTY PERIODS SPECIFIED ABOVE. RENEWAL BY ANDERSEN EXCLUDES AND WILL NOT BE LIABLE FOR ANY INCIDENTAL OR CONSEQUENTIAL DAMAGES, WHETHER ARISING OUT OF CONTRACT, TORT, OR OTHERWISE. THE REMEDY OF REPAIR OR REPLACEMENT OF THE PRODUCT PROVIDED BY THIS LIMITED WARRANTY IS THE EXCLUSIVE REMEDY WITH RESPECT TO ANY AND ALL LOSS OR DAMAGE.

Applicable Law

This Limited Warranty is only applicable in the U.S.A. (i.e., the fifty states and the District of Columbia) and Canada. This Limited Warranty gives you specific legal rights, and you may have other rights which vary from state to state or province. Some states do not allow the exclusion or limitation of incidental or consequential damages or limitation of the duration of an implied warranty, so the above limitations or exclusions may not apply to you. If any specific term of this Limited Warranty is prohibited by any applicable law, it shall be null and void, but the remainder of this Limited Warranty shall remain in full force and effect.

Non-Warranty Repair or Replacement

You will be responsible for all costs related to any repair or replacement that is not covered by this Limited Warranty or which is outside of the limited warranty period. When warranty coverage is unclear, Renewal by Andersen may charge an inspection fee for any on-site product inspection. If the service provider determines the Renewal by Andersen product has a defect covered by this Limited Warranty, the inspection fee will be waived.

[^]Technical measurement of color fade

What Is Not Covered by This Limited Warranty Specific Additional Exclusions

In addition to any other limitations or exclusions in this Limited Warranty, Renewal by Andersen shall have no obligation for product failure, damage, or costs due to or related to the following:

- Product modifications or glass shading devices (e.g., glass tinting, security systems, painting or staining, insulated coverings, etc.)
- Failure due to the application of non Renewal by Andersen hardware (e.g., locksets, trim sets, hinges, panic hardware, closers, etc.)
- Water infiltration other than as a result of a defect in manufacturing, materials, or workmanship
- Failure as a result of settling or structural failure of the structure in which the products are installed
- Condensation
- Improper maintenance, such as use of brick wash, razor blades, sealants, sanding, or improper washing
- Failure to properly seal and maintain the exposed wood portions and veneer of a product in accordance with Renewal by Andersen painting or staining guidelines
- Obtaining safe and reasonable access to the product for service
- Fading of furniture, flooring, window coverings, or other surrounding materials
- Chemicals or airborne pollutants, such as salt or acid rain
- Accidents
- Acts of God
- Normal wear and tear

Additional Items Excluded from This Limited Warranty:

- Products not manufactured by Renewal by Andersen
- Products not purchased through Renewal by Andersen and installed by an authorized Renewal by Andersen installer
- Installation services other than by authorized Renewal by Andersen installers
- Removal of Renewal by Andersen Acclaim replacement windows from the structure in which it was originally installed by anyone other than an authorized Renewal by Andersen installer
- Labor, service, and materials to paint or stain any repaired or replaced product, component, trim, finish, or other materials applied to or adjacent to products or other carpentry work that may be required
- The performance of the low-maintenance exterior glass coating on products with High-Performance Low-E4® glass (performance will vary depending on environmental conditions)
- Slight glass curvature, minor scratches, or other imperfections in the glass that do not impair structural integrity or significantly obscure normal vision
- Rattling of grille bars within an air space
- Insects passing through or around the insect screen
- Tarnish or corrosion to hardware finishes
- Special glazings – contact us concerning the limited warranty on special glazings
- Broken glass
- Art glass and decorative insulated art glass, impact-resistant glass
- Fading of furniture, flooring, window coverings, or other surrounding materials
- Other product series: Some products, product options, and accessories have their own limited warranties and are not covered by this Limited Warranty. For information on warranty coverage, please refer to the specific limited warranties for these products available at andersenwindows.com

Warranty Claim Procedure

To make a claim under this Limited Warranty, contact the nearest Renewal by Andersen location, our Warranty Service Line at 800-441-1109, or visit our website at renewalbyandersen.com. We will contact you to investigate your claim within approximately two weeks after notification and arrange for appropriate action. Warranty services may be provided by Renewal by Andersen and/or an authorized Renewal by Andersen service provider.

You can help us serve you faster by providing the following important information:

- The serial number of the affected product (located on a label affixed to the top or side of the window frame)
- Description of the product concerns
- Documentation of the purchase date, if available
- Your name, address (with zip code) where product is installed, and telephone numbers

Dispute Resolution Process

General

If you are dissatisfied with the remedy provided to you under the Limited Warranty set forth above or have any other claim against Renewal by Andersen related to your Renewal by Andersen® products, you and Renewal by Andersen agree to resolve the claim using the following process (“Dispute Resolution Process”). This Dispute Resolution Process will apply to claims of any nature relating to your Renewal by Andersen product (“Dispute(s)”). Disputes include, but are not limited to: claims for breach of contract or breach of warranty; claims for violation of state or federal laws or regulations; claims based in tort, negligence, or product liability; claims based in fraud or fraud in the inducement, marketing, or advertising claims; and claims related to the enforceability or effect of any term of the Limited Warranty or the Dispute Resolution Process, including, but not limited to, the waivers of class action and jury trials.

Notice Required

To assert a Dispute, you must first provide Renewal by Andersen with written notice. A Notice of Dispute form is available for your use on Renewal by Andersen’s website at www.renewalbyandersen.com/noticeofdispute.

Renewal by Andersen Response

Renewal by Andersen will have 60 days from receipt of your Notice of Dispute to respond to you in writing. In that response or at any later time, Andersen may make one or more written offers to you to resolve your Dispute.

No Class-Action or Jury Trials

YOU AGREE THAT YOU MAY ASSERT DISPUTES AGAINST RENEWAL BY ANDERSEN ONLY ON AN INDIVIDUAL BASIS AND NOT AS A PLAINTIFF OR CLASS MEMBER IN ANY CLASS OR REPRESENTATIVE ACTION OR PROCEEDING. AS PART OF THIS DISPUTE RESOLUTION PROCESS, YOU AND ANDERSEN ALSO AGREE TO WAIVE ANY RIGHT TO A JURY AND AGREE TO HAVE ALL DISPUTES HEARD AND DECIDED SOLELY BY THE FEDERAL OR STATE COURT JUDGE.

Opt-Out Procedure

You may opt out of this Dispute Resolution Process by completing and submitting a written Opt-Out Notice. The Opt-Out Notice is located on Renewal by Andersen’s website at www.renewalbyandersen.com/optout. Whether or not you opt out of the Dispute Resolution Process, all terms of the Limited Warranty set forth above remain in force and effect.

Applicable Law and Severability

This Dispute Resolution Process, including, but not limited to, issues related to its enforceability and effect, will be governed by the laws of the State of Minnesota without regard to conflict of law principles. If any term of this Dispute Resolution Process is found to be invalid or unenforceable in any particular jurisdiction, that term will not apply to that issue in that jurisdiction. Instead, that term will be severed with the remaining terms continuing in full force and effect.

