

Village of Hampshire  
Village Board Meeting  
Thursday March 1, 2018 – 7:00 PM  
Hampshire Village Hall – 234 S. State Street

## AGENDA

1. Call to Order
2. Establish Quorum (Physical and Electronic)
3. Pledge of Allegiance
4. Citizen Comments
5. Approval of Minutes February 15, 2018
6. Village President's Report
  - a) Approving an option and land lease agreement for Telecommunications structure and related equipment with DRA Properties, LLC (Cameron Drive/Lakewood Lift Station)
  - b) Approval Liquor License B-1 at Arrowhead/Citgo 19N479 Route 20 –Ismail Mohammed.
7. Village Board Committee Reports
  - a) Economic Development
  - b) Finance
    1. Accounts Payable
  - c) Fields & Trails
  - d) Planning/Zoning
  - e) Public Works
  - f) Village Services
  - g) Public Safety
  - h) Business Development Commission
8. New Business
9. Announcements
10. Executive Session:
11. Any items to be reported and acted upon by the Village Board after returning to open session
12. Adjournment

The Village of Hampshire, in compliance with the Americans With Disabilities Act, requests that persons with disabilities, who require certain accommodations to allow them to observe and/or participate in the meeting(s) or have questions about the accessibility of the meeting(s) or facilities, contact the Village at 847-683-2181 to allow the Village to make reasonable accommodations for these persons

**VILLAGE OF HAMPSHIRE  
REGULAR MEETING OF THE BOARD OF TRUSTEES MINUTES  
February 15, 2018**

The regular meeting of the Village Board of Hampshire was called to order by Village President Jeffrey Magnussen at 7:00 p.m. in the Village of Hampshire Village Board Room, 234 S. State Street, on Thursday, February 15, 2017.

Present: Christine Klein; Toby Koth; Ryan Krajecki; Janet Kraus; Erik Robinson; Michael Reid  
Absent: None  
Also Present: Village Clerk Linda Vasquez, Village Finance Director Lori Lyons; Village Police Chief Brian Thompson, Village Engineer Julie Morrison, Village Attorney Mark Schuster.

A quorum was established.

President Magnussen led the Pledge of Allegiance.

**Citizen Comments**

Jenny Ruth & Danille Tegtman would like to have a block party February 17, 2018 from 5-9 p.m. at Maple Place, a fund raiser to help out a friend who passed away suddenly plus has full custody of his little daughter. They are trying to ship his body back home. They know it's not on the agenda but hoping the board would amend the agenda and approve this.

Ismail Mohammed introduced himself as the new owner at Arrowhead Citgo; he would like to update the truck carwash and has started the process of obtaining a liquor license. Village President Magnussen will have a liquor commission meeting on February 22, 2018 at 6 p.m.

Trustee Reid moved, to amend the tonight's agenda to include approval of the block party on Maple Street February 17, 2018.

Seconded by Trustee Koth  
Motion carried by voice vote.  
Ayes: Klein, Krajecki, Kraus, Reid, Robinson, Koth  
Nays: None  
Absent: None

**Minutes**

Trustee Krajecki moved to approve the minutes of February 1, 2018; with the changes under the consent agenda item D & E.

Seconded by Trustee Klein  
Motion carried by voice vote.  
Ayes: Klein, Krajecki, Kraus, Reid, Robinson, Koth  
Nays: None  
Absent: None

**VILLAGE PRESIDENT REPORT**

Trustee Koth moved to approve the block party on Maple Street- February 17, 2018 from 5-9 p.m.

Seconded by Trustee Kraus  
Motion carried by roll call vote  
Ayes: Klein, Koth, Krajecki, Kraus, Reid, and Robinson  
Nays: None  
Absent: None

Approval: Elm Street EWST - Bid results

Trustee Robinson moved to award the bid to Jetco, LTD and with the base plus the alternate 1 and 1A in the amount of \$431,050.00.

