

**CITY OF GILLETT COMMON COUNCIL
NOTICE OF REGULAR COUNCIL MEETING**

Council Chambers – Municipal Building
150 N McKenzie Ave – Gillett, WI 54124

THURSDAY, DECEMBER 4, 2025 AT 6:00 PM

AGENDA

Council may deviate from agenda as needed

1. Mayor calls meeting to order
2. Pledge of Allegiance
3. Clerk takes roll and informs the Council that the Open Meeting Law has been complied with
4. **Public Input**
5. Discussion & possible action on November 6, 2025 Minutes
6. **Library Report:** Alderperson Hicks
7. **Tourism & Marketing Commission/Gillett Area Chamber of Commerce:** Alderperson Luther
8. **Financial Report:** Clerk Treasurer
 - a. Updated Monthly Check Register Provided- October
9. **Police Department Report:** Police Chief Breitenbach
 - a. Discussion on Training, Public Relations, and Incident Summary Report
10. **Fire Department Report:** Fire Chief Hicks
 - a. Discussion on Training, Public Relations, and Incident Summary Report
11. **Health, Protection and License Committee Report:** Alderperson VanStraten
12. **Utility Committee Report:** Alderperson Young
 - a. Discussion & possible action on hiring Utility Assistant
 - b. Discussion & possible action on Cell Tower Lease
 - c. Discussion & possible action on REL Contract
13. **Board of Public Works Committee Report:** Alderperson Hicks
 - a. Discussion & possible action on hiring Public Works Department Head
14. **Finance and Personnel Committee Report:** Alderperson Mohr
 - a. Discussion & possible action on 2026 Budget
15. **Park and Cemetery Committee Report:** Alderperson Luther
16. **Planning Committee Report:** Alderperson Bunker
17. **Clerk Treasurer's Report:** Clerk Treasurer
18. **Attorneys Report:** Conway, Olejniczak, and Jerry S.C. Attorneys at Law
19. **Public Input**
20. **Mayor's Report:** Mayor Blaskowski
21. **Adjourn**

Posted: City Hall and City Website----**Agenda subject to change up to 24 hours prior to meeting** Cc: City Council, Mayor, Attorney, Gillett Fire Dept., Gillett Police Dept. Contact City Clerk at 920-855-2255 prior to meeting if additional services are required. **It is possible that members of and possibly a quorum of members of the City Council or other committee may be in attendance** at the above stated meeting to gather information; no action will be taken by any governmental body at the above stated meeting other than the governmental body specifically referred to above in this notice.

"An Equal Opportunity Employer"

CITY OF GILLETT COMMON COUNCIL

Council Chambers – Municipal Building
150 N McKenzie Ave – Gillett, WI 54124

THURSDAY, NOVEMBER 6, 2025 AT 6:00 PM

MINUTES

1. Mayor Blaskowski called the meeting to order at 6:00 PM.
2. Pledge of Allegiance was recited.

Roll Call

Present: Mayor Jon Blaskowski, Clerk Treasurer Chelsea Anderson, Alderpersons Nanette Mohr, Keri Hicks, Jerry Luther, Ashley VanStraten, Matt Young, David Bunker, Police Chief Shane Breitenbach, Fire Chief Kurt Hicks, Librarian Shannon Stoner, Utility Operator Mat Wickman and City Attorney Robert Gagan. MSA Engineers Art Bahr and Dan Rammer. Public: Norm Finnell and Shawn Park.

3. Clerk Treasurer informs the Council that the Open Meeting Law has been complied with.
4. **Public Input:** Citizen Shawn Park wants to observe the meeting and help find ways for the community to grow. Grateful to live in Gillett and happy to meet everyone.
5. Discussion & possible action on Meeting Minutes from October 2, 9, and 23, 2025

MOTION: VanStraten/Mohr

Motion to approve minutes from October 2, 9, and 23, 2025.

Voice Vote: All Voting Aye - **MOTION CARRIED**

6. Discussion & possible action on MSA Contracts and Engineering
 - a. Vibrant Spaces Grant Administration Agreement

MOTION: Luther/Mohr

Motion to approve the contract for Vibrant Spaces Administration Agreement for \$4,000.

Roll Call Vote: All Voting Aye - **MOTION CARRIED**

- b. MSA Agreement for TIF/TID Service 2025/2026

MOTION: Luther/VanStraten

Motion to approve the TID Service Agreement for \$4,000.

Roll Call Vote: All Voting Aye - **MOTION CARRIED**

- c. Zippel Park Improvement Project Engineering Amendment

MOTION: Luther/Mohr

Motion to approve the Engineering Amendment for the Zippel Park Playground, contingent upon clearing up Zippel Park Lease and a clear title to the property.

Roll Call Vote: All Voting Aye - **MOTION CARRIED**

7. **Library Report:** Library Director:

Programming

- a. November 3 we put up our Mitten Tree for We Believe. People can come to the library and take a mitten from the tree, buy that present, and return it to the Gillett Public Library UNWRAPPED and with the mitten so we can give it to We Believe. We had help from a young patron to set it up and decorate for winter in the library.
- b. Beeswax Luminaries with The Woodsy Dude, Friday, November 14, 10 am-12 pm.
- c. Turkey Bingo Date: Friday, November 14, 3-5; Monday, November 17, 11am-1 pm: Need help getting food for Thanksgiving? Join us for Bingo where you can win what you need. We will have all the trimmings as well as 2 turkeys graciously donated from

Schowalter farms in Oconto Falls. One turkey will be given out in the morning and one in the afternoon. Big shoutout to Seneca Foods who donated 50 cans of food for our community.