Questions

If you have questions about the Dispute Resolution Process or Opt-Out Procedure, contact us at 1-800-441-1109.



RENEWAL
by ANDERSEN
FULL-SERVICE WINDOW & DOOR REPLACEMENT



RENEWAL
by **ANDERSEN**
FULL-SERVICE WINDOW & DOOR REPLACEMENT

DOUBLE-HUNG WINDOWS



Our most
elegant,
innovative,
and highest
performing
double-hung window ever.

The Better Way to a Better Window®



Signature

S E R V I C E

RENEWAL BY ANDERSEN

the best **PEOPLE**
a superior **PROCESS**
an exclusive **PRODUCT**

An Innovative Way to a Classic Window

Time and time again, we've proved that there is no replacement window company in the world like Renewal by Andersen. By working with the best people, utilizing a superior process, and installing exclusive products, not only do we provide solutions for new windows, we provide solutions for your new windows. That's our Signature Service.

From consultation to installation, Renewal by Andersen offers single-company accountability without sacrificing the expertise of a local business. Our integrated approach means we're stronger than any lone manufacturer, contractor, or distributor. At the same time, our retail network includes independent businesses, whose regional knowledge – from architecture to building codes – serves our customers like no other company in the industry.

Ongoing Innovation

From the beginning, the Andersen name has set the industry standard in construction techniques, installation, and technological innovations. As the exclusive window replacement division of Andersen, we are proud to carry this legacy forward. After years of research, rigorous testing, and exacting design, Renewal by Andersen is proud to take its largest leap yet: the next generation double-hung window.

We're here to help you get the windows that feel most like home.

★★★★★ - REVIEW

"Thank you. I am extremely impressed with your entire operation from sales to installation. Each step of the way, your staff exhibited professionalism, thorough knowledge and outstanding customer service."

JOANN R.
NEW ENGLAND

PERFECTING A CLASSIC

Timeless, elegant, simple, versatile – there’s a reason double-hung windows are North America’s first choice. But at Renewal by Andersen, we believe there’s always room to push perfection a little further. Or a lot further.

With our next generation double-hung window, we’ve taken a beloved blueprint and catapulted it into the 21st century, creating **our most extraordinary, most beautiful, and highest performing double-hung window to date.** With its maximized visibility, one-handed operation, and structural improvements, we’re proud, once again, to help set the industry standard in window construction and installation.



Transform the character of your home with a newly refined classic



Personalize with an extensive offering of colors, hardware, grille patterns, and more



48 low-maintenance color combinations – no scraping or repainting required



We listened!

Thanks to extensive testing, homeowner feedback, and continuous improvement, one of our most popular windows is now even better.

Double-Hung, Picture, Double-Hung / White Exterior

REFINEMENT REDEFINED

Beauty is in the details. In fact, with Renewal by Andersen's double-hung windows, beauty is in every detail. Just as our customers work hard for the places they're proud to call home, so do our designers and engineers push themselves to create windows that live up to the Renewal by Andersen name. When it comes to curb appeal, interior decor, and an eye-catching living space, **our double-hung windows can transform your home in surprising ways.**



TRADITIONAL OR MODERN

Our check rail options are just one of many details that add up to your windows' overall beauty



NEW RECESSED LIFT

For a clean, elegant look, we've tucked the lift into the sash itself, allowing for an unobstructed sill



SEE MORE OF YOUR WORLD

Maximize viewing area and ventilation with up to an eight foot tall window



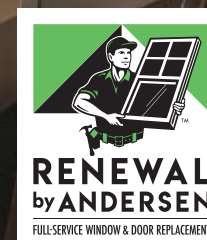
CLEANER, SLIMMER, STRONGER

These triumphs of engineering blend into your home and outshine vinyl windows

★★★★★ - REVIEW

"Renewal by Andersen pricing was industry competitive and delivered high quality product. The installation process and installation itself was superior. This is the third time our family/extended family has used Renewal by Andersen and we have yet to be disappointed. You are our replacement window/door dealer of choice!"

JOELLE H.
MICHIGAN





★★★★★ - REVIEW

“The final product of our two windows look great, both inside and out. We can feel how much warmer it is by the new windows (no more drafty, old picture windows).”

BRUCE B.
MINNESOTA



KEEP THE WEATHER OUTSIDE

Even in the dead of winter or the height of summer, no one should sacrifice the comforts of home. Carefully engineered to help protect against heat, cold weather, solar radiation, and more, **our windows help protect your family from the elements all year round.**

All Renewal by Andersen® windows are built within a 1/16 tolerance and subject to a battery of quality tests, including climate testing in harsh-weather environments.



Enhanced Triple Pane, our most energy-efficient glass option, best suited for colder climates



Double the weatherstripping of most windows on the market



Helps save on heating and cooling costs all year



Tested in some of the harshest climates on earth



FUNCTIONAL REQUIREMENTS:

- Thermal performance
- Water resistance

ENGINEERING SOLUTION:

- Reduce shrinking and expanding with advanced material components
- High-performance seals

HOMEOWNER BENEFIT:

Help save energy and provide reliable weathertightness, even in extreme hot and cold temperatures.



FUNCTIONAL REQUIREMENTS:

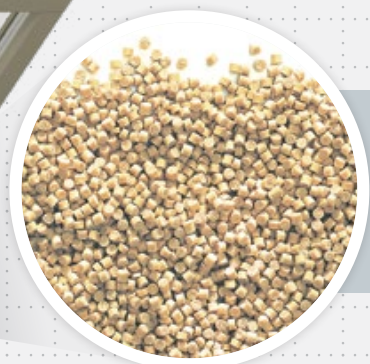
- Access window exterior for cleaning

ENGINEERING SOLUTION:

- A redesigned tilt-latch with integrated mechanisms

HOMEOWNER BENEFIT:

Tilt the sashes with one hand, clean with the other - easy.



FUNCTIONAL REQUIREMENTS:

- Maintain strength
- Add viewing space

ENGINEERING SOLUTION:

- Built with Fibrex® material
- An upper sash up to six feet tall

HOMEOWNER BENEFIT:

A spectacular view available in a double-hung window.



FUNCTIONAL REQUIREMENTS:

- Reduce risk of water infiltration

ENGINEERING SOLUTION:

- Build a sill with more precise tolerances that hugs frame

HOMEOWNER BENEFIT:

Keep extreme weather where it belongs - outside your home.

Double-Hung Window
Sandtone Interior and Exterior / Distressed Bronze Hardware

A LEGACY OF INNOVATION

As a division of Andersen Corporation, we have over a century of product development at our fingertips. Andersen got its start by manufacturing the first standard window frame kits, saving builders across a booming nation both time and money. Since then, the company has only gone forward and upward. At Renewal by Andersen, seeking feedback from our customers to make sure we're on the right track.

Our newly refined double-hung window is a new achievement in a lineage of hard work and exhaustive testing. We're proud to introduce our newest innovations.