Seconded by Trustee Krajecki  
Motion carried by voice vote.  
Ayes: Klein, Krajecki, Kraus, Reid, Robinson, Koth  
Nays: None  
Absent: None

Discussion regarding RLF close out and potential project/options Trustee Krajecki & Lori Lyons did a power point presentation on what they learned about the RLF down at a meeting they attended. If the Village would pay off the active loans in return the Village would or can receive \$1,030,435.00 for 2 no bid projects, but must fit the criteria besides filling out the paperwork for a grant. The years to remember is 2018 closeout the accounts, 2020 all funds to be approved and 2022 money to be spent. If a project is denied we will have two years to keep reapplying. So in the long run we need to come up with projects that we could possibly fit the criteria, unfortunately, we can't use the money towards anything new for the Village.

## **VILLAGE BOARD COMMITTEE REPORTS**

### **a. Business Development Commission**

Trustee Krajecki reported they are now talking about Route 72. Some landowners are not in compliance with the Village ordinances. Next meeting will be March 14 at 6:30 p.m.

**b. Economic Development** – Trustee Reid reported the Business Expo will be on March 10, Letters went out to the businesses at Industrial Park about the signage at Allen and Rowell Road.

### **c. Finance**

#### **Accounts Payable**

Trustee Klein moved to approve the Accounts Payable in the sum of \$205,812.40, to be paid on or before February 21, 2018.

Seconded by Trustee Robinson  
Motion carried by roll call vote  
Ayes: Klein, Krajecki, Reid, and Robinson.  
Nays: Kraus, Koth  
Absent: None

Trustee Klein moved to approve the Accounts Payable reimbursable to Brendan Coffey, Ryan Krajecki and Brian Thompson in the sum of \$930.05 to be paid on or before February 21, 2018.

Seconded by Trustee Kraus  
Motion carried by roll call vote  
Ayes: Klein, Koth, Krajecki, Kraus, Reid, and Robinson.  
Nays: None  
Absent: None

**d. Planning/Zoning**- Trustee Robinson reported that a meeting will be coming up in March date and time not yet been confirmed. ZBA meet Tuesday, February 13, 2018 and passed Tuscany Wood Unit II.

**e. Public Safety**- Trustee Koth reported there was a meeting held today at 5:30 p.m. to discuss School District 300 their issues with the school traffic, the school District 300 took away the school officer plus no letter to parents about this.

Trustee Klein moved to approve the following:

School District 300 pay for the signage – stating no left or right hand turns from 3:30 to 4 p.m. when school is in session.

Send a letter to all residents on Edgewood informing them that these changes are not coming from the Village but from School District 300.

Deduct all expenses being spent from School District 300 transition fees.

Seconded by Trustee Kraus  
Motion carried by roll call vote  
Ayes: Klein, Koth, Krajecki, Kraus, and Robinson.  
Nays: None  
Absent: None  
Abstain: Reid

Please post on social media all private plowing should not be blocking the kids walking to school on the sidewalks. Right now they have to walk on the streets, which is dangerous for them.

**f. Public Works** – No report

**Village Services** – Trustee Kraus reported the agreement for Verizon is now in the hands with our Village Attorney to look over, we should be able to go ahead at the next Village Board meeting, to agree and meet with the Lakewood Crossing residents about Verizon putting in a pole by the lift station, to help with better reception there and at the tollway.

**g. Fields & Trails** -- No report

Trustee Klein reported Sentco Fastener is now in town at Getz's old building. Sentco Fastener is a distribution company.

**ADJOURNMENT:**

Trustee Krajecki moved to adjourn the Village Board meeting at 8:08 p.m.

Seconded by Trustee Kraus  
Motion carried by voice vote  
Ayes: All  
Nays: None  
Absent: None

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Linda Vasquez Village Clerk

**A RESOLUTION  
APPROVING AN OPTION AND LAND LEASE AGREEMENT FOR  
TELECOMMUNICATIONS STRUCTURE AND RELATED EQUIPMENT  
WITH DRA PROPERTIES, LLC  
(Cameron Drive / Lakewood Lift Station Property)**

WHEREAS, DRA Properties, LLC ("DRA") desires to locate certain a telecommunications tower and related equipment on the Cameron Drive / Lakewood Lift Station property owned by the Village and otherwise operated as part of its wastewater conveyance and treatment system; and

WHEREAS, DRA has proposed that the Village enter into a certain written Option and Land Lease Agreement setting forth the terms and conditions under which it might occupy space on the premises, and specifically identifying the space to be occupied; and

WHEREAS, the Corporate Authorities desire to enter into such written agreement for use of space on the premises, for such purposes; and

WHEREAS, the parties have negotiated the terms and provisions of an Option and Land Lease Agreement for use of a portion of the premises, and have committed such terms and provisions to a written Option and Land Lease Agreement between them.