- d. Monday, November 24, 1 pm: we are having the UW Madison Physics Department for a “Wonders of Physics” program for kids
 - e. Already looking forward to next year with America’s 250th celebration and Summer Reading Program 2026. Programming is starting to be scheduled. I would like us to have an events with colonial era games, re-enactments (butter making, bread making, etc.), and maybe even having our own Boston Tea Party where kids can create their own flags.
 - i. In the not-too-distant future, the Gillett Public Library turns 100 years old in 2027! So there’s two years of big celebrations to be prepared.
 - f. Our Wisconsin Science Festival bags were all distributed. We hope everyone had a ‘rocking’ good time.
 1. I applied for a PBS Kids Library Cohort which connects libraries across the state of Wisconsin, blending professional development, hands-on learning, collaboration, and program implementation. It comes with a \$350 stipend if we are chosen.
 2. Applying genre stickers to adult fiction continues....
 3. Wisconsin DNR is offering free tree seedlings to every fourth grade student in Wisconsin as part of its annual Arbor Day tree planting program. Planting seedlings from state nurseries is a great way to celebrate Arbor Day (April 24, 2026). I contacted them to see if public libraries would be welcome to participate in this program. I will give an update when one is available.
 4. We want to thank Nanette for her donations of Halloween decorations for the library as well as donations of decor for our Little Free Pantry.
8. **Tourism & Marketing Commission/Gillett Area Chamber of Commerce:** Alderperson Luther stated they will have a meeting on January 8, 2026 at 5:00 PM.
9. **Financial Report:** Clerk Treasurer –
 - a. Updated Monthly Check Register
MOTION: Luther/Hicks
Motion to approve October Check Registers.
Voice Vote: All Voting Aye - MOTION CARRIED
10. **Police Department Report:** Police Chief Breitenbach
 - a. Discussion on Training, Public Relations, and Incident Summary Report -Chief Breitenbach provided the incident report: Training and Public Relations-

From the Chief's Desk:

Gillett Police Department / October 2025 / 277 incidents

This past month Officers Hull and Braun continued to improve their skill sets through various training events. Officer Hull participated in a simulated mass casualty event at the Oconto Falls High School hosted by the Oconto County Rescue Task Force. The Oconto County Rescue Task Force is a specialized life-saving program bringing together Emergency Management, law enforcement, fire and EMS personnel to respond together in high-threat situations. Officer Hull also completed her ICAC (Internet Crimes Against Children) Investigator training. Officer Hull will be our lead contact assigned to the ICAC Task

Force. The ICAC Task Force is a national network of 61 coordinated task forces, representing over 5,400 federal, state, and local law enforcement, dedicated to investigating, prosecuting and developing effective responses to internet crimes against children.

Officer Braun attended the NWTC Detective Academy. The Detective Academy supports patrol officers and newly appointed detectives with improving their skills while handling investigations, case management, interview/interrogations, crime scene management, evidence recovery, search warrants/subpoenas, courtroom survival tips, and officer wellness.

On October 25, the Gillett Police Department hosted the annual fall National Drug Take Back Day event at the Gillett Police Department. Nearly 34 lbs. of unused/expired medications were collected and turned over to the DEA for proper disposal.

Here are a few community events that our officers were involved in this past month. Gillett City Fire Chief Kurt Hicks and I handed out approximately 15 lbs of treats during the city-wide Trick or Treat event. Officer Braun provided a department tour for the preschoolers from the Sunny Side Day Care center. Officer Braun also collected the children's fingerprints for their parents to have for their personal records.

I regret to inform the council, for reasons beyond her control, that Officer Braun will need to return to part-time status beginning in December. I have posted to WILENET that we are accepting applications for full and part-time officer positions.

11. Fire Department Report: Fire Chief Hicks

- a. Discussion on Training, Public Relations, and Incident Summary Report
5 Fire Calls: MABAS Structure Fire, Fire Call Co2, Lift Assist, Auto Aid Underhill, and Lift Assist. We had 80 people training on incident command. The Fire prevention program at the high and grade school were successful. Showed trucks and ran a program to show all the equipment and did a fire drill. Accountability of children and teachers were taught. Fire safety, fire extinguishers, smoke alarms, safety at home were other topics. More training on water drafting and water movement, worked on how to handle rural fires. Halloween went great, a lot of candy handed out. The Generator is hooked up and functioning at the Fire house. Worked on radio upgrades with Baycom, they are improving towers and communication, so the bases and equipment needed upgrades. Daycare kids also toured the fire house.

12. Health, Protection and License Committee Report: Alderperson VanStraten

- a. Discussion & possible action on Alcohol License for El Borracho
MOTION: Luther/Mohr
Motion to approve the Alcohol License for El Borracho, contingent upon surrendering the old license with agent Christine Lopez.
Voice Vote: Roll Call Vote: Young/VanStraten Nay, 4 Voting Aye - **MOTION CARRIED**

13. Utility Committee Report: Flushed last month and found a broken hydrant, will be fixed shortly. Water Tower was cleaned and is back to operational. Noted, it is in major need of a paint job inside. Hauler station screen is broken at the Wastewater Treatment Plant. SCADA program also needs programming, after the tower was put back online, some wells are having communication problems.

- a. Discussion & possible action on loan from Peshtigo National Bank for \$829,000 for cost overrun for HWY 22 Project

MOTION: Mohr/VanStraten

Motion to approve a loan from Peshtigo National Bank for \$829,000 for cost overrun from HWY 22 Project.

Roll Call Vote: Aye - MOTION CARRIED

14. **Board of Public Works Committee Report:** Alderperson Hicks- Public Works removed the small merry go round, the climbing tower, and tree in park to help the Fair Board prepare for the pulling track extension. Picking up leaves. Leaf vacuum is broken, hydraulic pump needs to be replaced, will be fixed by next week.
- a. Discussion & possible action on new cold storage build location
MOTION: VanStraten/Young
Motion to approve the fire department location, 310 W Park Street, in the grass area.
Voice Vote: All Voting Aye - **MOTION CARRIED**
15. **Finance and Personnel Committee Report:** Alderperson Mohr reported the 2026 budget meeting needs to be scheduled.
- a. Discussion & possible action on RESOLUTION 13-2025 AUTHORIZING THE ISSUANCE AND SALE OF A \$1,500,000 SEWERAGE SYSTEM REVENUE BOND ANTICIPATION note
MOTION: Luther/Hicks
Motion to approve Resolution 13-2025.
Roll Call Vote: All Voting Aye - **MOTION CARRIED**
- b. Discussion & possible action on RESOLUTION 14-2025 AUTHORIZING THE ISSUANCE AND SALE OF A \$2,500,000 WATER SYSTEM REVENUE BOND ANTICIPATION NOTE
MOTION: Luther/VanStraten
Motion to approve Resolution 14-2025.
Roll Call Vote: All Voting Aye - **MOTION CARRIED**
- c. Discussion & possible action on Quarles Contract
MOTION: Young/Hicks
Motion to approve the Quarles Contract, not to exceed \$5,000.
Roll Call Vote: All Voting Aye - **MOTION CARRIED**
16. **Park and Cemetery Committee Report:** Alderperson Luther
- a. Discussion & possible action on Christmas in the Park
MOTION: VanStraten/Hicks
Motion to approve Christmas in the Park Event, December 6, 2025.
Voice Vote: All Voting Aye - **MOTION CARRIED**
17. **Planning Committee Report:** Alderperson Bunker- reported he has been working on the planning of moving the scout buildings to the water tower location near the school woods.
18. **Clerk Treasurers Report:** City Clerk Treasurer Chelsea Anderson stated we are at a standstill with the HWY 22 project because of the government shutdown. We need USDA approval for our commercial loan rates before we can approve the loan, that money needs to be used first. With the shutdown, we cannot move forward. DOT and PTS are willing to work with us because of the circumstances.
 With the Public Works Department Head position open, I have sent in the LRIP: Local Roads Improvement Program and WISLR: WI Information system for local roads reports. I am also currently working on the PSC application for raising water rates due to our shortfall in revenue, based on our audit and observation from the USDA. The USDA rejected our cost overrun application for the HWY 22 project because of this shortfall. Election nomination papers will be ready for circulation