Getting the Best for Your Home

As proud as we are of our innovations, every function, every tweak, every advanced detail was crafted with only one thing in mind: you. Combining beauty, strength, and performance with no detail overlooked, no dream unexplored - that's what you'd expect from a subsidiary of Andersen.



Twice the material strength of vinyl



Long-term durability with no sagging or warping



All the durability and beauty of natural wood

ESSENTIALLY EFFORTLESS

A beautiful window is only part of the equation. We believe that living with our windows should be as painless as having them professionally installed. We've taken steps to make sure that our double-hung window not only opens smoothly and allows for quick cleaning, but the overall operation is a breeze. With nothing overlooked, our double-hung window is as functional as it is beautiful.



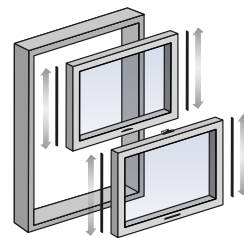
A smooth sill reduces build-up of dirt and debris



It's a breeze to operate – every homeowner's dream

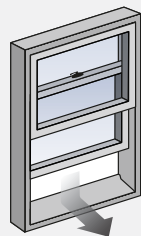
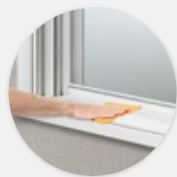


Easy to clean and low maintenance



Lift with Ease

Custom block and tackle balancers are optimized for smooth, effortless operation. It's like floating through the sky in a hot air balloon.



Cleaning is a Cinch

One-handed tilt latch makes cleaning easy, inside and out. The sill collects less debris and wipes clean effortlessly.



Renewal by Andersen double-hung window sills clean easily



Dirt gets stuck in other double-hung window sills

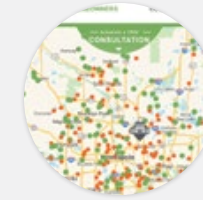
Five Key Environmental and Energy Solutions

While we care about you and your home, we also care deeply for the world in which we all live.



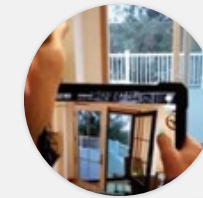
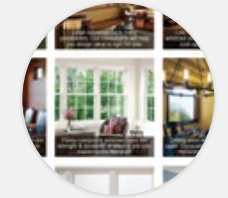
See our Environmental and Energy Solutions Brochure for additional information.

Visit Us Online at renewalbyandersen.com



See independent homeowner reviews and completed projects from your neighborhood.

Find ideas and get inspired by our window options.



Explore how new windows will look in your home.

What are Renewal by Andersen® windows made of?

Every window that leaves our facility with your name on it is built from our exclusive Fibrex® material, a unique composite made from reclaimed wood fiber blended with a polymer. This gives your windows the strength, beauty, and durability of wood, as well as the low-maintenance features of vinyl.

20 Years and Counting

In 2015, we pulled and tested 10 windows installed in 1995. After 20 years of harsh winters and humid summers, each window passed our quality tests with flying colors.¹

Warrantied not to flake, rust, blister, peel, crack, pit, or corrode.² Fibrex material is simply a superior material to build a window from.

Color Choice

Our unique process fuses color to Fibrex material during manufacturing – including dark exteriors unavailable with most vinyl windows – creating long-lasting beauty with no need to paint or stain.²

Exceptional Material Comfort

Fibrex material is nearly 700 times more effective at blocking thermal transfer than aluminum, helping protect your family from the elements and your wallet from high energy bills.

Exceptional Beauty

Without warping, sagging, or cracking,² Fibrex material maintains its shape and structural integrity.

Innovative Materials

Fibrex material is twice as strong as vinyl – weathertight seals stay weathertight.



ENGINEERED WITH **FIBREX** MATERIAL

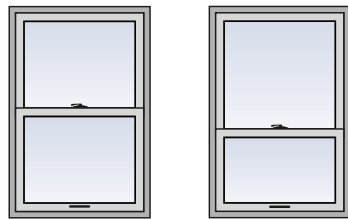
	FIBREX MATERIAL	VINYL	ALUMINUM	WOOD
Insulating Properties	✓	✓		✓
Low Maintenance	✓	✓	✓	
Resistance to Decay/Corrosion	✓	✓		
Structural Rigidity	✓		✓	✓
Durability	✓		✓	✓
Color Choices	✓			✓
Dark Color Performance	✓		✓	✓

CHOOSING RENEWAL BY ANDERSEN® DOUBLE-HUNG WINDOWS IS EASY...

Every Renewal by Andersen replacement project starts with an in-home consultation. On your schedule, our designers will help find the windows that match not only your home, but your lifestyle. Give us a call today and take the first step into a more beautiful, more comfortable world.

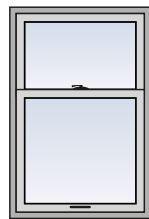
1

Select a Style

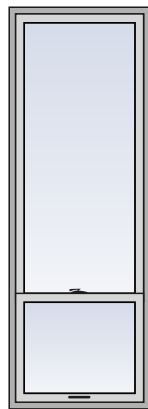


Equal

Reverse Cottage



Cottage



Monumental

2

Select Colors³

Real wood interiors can be stained or painted to match your decor

INTERIOR



Real Maple



Real Pine

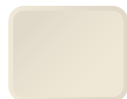


Real Oak

INTERIOR/EXTERIOR



White



Canvas



Sandtone



Terratone



Dark Bronze



Black

EXTERIOR



Cocoa Bean



Forest Green

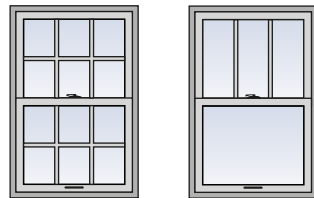


Red Rock

3

Select Options

Grilles page 14



Check Rails page 14



Hardware Finish page 15



GLASS OPTIONS

MAXIMIZE YOUR ENERGY SAVINGS

Enhanced Comfort

We'll help you sort through the details of glass performance, visible light transmittance, and ultraviolet (UV) protection to pinpoint the right window glass for you. Renewal by Andersen windows take advantage of the newest technologies to help lower energy costs and keep your family comfortable.

Enhanced Triple Pane

Enhanced comfort, efficiency, and design. An extra pane of glass helps keep the indoor temperature in and the outdoor temperature out, making this our most energy-efficient glass option.



Enhanced Triple Pane

An extra pane of glass helps keep more heat in and cold air out, making this our most energy-efficient glass option best suited for colder climates.



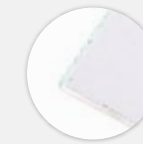
Enhanced Triple Pane with SmartSun™ Glass

Has the added benefits of our Low-E4 SmartSun glass.

Select Renewal by Andersen windows® with Enhanced Triple Pane glass have been designated as one of the Most Efficient ENERGY STAR® certified products in 2021.