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF HAMPSHIRE, KANE COUNTY, ILLINOIS, AS FOLLOWS:

1. The proposed Option and Land Lease Agreement, by and between the Village and DRA Properties, LLC, for a leasehold of certain space located on the Cameron Drive / Lakewood Lift Station property owned by the Village, for locating on the premises a telecommunications tower and related equipment, shall be and is hereby approved, in words and figures as set forth on the attached Exhibit "A."

2. The Village President shall be and is authorized to execute said Option and Land Lease Agreement on behalf of the Village; and the Village Clerk shall attest his execution thereof as need be; and the same may be delivered to DRA after receipt by the Village Clerk of an original of said Structure Lease Agreement properly executed by DRA.

3. Installation of the telecommunications tower and related equipment shall be subject to review of a proper application for, and issuance of, a building permit by the Village.

4. This Resolution shall be in full force and effect from and after its passage and approval as provided by law.

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2018

AYES: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSTAIN: \_\_\_\_\_

ABSENT: \_\_\_\_\_

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Jeffrey R. Magnussen  
Village President

ATTEST:

\_\_\_\_\_  
Linda Vasquez  
Village Clerk

**Bazos, Freeman, Schuster & Braithwaite LLC**  
*Attorneys at Law*

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**MEMORANDUM**

**CONFIDENTIAL / ATTORNEY – CLIENT PRIVILEGE**

**TO:** Village President and Board of Trustees  
**FROM:** Mark Schuster / Village Attorney  
**DATE:** February 20, 2018  
**RE:** Proposed Lease for Lakewood Tower Site

**Background**

DRA Properties has proposed to lease space at the site of the Lift Station in Lakewood Crossing Subdivision (Cameron Drive) for a telecommunications tower in the Village.

**Question Presented**

Are the proposed Lease terms acceptable to the Village?

**Discussion**

DRA Properties has agreed to an Option and Land Lease Agreement for the site, including the following key terms and provisions:

Option	One year (renewable) - \$500 each
Lease Term	5 years (if option is exercised)
Extensions	5 x 5 years (total, 30 years)
Rent	\$1,000
Escalator	2% per year
Space	684 s.f.
Height of Monopole	Not to exceed 150'
Access	Via existing driveway to/from Cameron Drive
Utilities/Taxes	Paid by Lessee
Assignment/Subletting	Allowed

The site is currently improved with a lift station for the Village's wastewater conveyance system; there are no other outside improvements at this site at this time.

**Action(s) Needed**

- A. Enact a Resolution approving the proposed Option and Land Lease Agreement.
- B. Execute / receive a signed original of the agreement.
- C. Deliver a copy of the executed agreement to the Kane County Assessor.



**OPTION & LAND LEASE**

This Option and Land Lease, hereinafter referred to as "Lease", is made the last day executed below by and between Village of Hampshire, having an address of 234 South State Street, Hampshire, IL 60140-0457, (hereinafter referred to as "Lessor"), and DRA Properties, LLC, a Missouri limited liability company, having an office at 144 West Lockwood Avenue, Suite 200, Webster Groves, MO 63119 (hereinafter referred to as "Lessee.")

1. The Option.

(a) For the sum of \$500.00 (five hundred dollars and 00/100) (the "Option Fee"), to be paid to Lessor by Lessee upon execution of this Lease and other good and valuable consideration, Lessor hereby grants to Lessee the exclusive and irrevocable option for one (1) year from the date hereof (the "Initial Option Period"), to lease the Leased Space (as defined below) on the terms and conditions set forth below (the "Option"). The Option may be extended for an additional one (1) year period upon written notification to Lessor by Lessee accompanied by the payment of an additional \$500.00 (five hundred dollars and 00/100) (the "Additional Option Fee"), delivered to Lessor prior to the end of the Initial Option Period. The Initial Option Period, as it may be extended, is referred to herein as the "Option Period."