December 1, I have finished our workers compensation audit, and a reminder we need to have a budget hearing before next council.

19. **Attorneys Report:** Conway, Olejniczak, and Jerry S.C. Attorneys at Law- City Attorney Robert Gagon stated he has tried every avenue to contact the USDA with no luck.

20. **Public Input: None**

21. **Mayor's Report:** Mayor Blaskowski gave a shout-out of thanks to employees for stepping up even though we are short staffed.

22. **Adjourn** at 7:20 PM

MOTION: Mohr/VanStraten

Motion to adjourn.

Voice Vote: All Voting Aye - **MOTION CARRIED**

Respectfully submitted by
Clerk Treasurer Chelsea Anderson

Library Director Report

December 2025

1. Programming

- i. Already looking forward to next year with America's 250th celebration and Summer Reading Program 2026. Programming is starting to be scheduled. I would like us to have an events with colonial era games, re-enactments (butter making, bread making, etc), and maybe even having our own Boston Tea Party where kids can create their own flags.
- ii. Newsletter releases at the end of December
 1. Tuesday, March 31, 3:30-4:30: Slime Time with Children's Museum of GB

2. Grants

- a. I wrote a grant for us through Let's Go Compost for us to obtain a worm farm kit to teach kids about composting. Kits typically include a worm farm, a compost-related book, activity guides, and ongoing virtual staff support. These kits help libraries host hands-on STEM programs, build garden connections, and engage patrons of all ages in hands-on learning about soil health, waste reduction, and local stewardship.

3. Gillett Spring Reading Challenge

- a. January-April 2026 we are going to play Bookopoly! Every can participate since I made a kids board and adult board. Come in and grab a board, roll the dice, and see what category on which you land. Finish a complete color set to win a prize.

4. Summer Reading Program 2026

i. Scheduled

1. Friday, June 12, 4 pm: J&R Aquatic Animal Rescue-Prehistoric Pets
 2. Friday, June 19, 10:30-12 pm: The Woodsy Dude, "Outdoor Explorers" Survivalist program
 3. Friday, June 26, 10:15-11:15 am: Zoo Shelters with Children's Museum of GB
 4. Tuesday, July 7, 12-5 pm: Whale Discovery Exhibit
 5. Friday, July 17, 10:30-11:30 am: Fossil Dig
 6. Tuesday, August 4: National Night Out
 7. Wednesday, August 12, 6-7 pm: Dinosaur Dimensions
 - 8 Copper Culture Museum (Archaeology in OC)-TENTATIVE
5. I requested and received a donation of 2 boxes of PJ&Jelly sandwiches from Kitchen Foods in Green Bay. I wanted to make certain our kids had food for during the break as well as for anyone in need.

Fund Balance Policy

Section 43.58 of the Wisconsin Statutes gives the Gillett Public Library Board exclusive control of the expenditure of all monies collected, donated, and appropriated for the library.

Purpose: To enable realistic long term planning

1. The Library Director will make every reasonable effort to use all funds as budgeted.
2. In the event the library has a fund balance at the end of the calendar year, the library shall use the balance in order to:
 - a. Offset significant economic downturns or revenue shortfalls.
 - b. Provide funds for unforeseen expenditures related to emergencies.
 - c. Accumulate sufficient funds for major future capital improvements.
 - d. Technology upgrades
 - e. Facilities repairs or upgrades

2026 Goals

1. Coordinate efforts with local businesses and organizations to provide and support programming.
2. Manage Library funds in a responsible manner
3. Partner with the Friends of the Gillett Library to increase educational programs for Gillett youth
4. Ensure that staff have appropriate and relevant training to ensure they have the skills
5. Continue to participate in outreach programming
6. To provide accurate, efficient, and courteous assistance to all patrons in identifying, locating, and utilizing information resources
7. Regularly examine the collection to ensure it is relevant, non-biased, diverse, and meets the needs of the community.
8. To provide a safe, clean, and positive work environment for staff and users alike.
9. Enrich our programs and collection through grants
10. Review our policies to determine if revision is warranted.
11. Update technology infrastructure and maintain building in good repair.