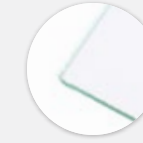


High-Performance Glass



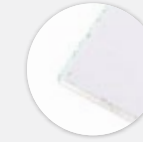
Low-E4® SmartSun™ Glass

SmartSun glass meets our highest standards in cool and hot weather performance. SmartSun glass blocks 95% of harsh UV rays that can damage drapes, artwork, and furniture.



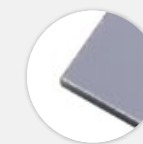
Low-E4® Glass

Our Low-E4 glass helps keeps your home warmer in winter, cooler in summer, and blocks 84% of harmful UV rays.



Low-E4® SmartSun™ Glass with HeatLock® Technology

All the benefits of our Low-E4 SmartSun glass plus an energy-saving coating that helps your living space feel warmer.



Low-E4® Sun Glass

For hot climates, our Low-E4 Sun Glass utilizes a subtle tint to help block out heat from the sun, reducing cooling costs.

Enhanced Triple Pane

Air spaces filled with krypton gas blend specific to Enhanced Triple Pane

3 independent glass panes, including Low-E4® coating and SmartSun™ glass

Primary seal (gas barrier)

Desiccant in spacer Interiors

Secondary seal (Structural)

Thermally efficient glass spacers

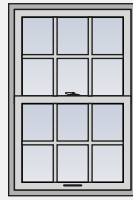
GRILLE OPTIONS

CREATE INSTANT CURB APPEAL

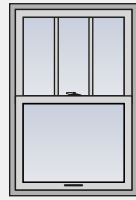
Leave No Detail Overlooked

Nothing enhances curb appeal quite like customized window grilles. Renewal by Andersen offers a wide range of creative patterns and combinations, sure to catch the eye of everyone on the block.

All of our grilles are designed to be long lasting⁴ and low maintenance. With such a broad range of high-profile grille options, you can match your home's architecture, update its style, or restore your home to its historical period.



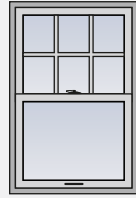
Colonial
A set combination of vertical and horizontal bars per sash.



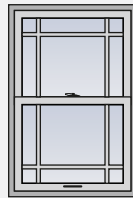
Farmhouse
Two vertical bars on top sash.



Prairie
Two vertical and two horizontal bars per sash, forming corner squares.



Modified Colonial
A set combination of vertical and horizontal bars on one sash.



Modified Prairie
Two vertical bars and one horizontal bar per sash.



Custom
Create a new pattern or revive one from the past.

CHECK RAIL OPTIONS

BEYOND THE ORDINARY

Whether you are looking for a traditional aesthetic or a more modern flair, selecting the right check rail is one of the many little touches that add up to a beautiful, unique window built just for your home.



Traditional
Straight, perpendicular corners form a clean, classic look.



Modern
A beveled corner eliminates the hard edge of the traditional rail, providing a smoother, organic look.

HARDWARE OPTIONS

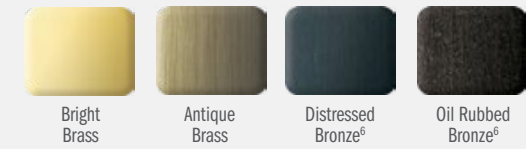
CREATIVITY COMES IN MANY COLORS

Well in Hand

Define your style with some of the smallest but most important details: locks, latches, and lifts. Not only does Renewal by Andersen hardware function exceptionally well, but it's molded with a durable finish. Available in a variety of styles and colors, we'll help you choose the hardware that's best for your home and your new windows.

Finishes³

Estate™ Hardware



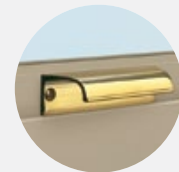
Standard Hardware



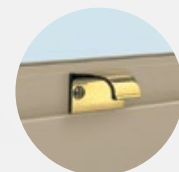
Lifts



Recessed
Save precious sill space with our new recessed lift handle.



Hand
The classic lift for a classic window – especially ideal for larger windows.



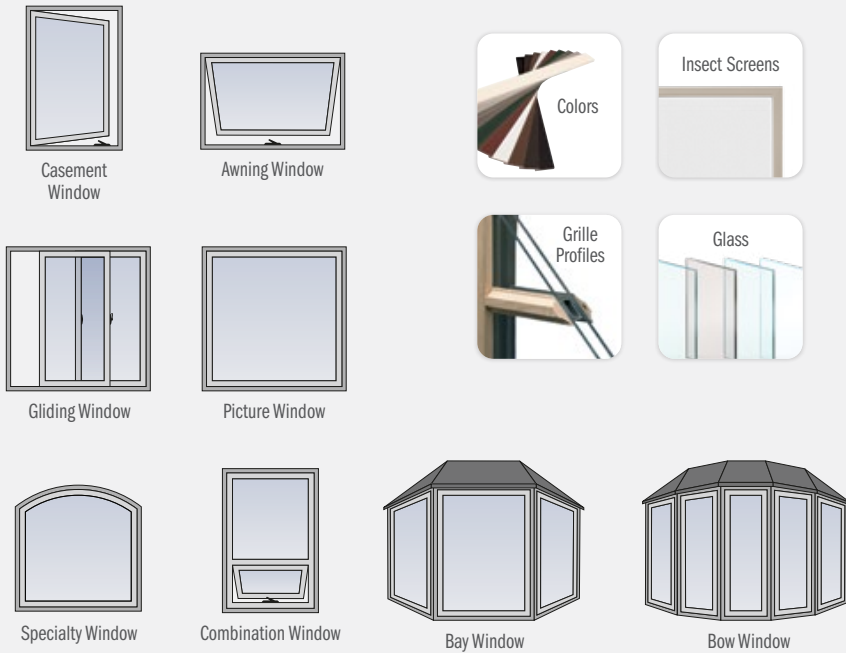
Finger
For tight spaces or smaller windows, why use five fingers when one will do?

WINDOW OPTIONS

BEYOND THE ORDINARY

Combinations

Design your dream home by incorporating other window styles alongside your double-hung windows. Choose from a variety of window styles as a way to perfect every room and get the most out of your window replacement experience.



SEE OUR CATALOG FOR DETAILS



Homeowners Ask...

Everything works perfectly when it's brand new. How long will it be before my windows start to stick, slide, or need a push now and then? Our double-hung windows are built to last.⁷ In a recent study, we pulled 10 of our windows installed 20 years earlier and were thrilled to discover that they opened and closed just as easily as the day they'd been installed.⁸

Are these windows really that easy to clean? We know what a chore window cleaning can be, and we know that everything we can do to make it easier means cleaner, more beautiful windows. Our patent-pending, one-handed tilt latch makes window cleaning easier than ever. You might find yourself looking for an excuse to get the cleaning cloth and the window cleaner!



Matt Muenster, HGTV and DIY network host

MY Replacement Project: Matt Muenster

"Every home is unique, and mine is no exception. Plus, my level of expectations are about as high as any homeowner's could be, so for that reason, Renewal by Andersen was an easy decision for me. Custom made and maintenance free, not to mention the execution of a very difficult and professional installation, made me a very happy new window owner."