(b) In the event the Additional Option Fee is not paid by DRA Properties and/or written notice is not delivered to Lessor by the due date for the same, then the Option will terminate and this Option and Land Lease Agreement will terminate and Lessor will be entitled to retain all previously paid sums as full payment for the Option granted hereunder. However, if Lessor accepts any Additional Option Fee, Rent (as defined below), and/or written notice after the due date for the same, then Lessee's failure to make timely payment of the additional fee will be deemed waived and this agreement will be reinstated. Upon Lessee's exercise of the Option, the Lease which follows will take effect.

(c) During the Option Period, Lessee shall have the right to enter the Premises (defined below) with prior notice to Lessor to conduct tests and studies, at Lessee's expense, to determine the suitability of the Leased Space for Lessee's intended use. The tests may include, without limitation, surveys, soil tests and environmental assessments, subject to Paragraph 23 below.

(d) Lessee may exercise the Option by delivery of written notice to Lessor in accordance with the Notice provision specified herein. Upon Lessee's exercise of the Option, the Lease which follows will take effect.

2. Leased Space and Premises. Upon Lessee's exercise of the Option, Lessor shall lease, and hereby leases, to Lessee approximately 684 square feet of space as depicted in Exhibit A attached hereto (the "Leased Space") within the property commonly known as Hampshire Lift Station at 1780 Cameron Drive (PIN: 02-07-351-017 for base of monopole and 02-07-351-018 for access) with the legal description set forth in Exhibit B attached hereto ("Premises"). Lessor also hereby grants to Lessee the right to survey the Leased Space at Lessee's cost. The survey will automatically replace Exhibit A and be made a part hereof. The survey described in Paragraph 23 shall describe the Leased Space and any utility easement(s), and shall identify the existing access from Cameron Drive currently depicted on Exhibit A, and the Premises currently described on Exhibit B; and any such descriptions and identifications set forth in the survey will replace any description set forth in Exhibit A and in Exhibit B as soon as it becomes available. In the event of any discrepancy between the description of the Leased Space contained herein and the survey, the survey will control. The Leased Space will be utilized to construct, support and operate a wireless communications facility, including a communications tower, antennas, cables, and related structures and improvements (collectively the "Structures"), including the uses as permitted and described in Section 11 of this Lease and

for any other purpose with the Lessor's prior written consent which shall not be unreasonably withheld, conditioned or delayed. *Provided, Lessee shall screen the Leased Space from view by planting evergreen shrubs or other vegetation reasonably acceptable to the Village.*

3. Term. The term of this Lease will be for five (5) years from the date Lessee exercises its Option ("Lease Commencement Date"). Lessee may extend the Lease for five (5) additional terms of five-years each subject to rent escalations described in Paragraph 4.

4. Rent.

(a) For the first year of the Lease. Lessee will pay \$1,000 per month (the "Rent"), paid in advance to Lessor. Beginning with the 2<sup>nd</sup> year of the Lease and for every year thereafter, the then current monthly rental fee will be increased by two percent (2%).

(b). Additional Rent: For each additional tenant on the Structure (after the initial tenant). Lessee agrees to pay additional rent of \$300 per month ("Additional Rent") to Lessor for each tenant who enters into a sub-lease agreement and attaches equipment to the Structure. The Additional Rent amount shall be increased by two per cent (2%) on the date of increase in Rent specified in Paragraph 4(a) above, and for every year thereafter.

5. Ingress and Egress. Lessor hereby grants to Lessee an easement (the "Easement") for ingress, egress and regress from Cameron Drive via the existing driveway and over and across the Premises adjacent to the Leased Space for construction, operation and maintenance of the Structures on the Leased Space, and for installation, construction, operation and maintenance of underground and above ground telephone, fiber, and power lines, in connection with its use of the Leased Space. The term of this Easement will commence upon exercise of the Option and will continue until the last to occur of (i) expiration of the initial term or renewal term, or (ii) removal by Lessee of all of its property from the Leased Space after expiration of the initial term or renewal term. The location and configuration of the Easement will be agreed upon by the parties within ten (10) business days after the latter of Lessee's exercise of the Option, or upon Lessee's approval of the survey. The Easement shall be included in any recorded Memo (as hereinafter defined) of this Lease. In addition, at Lessee's request and expense, this Easement will be set forth in a separate easement agreement (the "Easement Agreement") which Lessor and Lessee agree to execute and which Lessee may record as an encumbrance on the Premises. In all events, the Easement and this Lease shall be binding upon all subsequent owners, successors and assigns. Lessee agrees that Lessor may, at Lessor's expense, relocate the above described easements to another comparable location on the Premises provided that: (a) Lessee receives no less than sixty (60) days prior written notice thereof; (b) Lessee approves the proposed new location of the easement, which approval will not be unreasonably withheld or delayed; (c) Lessee's access and beneficial use and enjoyment of the Leased Space is not interrupted, obstructed or materially affected; and (d) the utility services to the Leased Space are not interrupted.