PNB - CITY CHECKING

ALL Checks

Posted From: 11/01/2025 From Account:
Thru: 11/30/2025 Thru Account:

Check Nbr	Check Date	Payee	Amount
40208	11/04/2025	GENERAL CODE INVOICE# PG000043941	1,573.00
40209	11/04/2025	GFC LEASING - WI GORDON FLESCH CO INV#15364663	151.18
40210	11/04/2025	GFL ENVIRONMENTAL	13,130.42
40211	11/04/2025	LAMBRECHTS SERVICE AND TOWING LLC 2013 FORD INTERCEPTOR UTILITY	1,690.95
40212	11/04/2025	MCCLONE INVOICE#15057	2,324.20
40213	11/04/2025	MSA PROFESSIONAL SERVICES INC ZIPPEL PARK ENGINEERING	4,149.75
40214	11/04/2025	NEW MEDIA INC. PW AD-WINTER PARKING NOTICE	107.12
40215	11/04/2025	OCONTO COUNTY TREASURER JAIL ASSESSMENT FEES OCTOBER - 2025	55.00
40216	11/04/2025	PESHTIGO NATIONAL BANK PRINCIPAL WASHINGTON STREET PROJECT CITY	15,130.00
40217	11/04/2025	POMASL FIRE EQUIPMENT INC	212.63
40218	11/04/2025	STATE OF WISCONSIN COURT FINES & ASSESSMENTS CITY OF GILLETT- OCTOBER 2025	193.40
40219	11/04/2025	STONER, SHANNON MILAGE	71.40
40220	11/04/2025	TEAMSTERS LOCAL 662 NOVEMBER -2025	111.00
40221	11/04/2025	TOWN OF MOUNTAIN CITATION PAYMENT	38.00
40222	11/04/2025	TOWN OF RIVERVIEW CITATION PAYMENT	76.00
40223	11/04/2025	VANGUARD COMPUTERS, INC	1,130.00
40224	11/04/2025	WE ENERGIES INV#5675764765	152.09
40225	11/06/2025	CONWAY, OLEJNICZAK & JERRY, S.C. STATEMENT#61860	5,860.40
40226	11/06/2025	KASTEN, JAMES	1,375.00
40227	11/06/2025	KERBER ROSE SERVICES FOR 10/31/2025	3,850.00

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Posted From: 11/01/2025 From Account:
Thru: 11/30/2025 Thru Account:

Check Nbr	Check Date	Payee	Amount
40228	11/06/2025	MARCO TECHNOLOGIES LLC. INV#14484701	85.74
40229	11/06/2025	NEW MEDIA INC. PW AD-WINTER PARKING NOTICE-PW POSITION	400.53
40230	11/06/2025	POMASL FIRE EQUIPMENT INC PUMP TESTING	975.00
40231	11/06/2025	RANDY G. WINKLER MILAGE-7 TOWNS MEETING	50.92
40232	11/06/2025	SECURIAN FINANCIAL GROUP INC NOVEMBER -2025	15.78
40233	11/12/2025	AUTO-WARES	8.90
40234	11/12/2025	CULLIGAN OF OCONTO COUNTY INVOICE#2025111055791	13.00
40235	11/12/2025	GILLETT HARDWARE ACCOUNT#1045	136.76
40236	11/12/2025	LIBERTY MUTUAL BOND INSURANCE	100.00
40237	11/12/2025	OCONTO COUNTY SHERIFF'S DEPARTMENT CHICOLTE WARRANT	32.00
40238	11/12/2025	POSITIVE ELECTRICS, INC - INVOICE#22120	352.52
40239	11/13/2025	CARQUEST AUTO PARTS	62.14
40240	11/13/2025	CENTURY LINK ACCT#301617494	50.00
40241	11/13/2025	CHELSEA ANDERSON MILAGE-ELECTION TRAINING BELLEVUE	67.20
40242	11/13/2025	COMMAND CENTRAL HMA RENEWAL	425.00
40243	11/13/2025	GARROW OIL MARKETING, INC	87.18
40244	11/13/2025	GFC LEASING - WI GORDON FLESCH CO INV#IO1069135	116.17
40245	11/13/2025	GILLETT CEMENT	9,445.00
40246	11/13/2025	GREEN BOYZ INC. INVOICE#201003	700.00
40247	11/13/2025	MSA PROFESSIONAL SERVICES INC CDBG	865.00

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Posted From: 11/01/2025 From Account:
Thru: 11/30/2025 Thru Account:

Check Nbr	Check Date	Payee	Amount
40248	11/13/2025	OCONTO ELECTRIC KLAUS LAKE & PARK LIGHT, CROSSING GUARD	10.23
40249	11/13/2025	ROGAN'S SHOES INV#307655 RUSS-MATT BOOTS	390.98
40250	11/13/2025	SECURIAN FINANCIAL GROUP INC DECEMBER -2025	15.78
40251	11/19/2025	ASHLEY HULL MILAGE	174.20
40252	11/19/2025	BUMPER TO BUMPER BATTERY-INV#634-294691	52.99
40253	11/19/2025	BUSINESS CARD	860.79
40254	11/19/2025	BUSINESS CARD BACKGROUND CHECK	7.00
40255	11/19/2025	BUSINESS CARD EAR MUFF HEARING PROTECTION	38.94
40256	11/19/2025	BUSINESS CARD	117.54
40257	11/19/2025	GARROW OIL MARKETING, INC	537.22
40258	11/19/2025	LCD ELECTRIC	100.50
40259	11/19/2025	LISOWE HEATING & COOLING, LLC REPLACEMENT OF THERMOSTAT	255.00
40260	11/19/2025	MCCLONE INVOICE#15057	153.00
40261	11/19/2025	PAT'S MARKET SODA	63.44
40262	11/19/2025	SPECTRUM BUSINESS	610.01
40263	11/19/2025	WE ENERGIES	4,041.88
40264	11/20/2025	BUSINESS CARD UNIFORM	796.68
40265	11/25/2025	KREATIVE MARKETING AND DESIGN, LLC. DONATION BANNER- OUTDOOR VINYL	200.00
40266	11/25/2025	LEAGUE OF WISONSIN MUNICIPALITIES 2025 DUES	753.46
40267	11/25/2025	OUTAGAMIE WAUPACA LIBRARY SYSTEM MICROSOFT OFFICE 365 LICENSES	12.00

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Posted From: 11/01/2025 From Account:
Thru: 11/30/2025 Thru Account:

Check Nbr	Check Date	Payee	Amount
40268	11/25/2025	R&R ASSESSING SERVICES CITY ASSESSOR	770.00
40269	11/25/2025	TEAMSTERS LEGAL DEFENSE FUND GILLETT POLICE DEDUCTION REMITTANCE	7.24
40270	11/25/2025	TELFORD EQUIPMENT CONSULTING CO. INV#2203-1099 /2203-1129	229.14
40271	11/25/2025	WE ENERGIES INV#5712874486	153.96
EFTPS	11/06/2025	INTERNAL REVENUE SERVICE -EFTPS Manual Check Payroll Wihholding 11.6.25	5,064.37
EFTPS	11/20/2025	INTERNAL REVENUE SERVICE -EFTPS Manual Check Payroll withholding 11.20.25	5,068.97
V6764	11/06/2025	AMMERMAN, ANN Manual Check Pay period 10/20/2025 to 11/02/2025	460.78
V6765	11/06/2025	AMMERMAN, THOMAS Manual Check Pay period 10/20/2025 to 11/02/2025	241.04
V6766	11/06/2025	ANDERSON, CHELSEA Manual Check Pay period 10/20/2025 to 11/02/2025	1,527.68
V6767	11/06/2025	ANDERSON, LISA Manual Check Pay period 10/20/2025 to 11/02/2025	614.96
V6768	11/06/2025	ANDERSON, RONALD Manual Check Pay period 10/20/2025 to 11/02/2025	203.17
V6769	11/06/2025	BLASKOWSKI, JONATHAN Manual Check Pay period 11/01/2025 to 11/30/2025	461.75
V6770	11/06/2025	BRAUN, ALLISON Manual Check Pay period 10/20/2025 to 11/02/2025	1,778.11
V6771	11/06/2025	BREITENBACH, SHANE Manual Check Pay period 10/20/2025 to 11/02/2025	1,940.57
V6772	11/06/2025	BUNKER, DAVID Manual Check Pay period 11/01/2025 to 11/30/2025	277.05
V6773	11/06/2025	COX, KATHERINE Manual Check Pay period 10/20/2025 to 11/02/2025	147.73
V6774	11/06/2025	DEBAUCH, DINAH Manual Check Pay period 10/20/2025 to 11/02/2025	444.69
V6775	11/06/2025	FINNELL, NORMAN W Manual Check Pay period 10/20/2025 to 11/02/2025	594.19
V6776	11/06/2025	GABLE, RUSSELL Manual Check Pay period 10/20/2025 to 11/02/2025	1,574.49

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Posted From: 11/01/2025 From Account:
Thru: 11/30/2025 Thru Account:

Check Nbr	Check Date	Payee	Amount
V6777	11/06/2025	HICKS, KERI	277.05
	Manual Check	Pay period 11/01/2025 to 11/30/2025	
V6778	11/06/2025	HULL, ASHLEY N	1,681.27
	Manual Check	Pay period 10/20/2025 to 11/02/2025	
V6779	11/06/2025	LUTHER, JEROME	277.05
	Manual Check	Pay period 11/01/2025 to 11/30/2025	
V6780	11/06/2025	MOHR, NANETTE	277.05
	Manual Check	Pay period 11/01/2025 to 11/30/2025	
V6781	11/06/2025	STONER, SHANNON	1,343.99
	Manual Check	Pay period 10/20/2025 to 11/02/2025	
V6782	11/06/2025	VAN STRATEN, ASHLEY	277.05
	Manual Check	Pay period 11/01/2025 to 11/30/2025	
V6783	11/06/2025	WICKMAN, MATTHEW	2,492.38
	Manual Check	Pay period 10/20/2025 to 11/02/2025	
V6784	11/06/2025	WINKLER, RANDY	109.18
	Manual Check	Pay period 10/20/2025 to 11/02/2025	
V6785	11/06/2025	YOUNG, MATTHEW	277.05
	Manual Check	Pay period 11/01/2025 to 11/30/2025	
V6786	11/20/2025	AMMERMAN, ANN	385.74
	Manual Check	Pay period 11/03/2025 to 11/16/2025	
V6787	11/20/2025	AMMERMAN, THOMAS	200.86
	Manual Check	Pay period 11/03/2025 to 11/16/2025	
V6788	11/20/2025	ANDERSON, CHELSEA	1,500.75
	Manual Check	Pay period 11/03/2025 to 11/16/2025	
V6789	11/20/2025	ANDERSON, LISA	669.62
	Manual Check	Pay period 11/03/2025 to 11/16/2025	
V6790	11/20/2025	ANDERSON, RONALD	203.17
	Manual Check	Pay period 11/03/2025 to 11/16/2025	
V6791	11/20/2025	BRAUN, ALLISON	2,148.84
	Manual Check	Pay period 11/03/2025 to 11/16/2025	
V6792	11/20/2025	BREITENBACH, SHANE	2,320.23
	Manual Check	Pay period 11/03/2025 to 11/16/2025	
V6793	11/20/2025	COX, KATHERINE	178.51
	Manual Check	Pay period 11/03/2025 to 11/16/2025	
V6794	11/20/2025	DEBAUCH, DINAH	444.69
	Manual Check	Pay period 11/03/2025 to 11/16/2025	
V6795	11/20/2025	FINNELL, NORMAN W	296.75
	Manual Check	Pay period 11/03/2025 to 11/16/2025	

PNB - CITY CHECKING

ALL Checks

Posted From: 11/01/2025 From Account:
Thru: 11/30/2025 Thru Account:

Check Nbr	Check Date	Payee	Amount
V6796	11/20/2025	GABLE, RUSSELL	1,574.49
	Manual Check	Pay period 11/03/2025 to 11/16/2025	
V6797	11/20/2025	HULL, ASHLEY N	1,664.09
	Manual Check	Pay period 11/03/2025 to 11/16/2025	
V6798	11/20/2025	STONER, SHANNON	1,343.99
	Manual Check	Pay period 11/03/2025 to 11/16/2025	
V6799	11/20/2025	WICKMAN, MATTHEW	2,213.93
	Manual Check	Pay period 11/03/2025 to 11/16/2025	
V6800	11/20/2025	WINKLER, RANDY	109.18
	Manual Check	Pay period 11/03/2025 to 11/16/2025	
DEFCOMP	11/06/2025	WISCONSIN DEFERRED COMPENSATION PROGRAM	120.00
	Manual Check	Deferred Comp PR 11.06.25	
DEFCOMP	11/20/2025	WISCONSIN DEFERRED COMPENSATION PROGRAM	120.00
	Manual Check	to record deferred comp 11.20.25	
DEPTREV	11/06/2025	WISCONSIN DEPARTMENT OF REVENUE	791.22
	Manual Check	State Withholding 11.06.25	
DEPTREV	11/20/2025	WISCONSIN DEPARTMENT OF REVENUE	858.65
	Manual Check	Payroll 11.20.25	
OCT-WRS	11/28/2025	WISCONSIN DEPARTMENT OF ETF- WRS	7,414.46
	Manual Check	OCT WRS Remittance	
11172025	11/17/2025	DELTA DENTAL ACH	382.94
	Manual Check	DENTAL-CHELSEA	
11202025	11/05/2025	GILLETT WATER & SEWER - EFT	1,089.75
	Manual Check		
11242025	11/13/2025	HEALTH INSURANCE WI DEPT OF ETF	13,647.90
	Manual Check	DECEMBER 2025 Premiums	
Grand Total			142,813.74