At Renewal by Andersen, we take pride in the outstanding people, exclusive products, and unique process that make our signature service the best in the industry. All we want is for you to be happy. Fortunately, we're on the right track: in more than 95,000 Renewal by Andersen customer satisfaction surveys, our performance averages 4.7 out of 5 stars. That means over 94% of homeowners are very happy with the entirety of the replacement process. And we can only push ourselves forward from here.



Design Quick Tips

Take advantage of window color options to bring out the character of your home.

Customize your project by choosing from multiple check rail and glass options.

Use grilles and Estate™ hardware to maximize curb appeal.

Don't forget to have fun. Once you define your dream windows, you can relax while the experts make it into a reality!

The process is easy.

Visit renewalbyandersen.com and contact us today for a free in-home or no-contact consultation.



Nation's Best Warranty Coverage

It is the only warranty among top selling window companies that meets all of the following requirements – easy to understand terms, unrestricted transferability, installation coverage, labor coverage, geographically unrestricted, coverage for exterior color, insect screens and hardware, and no maintenance requirement.



Visit renewalbyandersen.com/nationsbest for details.

Renewal by Andersen's Warranty Includes:

- Clarity - easy for a homeowner to understand
- No restrictions for high altitude or coastal homes
- All labor for any valid warranty claims
- No maintenance requirement
- Additional benefits - color fade, insect screens and hardware
- Automatic transferability
- Installation coverage



Window and Door Replacement from a Company You Can Trust™

Don't just take our word for it. Renewal by Andersen has long been committed to environmentally responsible products and manufacturing methods. Our efforts have been recognized by leading organizations with some of the most rigorous standards in the United States.



RENEWAL
by **ANDERSEN**
FULL-SERVICE WINDOW & DOOR REPLACEMENT

The Better Way to
a Better Window®



RENEWABLE, RECLAIMABLE, RESPONSIBLE — **FIBREX®**



FIBREX® — ENGINEERED FOR STRUCTURAL PERFORMANCE

CAUTION

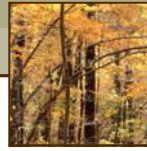
CAUTION
DISCONNECT POWER
BEFORE REMOVING
BARREL GUARD



A SUPERIOR COMPOSITE

At a time when more and more industries are looking to alternative building materials, Andersen Corporation introduces Fibrex®, a revolutionary structural material composite technology that blends the very best attributes of thermoplastics and bio-fibers. Durable and versatile, you can count on Fibrex® material for strength, appearance and performance — in a wide variety of applications. Already in use for ten years in many Andersen® products, it performs extremely well in all weather and environmental conditions. Best of all, Fibrex® technology can utilize “reclaimed” wood fiber and vinyl from post production processes, helping to save on natural resources. Fibrex® is a strong cost-to-benefit option for your product needs.

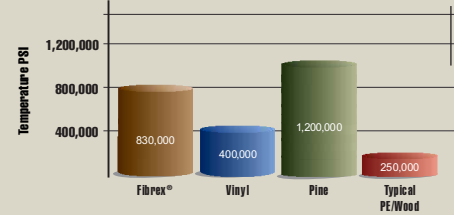
FIBREX®



STIFFNESS

Modulus is the scientific term for a material's stiffness. The higher the number, the stiffer the material. The average modulus for Fibrex® is over twice the average for vinyl, making it a far more stable and rigid material. And though wood's average stiffness is higher, it is far less predictable than Fibrex®, since wood has natural variations such as grain, knots and moisture content.

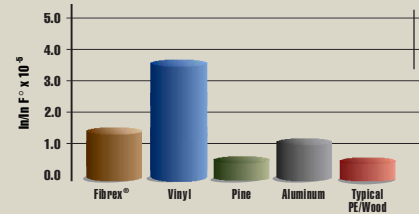
Stiffness



THERMAL EXPANSION

Thermal expansion is the degree to which a given material expands and contracts with changes in temperature. Pine has a very low thermal expansion rate. With a rate of 1.6, Fibrex®, like aluminum, expands and contracts very little. Vinyl, with a thermal expansion rate of 4.0, expands and contracts at a rate twice that of Fibrex®, resulting in bowing and cracking over time.

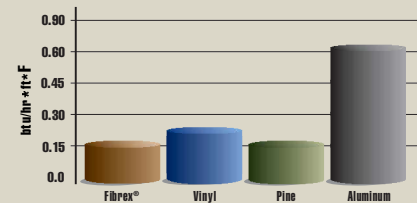
Coefficient of Thermal Expansion (CTE)



CONDUCTIVITY

Fibrex® has a very low thermal conductivity ratio. Its insulating properties can be put on par with pine or vinyl. Unlike aluminum, Fibrex® resists the transfer of heat or cold.

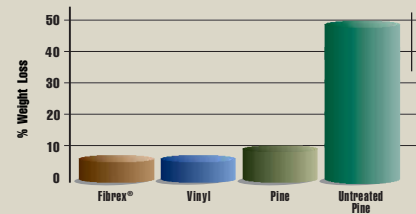
Thermal Conductivity



DECAY RESISTANCE

The special polymer formulations in Fibrex® surround, coat and fill the cell structure of each wood fiber in the manufacturing process, ensuring unsurpassed resistance to rot.

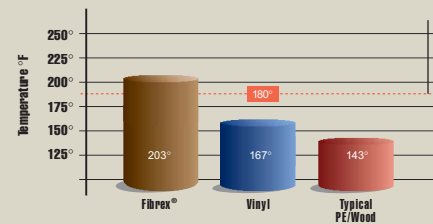
Decay Resistance

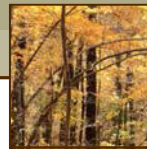


HEAT RESISTANCE

High temperatures can result in distortion. At high temperatures, vinyl can bow or sag. In tests, Fibrex® remains rigid and stable to a temperature of 93°C (199°F).

Heat Distortion Temperature





Fibrex® Properties

The design versatility of Fibrex® material is enhanced by its exceptional physical properties. Parts made from Fibrex have a high flexural and tensile modulus, low moisture absorption, a higher heat distortion temperature than rigid PVC and a low coefficient of thermal expansion.

Fibrex® material can be extruded or injection molded into functional components. Extruded profiles can be solid or hollow, machined and joined using mechanical fastening, thermal welding and vibratory weld tacking. Profiles can be extruded with a weatherable capstock, enabling color options and color fastness and allowing the surface appearance to be optimized for a specific application.

Fibrex has been found to be an exceptional material when used for siding, decking, railing, fencing, molding, trim, furniture and packaging, to name a few.