6. Title and Quiet Possession. Lessor represents and covenants that Lessor owns the Leased Space in fee simple terms, free and clear of all liens, encumbrances and restrictions of every kind and nature, except for those as set forth below:

<u>Name of Lien holder</u>	<u>Type of Lien</u>
No Liens known to Lessor	

Lessor represents and warrants that there are no matters affecting title that would prohibit, restrict or impair the leasing of the Leased Space or use or occupancy thereof in accordance with the terms and conditions of the Lease. Lessor represents and warrants to Lessee that Lessor has the full right to make this Lease and that Lessee will have quiet and peaceful possession of the Leased Space throughout the initial

Site Name: Rutland NW  
Site No.: (DRA Site Number)

term or renewal term.

7. Subordination, Non-disturbance and Attornment.

(a) Lessee agrees that this Lease will be subject and subordinate to any mortgages or deeds of trust now or hereafter placed upon the Leased Space and to all modifications thereto, and to all present and future advances made with respect to any such mortgage or deed of trust; provided that, the holder of any such instrument agrees in writing that Lessee's possession of the Leased Space will not be disturbed so long as Lessee will continue to perform its duties and obligations under this Lease and Lessee's obligation to perform the duties and obligations will not be in any way increased or its rights diminished by the provisions of this paragraph. Lessee agrees to attorn to the mortgagee, trustee, or beneficiary under any such mortgage or deed of trust, and to the purchaser in a sale pursuant to the foreclosure thereof; provided that, Lessee's possession of the Leased Space will not be disturbed so long as Lessee will continue to perform its duties and obligations under this Lease. Lessee's obligations hereunder are conditioned upon receipt by Lessee, within ten (10) business days after Lessee's notice of its intent to exercise the Option, or within ten (10) business days after the date of creation of any future mortgages or deeds of trust, of a Subordination, Non-disturbance and Attornment Agreement in form reasonably acceptable to Lessee, from any holder of a mortgage, deed to secure debt, or deed of trust to which this Lease is, or will become, subordinate.

(b) Secured Parties. Lessee may from time to time grant to certain lenders selected by Lessee and its affiliates (the "Lenders") a lien on and security interest in Lessee's interest in the Lease and all assets and personal property of Lessee located on the Leased Space ("the "Personal Property") as collateral security for the repayment of any indebtedness to the Lenders. Lessor hereby agrees to subordinate any security interest, lien, claim or other similar right, including, without limitation, rights of levy or distraint for rent, Lessor may have in or on the Personal Property, whether arising by agreement or by law, to the liens and/or security interests in favor of the Lenders, whether currently existing or arising in the future. Nothing contained herein shall be construed to grant a lien upon or security interest in any of Lessor's assets. Should Lender exercise any rights of Lessee under the Lease, including the right to exercise any renewal option(s) or purchase option(s) set forth in the Lease, Lessor agrees to accept such exercise of rights by Lenders as if same had been exercised by Lessee, and Lessee, by signing below, confirms its agreement with this provision. If there shall be a monetary default by Lessee under the Lease, Lessor shall accept the cure thereof by Lenders within fifteen (15) days after the expiration of any grace period provided to Lessee under the Lease to cure such default, prior to terminating the Lease. If there shall be a non-monetary default by Lessee under the Lease, Lessor shall accept the cure thereof by Lenders within thirty (30) days after the expiration of any grace period provided to Lessee under the Lease to cure such default, prior to terminating the Lease. The Lease may not be amended in any respect which would be reasonably likely to have a material adverse effect on Lenders' interest therein or surrendered, terminated or cancelled, without the prior written consent of Lenders. If the Lease is terminated as a result of a Lessee default or is rejected in any bankruptcy proceeding, Lessor will enter into a new lease with Lenders or their designee on the same terms as the Lease within fifteen (15) days of Lenders' request made within thirty (30) days of notice of such termination or rejection, provided Lenders pay all past due amounts under the Lease. The foregoing is not applicable to normal expirations of the term of the Lease. In the event Lessor gives Lessee any notice of default under the terms of the Lease, Lessor shall simultaneously give a copy of such notice to Lender at an address to be supplied by Lessee. Lessee shall have the right to record a memorandum of the terms of this paragraph.