PNB - CITY CHECKING

ALL Checks

Posted From: 11/01/2025 From Account:
Thru: 11/30/2025 Thru Account:

	Amount
Total Expenditure from Fund # 100 - GENERAL FUND	107,100.43
Total Expenditure from Fund # 220 - LIBRARY	7,943.62
Total Expenditure from Fund # 501 - FRIENDS OF GILLETT	865.00
Total Expenditure from Fund # 600 - WATER UTILITY	5,106.02
Total Expenditure from Fund # 602 - SEWER UTILITY	4,990.17
Total Expenditure from Fund # 700 - CAPITAL OUTLAY	16,808.50
Total Expenditure from all Funds	142,813.74

PNB - UTILITY CHECKING

ALL Checks

Posted From: 11/01/2025 From Account:
 Thru: 11/30/2025 Thru Account:

Check Nbr	Check Date	Payee	Amount
5456	10/23/2025	AT&T MOBILITY UTIL-OCTOBER	315.72
5457	10/23/2025	BERGMANN'S SERVICE STATION INVOICE#14962	20.00
5458	10/23/2025	WE ENERGIES ACCT#0714555317-00003	5,181.45
5459	10/27/2025	GILLETT POSTMASTER WATER BILL DUE 11/20/25	314.76
5460	11/04/2025	BADGER METER	110.20
5461	11/04/2025	GFL ENVIRONMENTAL	122.26
5462	11/04/2025	MCCLONE W/COMP INS -15057	420.80
5463	11/04/2025	NORTHERN LAKE SERVICE INC	795.51
5464	11/04/2025	WISCONSIN RURAL WATER ASSOCIATIONS MEMBERSHIP	425.00
5465	11/12/2025	DIGGERS HOTLINE INVOICE# 251- 0 74401	101.70
5466	11/12/2025	GILLETT HARDWARE ANTIFREEZE/DEGREASER	112.89
5467	11/12/2025	HAWKINS INC	2,700.93
5468	11/12/2025	HYDROCORP LLC	500.00
5469	11/12/2025	WICKMAN, MATTHEW REPAIR CHAINSAW INV#576114-00	21.05
5470	11/13/2025	GFC LEASING - WI GORDON FLESCH CO COPIER LEASE	29.04
5471	11/13/2025	QUARLES & BRADY LLP STATEMENT# 6936592-CLIENT#400334.00024	5,000.00
5472	11/19/2025	BUSINESS CARD	209.66
5473	11/19/2025	BUSINESS CARD ROUTER	564.96
5474	11/19/2025	HAWKINS INC	40.00
5475	11/19/2025	HYDROCORP LLC	651.00

PNB - UTILITY CHECKING

ALL Checks

Posted From: 11/01/2025 From Account:
Thru: 11/30/2025 Thru Account:

Check Nbr	Check Date	Payee	Amount
5476	11/19/2025	OCONTO ELECTRIC ACCOUNT#617503	1,637.36
5477	11/19/2025	SPECTRUM BUSINESS	268.83
5478	11/19/2025	WE ENERGIES INV#5699827035	247.17
5479	11/20/2025	BUSINESS CARD	129.99
5480	11/20/2025	NWPA NORTHEAST WATER PROFESSIONALS ASSOC.	30.00
5481	11/20/2025	WE ENERGIES INVOICE#57006821946	3,132.20
5482	11/20/2025	WWOA/LMD REGISTRATON WWOA REG. OPERATORS MEETING	25.00
5483	11/25/2025	CORE & MAIN LP	207.92
5484	11/25/2025	GILLETT POSTMASTER WATER BILL DUE 12/22/25	314.76
5485	11/25/2025	PESHTIGO NATIONAL BANK HWY 22 LOAN	280.78
5486	11/25/2025	PESHTIGO NATIONAL BANK SEWER	47.16
11192025	11/20/2025	BUSINESS CARD Manual Check WRONG AMOUNT	-209.66
11202025	11/05/2025	GILLETT WATER & SEWER - EFT Manual Check 11/20/25	31.76
Grand Total			23,780.20

12/04/2025

8:18 AM

Reprint Check Register - Quick Report - ALL

Page: 3
ACCT

PNB - UTILITY CHECKING

ALL Checks

Posted From: 11/01/2025

From Account:

Thru: 11/30/2025

Thru Account:

Amount

Total Expenditure from Fund # 600 - WATER UTILITY

14,449.46

Total Expenditure from Fund # 602 - SEWER UTILITY

9,330.74

Total Expenditure from all Funds

23,780.20

SECOND AMENDMENT TO REAL PROPERTY LEASE AGREEMENT

THIS SECOND AMENDMENT TO REAL PROPERTY LEASE AGREEMENT (this “**Amendment**”), dated as of this ____ day of _____, 20____ (the “**Effective Date**”), by and between by and between **City of Gillett**, a municipal corporation, (“**Landlord**”), and **VB-S1 Assets, LLC**, a Delaware limited liability company (“**Tenant**”), recites and provides:

RECITALS

WHEREAS, Landlord is the fee owner of certain real property located in Oconto County, Wisconsin, (the “**Property**”).

WHEREAS, Tenant, by way of assignment, is the current tenant under that certain Real Property Lease Agreement with Landlord, dated June 9, 2003; and a First Amendment To Real Property Lease Agreement, dated June 5, 2013. (collectively the “**Lease**”).

WHEREAS, Tenant owns, operates, and maintains one or more wireless communications towers, equipment, shelters, and other associated improvements on the Premises (collectively, “**Improvements**”).

WHEREAS, Landlord and Tenant now desire to amend the Lease as more particularly provided below.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual agreements set forth below and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows.