Fibrex® decking



Fibrex® window sill



Fibrex® extrusion

Fibrex® Mechanical Properties (Typical)

Measurement	ASTM	Units	Material Value
Tensile Modulus, 77° (25°C)	D3039	psi (MPa)	
Extrusion direction			950,000 (6,550)
Cross-extrusion direction			750,000 (5,200)
Tensile Yield Strength, 77° (25°C)	D3039	psi (MPa)	3,000 (21)
Tensile Strength (UTS), 77° (25°C)	D3039	psi (MPa)	
Extrusion direction			5,500 (38)
Cross-extrusion direction			3,800 (26)
Tensile Strain at Failure, 77° (25°C)	D3039	%	
Extrusion direction			1.3
Cross-extrusion direction			0.9
Poisson's Ratio	D630	—	0.342 @ 70°F 0.236 @ 160°F
Flexural Modulus, 77° (25°C)	D790	psi (MPa)	830,000 (5,700)
Compressive Modulus, 77° (25°C)	D695	psi (MPa)	571,000 (3,900)
Modulus of Rupture, 77° (25°C)	D790	psi (MPa)	10,000 (69)
Maximum Flexural Strain (E _{max})	D790	%	1.7
Impact Strength, Gardner, 77° (25°C) 0.1" sample thickness	D3029	inch•lbs (J)	5.0 (0.56)
Izod Notched Impact, 77° (25°C)	D256	inch•lbs/inch (J/m)	7.0 (28)
Maximum Allowable Dynamic Stress	*	psi (MPa)	16,000 (110)
Extrusion Shrinkage	D3679	%	0.2
Specific Gravity	D792	—	1.4
Hardness, Rockwell "L", 77° (25°C)	D785	—	92
Hardness, Rockwell "M", 77° (25°C)	D785	—	66
Static Coefficient of Friction vs. Neolite std. Extrusion direction	F1679-96	—	0.60 wet 0.85 dry

Fibrex® Environmental Properties

Measurement	ASTM	Units	Material Value
Moisture Absorption	D570-84	%	0.9
Termite Resistance C. formosanus R. flavipes	—	Weight Loss (g)	0 0
Fungal Decay	D1413		None
Moisture Expansion	D1037	inch/inch/%ΔMC*	1.14x10 ⁻³

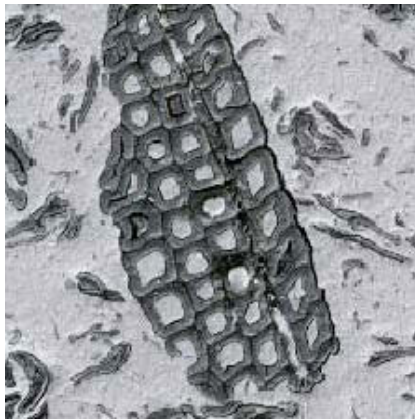
Fibrex® Thermal Properties

Measurement	ASTM	Units	Material Value
Heat Deflection Temperature, 264psi (1.82 MPa) 66 psi (0.46 MPa)	D648	°F (°C)	173 (78) 221 (105)
Coefficient of Thermal Expansion	D696	inch/inch/°F (m/m/°C)	1.6x10 ⁻⁵ (2.9x10 ⁻⁵)
Thermal Conductivity	F433	Btu/hr•ft•°F (W/m•K)	0.1 (0.17)
Specific Heat	—	Btu/lb•°F (J/kg•K)	0.4 (1674)
Flash Ignition Temperature	D1929	°F (°C)	644 (340)
Self Ignition Temperature	D1929	°F (°C)	716 (380)
Flame Spread Index	E84-94		10
Smoke Developed Index	E84-94		580
Average Flame Spread Index	E162-94		22.73
Average Optical Density of Smoke Flaming mode Non-flaming mode	E662-94		472.32 439.24
Average Time of Burn	D635-91	sec.	<5
Average Extent of Burn	D635-91	mm	<5
Final Oxygen Index	D2863	%volume	31.3

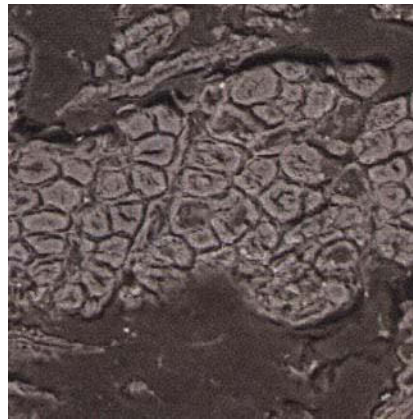


Fibrex® Material Advantage

Special polymer formulations surround and fill each wood fiber — ensuring top performance.



Fibrex®



Polyethylene Wood-Fiber Composite

Fibrex® Patents

5,205,102	6,210,792	5,985,429	5,827,607	5,486,553
6,357,197	6,122,877	5,981,067	5,773,138	5,441,801
6,346,160	6,054,207	5,948,524	5,695,874	5,406,768
6,342,172	6,015,612	5,932,334	5,539,027	
6,280,667	6,015,611	5,882,564	5,518,677	
6,265,037	6,004,668	D402,770	5,497,594	

*Additional patents pending

QUOTE

1060 W. Mason Street, Green Bay, WI 54303
 P.O. Box 10068, Green Bay, WI 54307
 Questions: (920) 497-7100
 (800) 236-8858
 (800) 672-6795 Auto Attendant

QUOTE NUMBER	502076QU
QUOTE DATE	7/22/2024
CUSTOMER REQUISITION	
MODE OF DELIVERY	Installation
CUSTOMER	19311
CONTACT	JUSTIN MCDONALD

SOLD TO	VILLAGE OF EPHRAIM 10005 NORWAY PO BOX 138 EPHRAIM, WI 54211 USA
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SHIP TO	VILLAGE OF EPHRAIM 10005 NORWAY PO BOX 138 EPHRAIM, WI 54211 USA
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JOB *** VILLAGE HALL LIBRARY ENTRANCE

LINE	QTY	ITEM	DESCRIPTION	UNIT PRICE	EXTENDED PRICE
1.000	1	WHMF	3 - 4 X 7 - 0 16GA 13 1/2 WELDED HOLLOW METAL SIDELITE FRAME *PRIMED >INCLUDES 1" TEMP GLASS WITH INTERNAL MUNTINS		
2.000	1	HMD	3 - 4 X 7 - 0 18GA INSULATED HOLLOW METAL DOOR WITH HALF LITE *PRIMED >INCLUDES 1" TEMP GLASS WITH INTERNAL MUNTINS		
3.000	3	03557	HAGER BB1279 4.5 X 4.5 NRP US26D FULL MORTISE HINGE		
4.000	1	03321	VON DUPRIN 99EO 4' 626 RIM DEVICE		
5.000	1	03323	VON DUPRIN 990NL-R/V 626 EXIT DEVICE TRIM		
6.000	1	01184	SCHLAGE 20-022 626 CONVENTIONAL RIM CYLINDER		
7.000	1	04298	LCN 4111 EDA TBWMS 689 R SURFACE CLOSER		
8.000	1	16810	NGP 425 40" AL THRESHOLD		
9.000	1	16769	NGP A626A: 1 @ 40" WITH BLACK BRUSH A JAMB WEATHERSTRIP		
10.000	2	16771	NGP A626A, 1 @ 84" WITH BLACK BRUSH A JAMB WEATHERSTRIP		
11.000	1	16781	NGP D608A 40" WITH BLACK BRUSH A SWEEP		
12.000		INSTALL	INSTALLATION OF MATERIAL		
13.000		INSTRIP	INSTALL TRUCK/TOOLS		

- ****
- DAMAGE TO WALLS OR FLOORING DURING TEAR OUT OF EXISTING OPENINGS TO BE REPAIRED BY OTHERS.
 - DOORS TO BE PRIME PAINTED, FINISH PAINTING BY OTHERS.
 - ALL HARDWARE FINISHED FACTORED AS US26D, SATIN CHROME OR EQUIVALENT.
 - MUNTINS (GRID IN GLASS) TO BE INTERNAL WITHIN THE GLASS IN BOTH THE DOOR & FRAME ON THE LIBRARY OPENING.
 - INSTALLATION TO BE COMPLETED DURING STANDARD BUSINESS HOURS.
 - KEYING TO BE DETERMINED UPON ORDER.