8. Governmental Approvals and Compliance. During the initial term or renewal term. Lessee will make reasonable efforts to comply with all applicable laws affecting Lessee's use or occupancy of the Leased Space, the breach of which might result in a penalty on Lessor or forfeiture of Lessor's title to the Leased Space. Lessee will not commit, or suffer to be committed, any waste on the Leased Space. Lessor

Site Name: Rutland NW  
Site No.: (DRA Site Number)

agrees to fully cooperate with Lessee in order to obtain the necessary permits for construction and use of the Leased Space and its Structures (including any modification(s) to the tower or Leased Space or the addition(s) of equipment or sublessees to the tower or Leased Space), including, but not limited to, zoning approvals/permits and building permits. Lessor agrees not to take any action that may adversely affect Lessee's ability to obtain all of the necessary permits required for construction of the Structures. Lessee will obtain any necessary governmental licenses or authorizations required for the construction and use of Lessee's intended Structures on the Leased Space and will furnish copies of same to Lessor as same are issued.

9. Assignment and Subleasing. Lessee may sublet all or part of the Leased Space or may assign or transfer this Lease in whole or in part with written notice to Lessor. Lessor may not assign the Rent or the Lease or any rights hereunder, or grant any interest in any portion of the Premises, except in connection with conveyance of Ice simple title to the Premises, without the prior written consent of Lessee, in Lessee's sole and absolute discretion. In the event that Lessee from time to time subleases all or a portion of the Leased Space or as otherwise reasonably required by Lessee for work at the Leased Space, Lessor hereby grants to Lessee a temporary construction easement over such portion of the Premises as is reasonably necessary for such work. Following the completion of such work, Lessee shall, at Lessee's sole cost and expense, promptly repair any damage to the temporary easement area arising from Lessee's use thereof.

10. Notices. All notices, demands, requests, consents, approvals and other instruments required or permitted to be given pursuant to this Lease will be in writing, signed by the notifying party, or officer, agent or attorney of the notifying party, and will be deemed to have been effective upon delivery if served personally, including but not limited to delivery by messenger, overnight courier service or by overnight express mail, or upon posting if sent by registered or certified mail, postage prepaid, return receipt requested, and addressed as follows:

To Lessor:	Village of Hampshire 234 South State Street Hampshire, IL 60140-0457 Attn: Village Clerk
Rent Payable to:	Village of Hampshire c/o TBD
To Lessee:	DRA Properties, LLC 144 W Lockwood Avenue, Suite 200 Webster Groves, MO 63119 RE: Rutland NW Attn: Douglas K. Dolan Phone #: (314) 963-7710

The address to which any notice, demand, or other writing may be delivered to any party as above provided may be changed by written notice given by the party as above provided. Simultaneously with any notice of default given to Lessee under the terms of this Lease, Lessor shall deliver a copy of such notice to Lender at an address to be provided by Lessee.

11. Lessee Improvements. Lessee has the right, at its sole expense, to make the improvements on the Leased Space as it may deem necessary, including any improvements necessary for the construction and operation of the Structures. Lessee will be responsible for the cost of any site preparation work necessary to prepare the Leased Space to support the Structures. All Lessee's improvements, including but not limited to, prefabricated buildings, generators, fencing, Structures and any other improvements will remain the

Site Name: Rutland NW  
Site No.: (DRA Site Number)

property of Lessee. The Structures may be used for the transmission, reception and relay of communication signals, including, without limitation, radio frequency signals. Upon termination of this Lease, Lessee will, to the extent reasonable, restore the Leased Space to its original condition at the commencement of this Lease including sub-surface removal to a depth of three feet (3').