1. **Defined Terms; Recitals.** Capitalized terms used but not defined herein shall have the meanings given to such terms in the Lease. The recitals set forth here and above are true and correct in all respects and are incorporated herein by reference.
2. **Renewal Terms.** Tenant shall have the option to extend the Lease for Five (5) additional Five (5) year renewal periods (each, a “**Renewal Term**”) with the initial Renewal Term commencing on the day immediately following the expiration date of the lease. Each such Renewal Term shall be deemed automatically exercised by Tenant unless Tenant provides written notice to Landlord of non-renewal at least thirty (30) days prior to expiration of the then-current term. Rent shall adjust as set forth in the Lease.
3. **Adjustment to Base Rent.** Section 3.2 of the Lease is hereby deleted and replaced with the following as of the Effective Date:

The Base Rent shall adjust on the first day of each anniversary of the Commencement Date of the Lease, by four percent (4%) over the prior year’s Base Rent amount.

4. **Assignment.** The Lease is hereby amended to delete any existing provisions to the contrary and to insert the following in their place: “Landlord may assign this Lease only in its entirety and only to any person or entity who or which acquires fee title to the Property.”
5. **Notices.** All notices under the Lease shall be delivered by Federal Express, or US certified mail return receipt requested, and addressed to:

If to Tenant:

VB-S1 Assets, LLC
c/o Vertical Bridge REIT, LLC
22 W Atlantic Ave, Suite 310
Delray Beach, Florida 33444
Attention: General Counsel
Ref: US-WI-5092

If to Landlord:

City of Gillett
150 North McKenzie Avenue
Gillett, Wisconsin 54124
chelsea.anderson@cityofgillett.wi.gov

6. Counterparts/Digital Signatures. This Amendment may be executed in counterparts with the same effect as if both parties hereto had executed the same document. Both counterparts shall be construed together and shall constitute a single document. Delivery of a copy of this Amendment (or any notices pursuant to the Lease) bearing an original signature by facsimile transmission, by DocuSign, by electronic mail in "portable document format" (".pdf") form, or by any other electronic means intended to preserve the original graphic and pictorial appearance of a document, will have the same effect as physical delivery of the paper document bearing the original signature.
7. Ratification. Except as amended and modified in this Amendment, the terms and conditions of the Lease (in existence prior to this Amendment) are ratified and confirmed in all respects and shall continue in full force and effect. In the event of any dispute between the terms of the Lease (in existence prior to this Amendment) and this Amendment, the terms of this Amendment shall govern and supersede those set forth in the Lease (in existence prior to this Amendment).
8. Landlord Statements. Landlord represents and warrants to Tenant that (i) Landlord is duly formed, validly existing, and in good standing in its jurisdiction of formation and authorized to do business where required; (ii) Landlord has full authority to execute and perform this Amendment, and the signatory(ies) have authority to bind Landlord; (iii) No consents or approvals are required for Landlord to execute and deliver this Amendment; (iv) Landlord is the sole owner of the Leased Premises and the Parent Parcel. These representations and warranties shall survive the execution and delivery of this Amendment. Landlord agrees to indemnify Tenant for any losses arising from a breach or inaccuracy of these representations and warranties, and such indemnity shall also survive execution and delivery.

[The remainder of this page is intentionally blank; signature page follows.]

(Above 3" Space for Recorder's Use Only)

Prepared by and Upon Recording Return to:

By: VB-S1 Assets, LLC
22 W Atlantic Ave, Suite 310
Delray Beach, Florida 33444
Attn: Allison Cannella – SVP & General Counsel

Cross Reference:

Site Name: Gillett
Site Number: US-WI-5092

Instrument #: 559761
Vol. 1090 Page: 247

SECOND AMENDMENT TO MEMORANDUM OF LEASE

This Second Amendment to Memorandum of Lease ("**Amendment**") is entered into and made effective as of _____ day of _____, 20____ and is by and between by and between **City of Gillett**, a municipal corporation, ("**Landlord**"), whose address is 150 North McKenzie Avenue, Gillett, Wisconsin 54124, and **VB-S1 Assets, LLC**, a Delaware limited liability company, whose mailing address is 22 W Atlantic Ave, Suite 310, Delray Beach, Florida 33444 ("**Tenant**"). Landlord and Tenant may be referred to herein as "**Party**" or jointly as "**Parties**".

WITNESSETH:

WHEREAS, Landlord and Tenant entered into that certain Lease Agreement dated June 05, 2003 ("**Lease**") as entered into record via that certain Memorandum of Lease dated June 05, 2003, as recorded on June 01, 2004 as Instrument #559761, and Vol. 1090 Page. 247 in the Public Records Office of Oconto County, State of WI. ("**Memorandum**"); and a First Amendment To Real Property Lease Agreement, dated June 5, 2013 The Lease and Memorandum may be referred to herein collectively as the "**Agreement**".

WHEREAS, Landlord and Tenant desire to amend the Agreement as set forth below in this Amendment.

NOW, THEREFORE, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, the Grantor and Grantee agree as follows:

1. **Recitals, Definitions.** The recitals set forth above are accurate and hereby incorporated into the Agreement by reference thereto. All capitalized terms not defined herein shall have the same meaning set forth in the Agreement.

2. **Amendment.** The Agreement is amended to add Five (5) additional Five (5) year renewal periods (each an “**Additional Renewal Term**”). Each such Additional Renewal Term shall be deemed automatically exercised by Tenant unless Tenant provides written notice to Landlord of non-renewal at least thirty (30) days prior to expiration of the then current term.

3. **Ratification.** Except as amended herein, all of the terms and conditions of the Agreement are hereby ratified and confirmed in all respects and shall remain unchanged and continue in full force and effect.

4. **Conflict.** In the event of any conflict between the terms of this Amendment and the Agreement, the terms of this Amendment shall govern and supersede those set forth in the Agreement.

5. **Successors and Assigns.** This Amendment shall inure to the benefit of and be binding upon the parties hereto and their respective successors and permitted assigns.

6. **Binding Effect.** This Amendment shall be binding upon the heirs, legal representatives, successors and assigns of the parties. The parties shall execute and deliver such further and additional instruments, agreements and other documents as may be necessary to evidence or carry out the provisions of this Amendment.