QUOTE

LINE	QTY	ITEM	DESCRIPTION	UNIT PRICE	EXTENDED PRICE
RECEIPT REQUIRED FOR REFUNDS OR EXCHANGES.					
Stock materials are subject to 45% restocking fee. Special order materials are not returnable. No returns after 90 days.				FREIGHT	\$0.00
Payment can me made via Credit Card or E-Check by accessing our payment portal at: https://www.e-billexpress.com/ebpp/LaForce/ (MC / VISA / AMEX / DISC)				SUBTOTAL	\$11,149.03
A transaction fee will be charged on all payments made via credit card, which is not greater than our cost of acceptance.				SALES TAX	\$0.00
This quotation is subject to the Terms and Conditions found at http://laforceinc.com/terms-conditions/ , which are incorporated in full by this reference. The Terms and Conditions will be sent by mail to the Buyer upon request. LaForce, Inc. limits acceptance to the Terms and Conditions, and objects to any other additional or different terms in the Buyer's purchase order or acceptance.				TOTAL	\$11,149.03
				PAY TERMS: NET 30	

QUALIFICATIONS

- Quote is valid for 30 days from date of quotation unless otherwise stated herein.
- Past due accounts are subject to a service charge of 1.5% per month on the unpaid balance.
- This offer is conditioned upon approval of credit by LaForce on the purchaser.
- No sales, use or other taxes included unless otherwise stated herein in writing.
- See attached qualifications and terms for this project.
- Federal project note: Federal Contractor vaccine mandate compliance not available.

Thank you for this opportunity to quote your needs. Please sign and return this quote and attached qualifications or send a written purchase order, and we will proceed with your order. LaForce, Inc. is not able to accept verbal purchase authorizations at this time. We look forward to working with you. If you have any questions, or need further information, please give me a call.

Thank You,

CLAYTON CHRISTENSEN
Email: Clayton.Christensen@laforceinc.com
Phone: 920.490.2303

CAREY KORNOWSKI
Email: Carey.Kornowski@laforceinc.com
Phone: (920)491-5979

<p>Quote Number: 502076QU</p> <p>Authorized By: _____</p> <p>Company: _____</p> <p>Date: _____</p>
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VILLAGE OF EPHRAIM

FOUNDED 1853



2025 Budget Requests for Other Improvement Outlay

-Install 1 Garbage Disposal in Village Hall	\$ 500.00
-Install New Dishwasher at Village Hall	\$8,000.00
-Install Fencing around Well Head at Village Hall	\$1,000.00
-Pull behind Blower	\$6,000.00
-Backpack Blower	\$ 800.00
-Repairs to Village Hall Interior	\$5,000.00
-	

Activity/ Object	Description	Addit. Comments	2023 Year to		2024 Year to		
			2023 Budget	Date	2024 Budget	Date	2025 Budget
100-20-	EXPENSE						
53000-100	Salaries		\$ 123,956.77	\$ 74,270.90	\$ 152,878.97	\$ 78,309.76	\$ 152,878.97
53000-101	SS/Med		\$ 8,335.19	\$ 5,256.37	\$ 11,695.24	\$ 5,248.70	\$ 11,695.24
53000-102	Retirement		\$ 7,409.06	\$ 4,984.41	\$ 10,350.77	\$ 5,403.39	\$ 10,350.77
53000-103	Health Insurance		\$ 31,161.52	\$ 20,917.15	\$ 56,371.14	\$ 27,848.07	\$ 56,371.14
53000-104	Disability Insurance		\$ 2,500.00	\$ 1,280.11	\$ 2,500.00	\$ 1,707.92	\$ 2,500.00
53000-105	Workers Compensation		\$ 6,857.79	\$ 4,492.00	\$ 9,504.13	\$ 3,426.12	\$ 9,504.13
53000-110	Personel Services	Money to ww					
53000-312	Cellphone		\$ 1,200.00	\$ 649.21	\$ 1,000.00	\$ 513.21	\$ 1,000.00
53000-320	Training/Conferences		\$ 600.00	\$ -	\$ 600.00	\$ 83.35	\$ 600.00
53000-333	Office Supplies/Expenses		\$ 1,000.00	\$ 913.37	\$ 1,000.00	\$ 349.64	\$ 1,000.00
53000-344	Uniforms	Include Safety	\$ 1,000.00	\$ 163.77	\$ 1,500.00	\$ 431.87	\$ 2,250.00
53301-220	Mowing		\$ 3,200.00	\$ -	\$ 2,500.00	\$ 375.00	\$ 2,500.00
53301-221	Sweeping/Marking		\$ 6,000.00	\$ 3,242.94	\$ 6,000.00	\$ 3,260.14	\$ 6,000.00
53301-222	Road Trimming	Tree Cutting	\$ 2,000.00	\$ -	\$ 2,000.00	\$ -	\$ 2,000.00
53301-223	Snow Removal		\$ 32,000.00	\$ 9,909.82	\$ 34,000.00	\$ 4,478.23	\$ 34,000.00
53301-300	Facility Equipment		\$ 1,000.00	\$ -	\$ 1,000.00	\$ -	\$ 1,000.00
53001-302	Facility Maintenance/Repair		\$ 6,000.00	\$ -	\$ 5,000.00	\$ -	\$ 5,000.00
53302-810	Equipment Outlay		\$ -			\$ 49,153.61	
53302-820	Other Improvement Outlay		\$ -			\$ 91,778.67	
53302-840	Project Outlay		\$ -	\$ -			
53310-310	Vehicle Fuel		\$ 5,000.00	\$ 4,145.10	\$ 6,500.00	\$ 4,956.40	\$ 7,000.00
53310-311	Vehicle Maintenance		\$ 5,000.00	\$ 5,569.76	\$ 10,000.00	\$ 3,522.37	\$ 15,000.00
53310-340	Vehicle Insurance		\$ 1,370.71	\$ 1,044.00	\$ 1,410.08	\$ 933.48	\$ 1,410.08
53310-810	New Vehicle Purchase		\$ -				
53321-211	Property Insuranace	VIC	\$ 200.00	\$ -	\$ 200.00	\$ -	\$ 200.00
53321-303	Electricity	VIC	\$ 1,000.00	\$ 262.29	\$ 800.00	\$ 133.82	\$ 500.00
53321-304	LP Gas	VIC	\$ -				
53321-305	Well Tests	VIC	\$ -	\$ -		\$ 90.00	\$ 120.00
53321-306	Phone	VIC	\$ -				