12. Insurance.

(a) Lessor, at all times during the initial term or renewal term of this Lease, will maintain in full force a comprehensive public liability insurance policy covering all of their operations, activities, liabilities and obligations on the Leased Space, having limits not less than One Million Dollars (\$1,000,000) which will name Lessee as an additional insured party. On or before the Commencement Date, Lessor will give Lessee a certificate of insurance evidencing that such insurance is in effect. Such insurance shall name Lessee as an additional insured with respect to the Leased Space, shall be issued by an insurance company authorized to do business in the state in which the Leased Space is located and shall provide thirty (30) days prior written notice to the Lessee of any cancellation of such policy. Lessor shall deliver to Lessee a renewal certificate evidencing that such insurance is in effect within ten business days of Lessee's request for such insurance.

(b) Lessee, at all times during the term(s) of this Lease, will maintain in full force a comprehensive public liability insurance policy covering all of its operations, activities, liabilities and obligations on the Leased Space, having limits not less than One Million Dollars (\$1,000,000). On or before the Commencement Date, Lessee will give Lessor a certificate of insurance evidencing that such insurance is in effect. Lessee shall deliver to Lessor a renewal certificate evidencing that such insurance is in effect within ten (10) business days of Lessor's request for such certificate. The insurance policy shall be issued by an insurance company authorized to do business in the state in which the Leased Space is located and shall provide thirty (30) days prior written notice to the Lessor of any cancellation of such policy. Any insurance required to be provided by Lessee may be provided by a blanket insurance policy covering the Leased Space and other properties leased or owned by Lessee provided that such blanket insurance policy complies with all of the other requirements with respect to the type and amount of insurance.

13. Operating Expense. Lessee will pay for all water, gas, heat, light, power, telephone service, and other public utilities furnished to the Leased Space and used by Lessee throughout the initial term or renewal term hereof, and all other costs and expenses of every kind whatsoever in connection with the use, operation, and maintenance of the Leased Space and all activities conducted thereon.

14. Taxes. Lessee will pay any personal or real property taxes attributable to the Structures.

15. Maintenance. Lessee will use best efforts to maintain the Leased Space in good condition and state of repair. Except insofar as Lessee is made responsible by this Lease, Lessor will maintain the premises surrounding the Leased Space in good condition and state of repair.

16. Hold Harmless. Lessor will be held harmless by Lessee from any liability (including reimbursement of reasonable attorneys' fees and all costs) for damages to any person or any property in or upon the Leased Space at Lessee's invitation, or for damages to any person or property resulting from the actions of Lessee (including damages caused by or resulting from the existence of the Structures) on the Leased Space, unless the damages are caused by, or are the result of the misconduct or negligence of Lessor or any of Lessor's agents, servants, employees, licensees or invitees. Notwithstanding any provisions herein to the contrary, it is understood and agreed that all property kept, installed, stored or maintained in or upon the Leased Space by Lessee will be so installed, kept, stored or maintained at the risk of Lessee. Lessor will

not be responsible for any loss or damage to equipment owned by Lessee which might result from tornadoes, lightning, wind storms, or other Acts of God: provided, however, Lessor will be responsible for, and agrees to hold Lessee harmless from any liability (including reimbursement of reasonable legal fees and all costs), for damages to any person or any property in or upon the Leased Space arising out of the misconduct or negligence of Lessor or any of Lessor's agents, servants, employees, licensees or invitees. Except for willful misconduct, neither Lessor nor Lessee will in any event be liable in damages for each other's business loss, business interruption or other consequential damages of whatever kind or nature, regardless of the cause of the damages, and each party, and anyone claiming by or through them, expressly waives all claims for the damages.