7. **Representations and Warranties.** To the extent applicable, each party hereby represents and warrants to the other party that such party: (a) is a duly authorized and existing entity; (b) is qualified to do business in the state in which the Property is located; and (c) has full right and authority to execute and enter into this Amendment and to perform the obligations imposed upon such party without the consent of any other party or person. Further, each of the persons executing this Amendment on behalf of such party hereby represents and warrants that such person is authorized to do so.

8. **Entire Agreement.** This and any attachments, which are hereby incorporated into and made a part of this Amendment, set forth the entire agreement between the parties with respect to the matters set forth herein. There have been no additional oral or written representations or agreements.

9. **Authority to Sign.** Each signatory of this Amendment represents hereby that he or she has the authority to execute and deliver the same on behalf of the party hereto for which such signatory is acting.

10. **Counterparts.** This Amendment may be executed in two (2) or more counterparts, each of which shall be deemed an original, but all of which together shall constitute but one and the same instrument.

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK, SIGNATURES BEGIN
ON NEXT PAGE]

[Tenant's Signature Page to Memorandum]

WITNESSES: _____ Name: _____ _____ Name: _____	TENANT: VB-S1 Assets, LLC By: _____ Name: _____ Title: _____ Date: _____
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STATE OF FLORIDA

COUNTY OF PALM BEACH

This instrument was acknowledged before me by means of ___ online notarization or ___ physical presence on _____, 20_____, by _____, as _____ of VB-S1 Assets, LLC.

Notary Public

Print Name: _____

My Commission Expires: _____

**Amendment No. 1 to the Agreement Dated, August 21, 2024
For Engineering Services
Highway 22 Sewer and Water Replacement Project
Between City of Gillett And Robert E. Lee & Associates, Inc.**

This amendment, dated October 13, 2025, is to complete a design to address only the impacts with WisDOT's proposed project.

SCOPE OF WORK

Due to the Federal government shutdown, the USDA loan and grant approvals for the project have been delayed, as concurrence letters from USDA were not received prior to the shutdown. To maintain project coordination with the Wisconsin Department of Transportation (WisDOT) and avoid conflicts with their scheduled work, REL will complete the following amended scope of services:

- Design and cost estimate preparation for sewer and water replacement work only in areas of direct conflict with the WisDOT Highway 22 project.
- Coordination with the awarded Contractor to review the scope of work and pricing to verify it aligns with the City's available budget and construction schedule.
- Communication and coordination with WisDOT staff to maintain consistency between City utility work and WisDOT's roadway improvements.

This amendment allows the City to proceed with required DT1078 coordination and utility conflict moves while USDA funding approval remains pending. In the event USDA concurrence is delayed or not granted, an additional amendment to formalize the conflict resolution plan may be issued.

COMPENSATION

The proposed fee for the engineering work is presented in the following list:


Original Contract Price.....	\$348,100
Total Amendment 1 (<i>time & expense</i>)	<u>\$ 18,000</u>
Total Revised Contract	\$366,100

All other terms and conditions of the original agreement shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have made and executed this Agreement as of the day and year first above written.

ROBERT E. LEE & ASSOCIATES, INC.

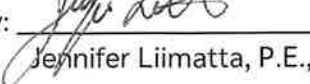
CITY OF GILLETT

By: 
Jared G. Schmidt, P.E., Vice President

By: _____
Jon Blaskowski, Mayor

Date: 11/13/2025

Date: _____

By: 
Jennifer Liimatta, P.E., Project Manager

Date: 11/13/2025

CITY OF GILLETT

2026 PROPOSED BUDGET

NOTICE IS HEREBY GIVEN that on Thursday, December 4, 2025 at 5:30 pm in the Council Chambers of the Gillett Municipal Building, 150 N McKenzie Ave, Gillett Wisconsin, a public hearing will be held on the proposed 2026 budget, following the public hearing the Council will vote on the proposed budget during a Common Council meeting at 6:00 pm that same night. The proposed budget is available for inspection in the business office at City Hall during normal business hours 8:00 am to 4:00 pm Mon - Thursday; at the Gillett Public Library during normal business hours; at the Gillett Post Office or the Gillett Police Department during normal business hours. The following is a summary of the proposed 2026 City Budget:

	2023 Budget	2024 Budget	2024 Actual	2025 Budget	2026 Budget
Taxes-General Levy	344,872.00	340,528.00	602,368.00	380,586.00	393,277.00
Taxes-Debt Levy	299,293.00	447,131.00	185,291.00	333,730.00	325,930.00
Other Taxes	118,007.00	118,307.00	106,452.00	103,018.00	122,003.00
Special Assessments/charges	1,000.00	-	-	-	-
Intergovernmental Revenues	639,681.00	766,347.00	792,021.00	798,596.00	809,793.00
Licenses & Permits	11,375.00	11,625.00	9,790.00	11,800.00	11,910.00
Fines, Forfeitures, Penalties	16,850.00	11,960.00	10,027.00	12,060.00	11,600.00
Public Charges for Service	148,890.00	161,940.00	142,006.00	160,740.00	145,940.00
Intergovernmental Charges	-	-	-	-	87,399.00
Miscellaneous	6,050.00	8,200.00	38,500.00	9,500.00	11,500.00
Other Financing Sources	225,000.00	-	-	-	57,500.00
TOTAL REVENUES	1,811,018.00	1,866,038.00	1,886,455.00	1,810,030.00	1,976,852.00
EXPENDITURES					
General Government					
General Government	267,983.00	234,167.00	301,142.00	271,590.00	225,010.00
Public Safety	484,424.00	467,967.00	432,157.00	527,512.00	612,680.00
Public Works	407,240.00	517,035.00	526,534.00	546,348.00	642,832.00
Health and Human Services	26,500.00	27,800.00	22,791.00	27,150.00	55,500.00
Culture, Recreation, Education	30,300.00	42,700.00	29,510.00	28,800.00	38,750.00
Conservation and Development	-	-	-	-	-
Capital Outlay and Planning	-	-	-	-	-
Debt Service	265,020.00	400,864.00	185,291.00	333,730.00	327,180.00
Other Financing Uses	282,600.00	175,505.00	60,000.00	74,900.00	74,900.00
TOTAL EXPENDITURES	1,764,067.00	1,866,038.00	1,557,425.00	1,810,030.00	1,976,852.00