Activity/ Object	Description	Addit. Comments	2023 Year to		2024 Year to		
			Budget	Date	Budget	Date	Budget
53321-307	Water Treatment	VIC	\$ -				
53321-308	Sewer Fees	VIC	\$ 500.00	\$ 232.00	\$ 500.00	\$ 248.00	\$ 500.00
53321-309	Internet	VIC	\$ -				
53322-210	Other Contractual Services	Bathroom Cleaning	\$ 8,650.00	\$ 12,226.00	\$ 1,500.00	\$ 970.50	\$ 1,500.00
53322-211	Property Insurance	Maint. Building	\$ 3,902.06	\$ 3,945.00	\$ 4,292.26	\$ 4,215.00	\$ 4,300.00
53322-300	Facility Equipment	Maint. Building	\$ -	\$ -			
53322-301	Facility Supplies	Maint. Building	\$ 3,000.00	\$ 1,175.66	\$ 2,000.00	\$ 350.33	\$ 2,000.00
53322-302	Facility Maintenance/Repair	Maint. Building	\$ 17,000.00	\$ 4,516.74	\$ 17,000.00	\$ 6,505.85	\$ 17,000.00
53322-304	LP Gas	Maint. Building	\$ 500.00	\$ 927.38	\$ 1,000.00	\$ 867.15	\$ 1,500.00
53322-305	Well Tests	N/A	\$ 248.00	\$ -		\$ 210.00	\$ 300.00
53322-306	Phone	N/A	\$ -				
53322-307	Water Treatment	N/A	\$ -				
53322-309	Internet		\$ -				
53322-350	Janitorial Supplies		\$ 4,000.00	\$ 2,442.33	\$ 4,500.00	\$ 1,920.98	\$ 5,000.00
53322-351	Hardware/Tools		\$ 1,775.00	\$ 292.97	\$ 1,700.00	\$ 760.11	\$ 1,700.00
53322-352	Equipment Rental		\$ 250.00	\$ -	\$ 500.00	\$ 109.98	\$ 1,000.00
53322-810	Equipment Outlay						
53322-820	Bldg Improvement Outlay	Gar. Upgrades	\$ 4,000.00	\$ -	\$ 3,000.00	\$ -	\$ 3,000.00
53322-830	Other Improvement Outlay						
53323-303	Electricity		\$ -				
53323-308	Sewer Fees						
53332-303	Electricity	Fire Museum	\$ -				
53420-301	Facility Supplies	Street Lights	\$ 500.00	\$ 32.17	\$ 300.00	\$ 19.78	\$ 300.00
53420-302	Facility Maintenance/Repair		\$ 500.00	\$ 18.99	\$ 500.00	\$ 43.84	\$ 400.00
53420-303	Electricity		\$ 15,000.00	\$ 10,225.28	\$ 16,000.00	\$ 10,383.99	\$ 18,000.00
53440-210	Other Contractual Services	Storm Sewers	\$ 3,000.00	\$ -	\$ 2,000.00	\$ 1,520.00	\$ 2,000.00
53440-302	Facility Maintenance/Repair		\$ -	\$ -			
53620-210	Other Contractual Services	Recycling	\$ 6,000.00	\$ 6,204.68	\$ 6,500.00	\$ 6,737.63	\$ 8,000.00
53621-210	Other Contractual Services	Garbage	\$ 2,600.00	\$ 2,828.67	\$ 2,500.00	\$ 3,296.80	\$ 3,000.00
53630-210	Other Contractual Services		\$ -				

Activity/ Object	Description	Addit. Comments	2023 Year to		2024 Year to		2025 Budget
			Budget	Date	Budget	Date	
						7/31/24	
53640-210	Other Contractual Services	Weeds	\$ 1,700.00	\$ 2,996.59	\$ 3,200.00	\$ 3,483.27	\$ 3,600.00
55200-225	Mulch		\$ 4,000.00	\$ 3,120.00	\$ 5,000.00	\$ 2,185.00	\$ 5,000.00
55200-226	Dirt & Stone		\$ 1,000.00	\$ 355.00	\$ 1,000.00	\$ 341.22	\$ 2,000.00
55200-227	Flowers		\$ 6,000.00	\$ 3,103.96	\$ 6,000.00	\$ 1,079.28	\$ 6,000.00
55200-228	Tree Cutting		\$ 6,500.00	\$ 1,897.72	\$ 6,500.00	\$ 1,534.90	\$ 6,500.00
55200-229	Plumbing		\$ 2,500.00	\$ 1,985.75	\$ 3,000.00	\$ 1,044.94	\$ 3,500.00
55200-230	Electrical		\$ 750.00	\$ -	\$ 500.00	\$ -	\$ 500.00
55200-231	HVAC		\$ -	\$ -			
55200-232	Concrete		\$ 500.00	\$ 59.94	\$ 300.00	\$ 399.60	\$ 500.00
55200-300	Facility Equipment	Flags	\$ 1,000.00	\$ 3,822.19	\$ 1,000.00	\$ 1,090.00	\$ 1,500.00
55200-302	Facility Maintenance/Repair		\$ 4,500.00	\$ 848.75	\$ 4,500.00	\$ 1,627.85	\$ 4,500.00
55200-303	Electricity	Harborside/Wetlands	\$ 900.00	\$ 548.64	\$ 700.00	\$ 463.69	\$ 700.00
55200-350	Janitorial Supplies	Covered under 53320-350	\$ -	\$ -			
55200-353	Equipment Repair/Maintenance		\$ 2,300.00	\$ 6,798.23	\$ 2,500.00	\$ 579.85	\$ 2,500.00
55200-810	Equipment Outlay						
55200-820	Bldg Improvement Outlay						
55200-830	Other Improvement Outlay	Tree Planting	\$ 31,000.00	\$ 8,387.67	\$ 31,000.00	\$ 4,676.59	\$ 31,000.00
55200-840	Project Outlay		\$ 5,000.00	\$ 5,738.40	\$ 5,000.00	\$ 49,990.00	\$ 5,000.00
55400-316	Recreation Expenses						
56401-830	Other Improvement Outlay		\$ -				
56420-303	Electricity	N/A	\$ -				
55420-304	LP Gas	N/A	\$ -				
55420-305	Well Tests		\$ -			\$ 90.00	\$ 120.00
55420-307	Water Treatment	N/A	\$ -				
55420-308	Sewer Fees		\$ 500.00	\$ 255.20	\$ 500.00	\$ 272.80	\$ 500.00
	Total Expense		\$ 386,366.10		\$ 451,302.59	\$ 389,022.68	\$ 465,800.33