17. Termination Rights.

(a) Lessee may terminate this Lease, at its option, after giving Lessor not less than sixty (60) days prior written notice to cure, if: (i) any governmental agency denies a request by Lessee for a permit, license or approval which is required for Lessee to construct or operate the Structures on the Leased Space or any such permit is revoked; (ii) Lessee determines that technical problems or radio interference problems from other antennas or from nearby radio transmitting facilities, which problems cannot reasonably be corrected.

impair or restrict Lessee from using the Leased Space for Lessee's intended purpose; (iii) Lessee determines that it does not have acceptable and legally enforceable means of ingress and egress to and from the Leased Space; (iv) Lessor does not have legal or sufficient ownership of or title to the Leased Space or Premises or the authority to enter into this Lease; (v) utilities necessary for Lessee's contemplated use of the Leased Space are not available; (vi) the Leased Space is damaged or destroyed to an extent which prohibits or materially interferes with Lessee's use of the Leased Space or Lessee's equipment and attachments thereto; (vii) the Premises now or hereafter contains a Hazardous Material; (viii) Lessee is unable to obtain a Subordination, Non-disturbance and Attornment Agreement; (ix) a material default by Lessor occurs; (x) Lessor fails to perform any of the material covenants or provisions of this Lease or if any representation or warranty contained herein is found to be untrue; (xi) the Leased Space is the subject of a condemnation proceeding or taking by a governmental authority, or quasi-governmental authority with the power of condemnation, or if the Leased Space is transferred in lieu of condemnation (rent will be abated during the period of condemnation or taking); (xii) the use of the site will not sufficiently benefit Lessee economically or commercially; (xiii) if Lessee determines, in its sole discretion that it will not be viable to use the site for its intended purpose; or (xiv) if Lessee determines, in its sole discretion, that it will be unable to use the site for any reason. In the event of termination by Lessee or Lessor pursuant to this provision, Lessee will be relieved of all further liability hereunder. Any rental fees paid prior to the termination date will be retained by Lessor. In the event Lessor fails to perform its obligations under this Lease for any reason other than Lessee's breach. Lessee may pursue all remedies available at law and in equity. In the event Lessor fails to comply with the terms of this Lease, Lessee may, in its sole and absolute discretion, cure any such default, and to the extent Lessee incurs any expenses in connection with such cure (including but not limited to the amount of any real property taxes Lessee pays on behalf of Lessor), Lessor agrees to promptly reimburse Lessee for such expenses incurred and hereby grants Lessee a security interest and lien on the Premises, to secure Lessor's obligation to repay such amounts to Lessee. In addition, Lessee may offset the amount of any such expenses incurred against any rent payable hereunder.

(b) Lessor may only terminate this Lease, at its option, in the event of a material default by Lessee or Lessee's failure to pay Rent when due, which default or failure is not cured within sixty (60) days after Lessee's receipt of written notice of such default or failure. No such failure to cure a material default, however, will be deemed to exist if Lessee has commenced to cure such default within said period and provided that such efforts are prosecuted to completion with reasonable diligence. Delay in curing a material default will be excused if due to causes beyond the reasonable control of Lessee,

Site Name: Rutland NW  
Site No.: (DRA Site Number)

19. Binding on Successors. The covenants and conditions contained herein will apply to and bind the heirs, successors, executors, administrators and assigns of the parties hereto. Further, this Lease will run with the land and all subsequent purchasers will be subject to the terms and conditions specified herein.

20. Access to Leased Space/Premises. Lessee shall have at all times during the initial term or renewal term the right of access to and from the Leased Space and all utility installations servicing the Leased Space on a 24 hours per day/7 days per week basis, over and across the Premises, on foot or by motor vehicle, including trucks, and for the installation and maintenance of utility wires, cables, conduits and pipes over, under and along the right-of-way extending from the existing driveway from the public right-of-way of Cameron Drive as depicted on Exhibit "A."

21. Governing Law. The parties intend that this Lease and the relationship of the parties will be governed by the laws of the State in which the Leased Space is located.

22. Entire Lease. All of the representations and obligations of the parties are contained herein, and no modification, waiver or amendment of this Lease or of any of its conditions or provisions will be binding upon a party unless in writing signed by that party or a duly authorized agent of that party empowered by a written authority signed by that party. The waiver by any party of a breach of any provision of this Lease will not operate or be construed as a waiver of any subsequent breach of that provision by the same party, or of any other provision or condition of the Lease.

23. Survey and Testing. Lessee will have the right during the Option period to survey, soil test, and make any other investigations necessary to determine if the surface and subsurface of the Leased Space are suitable for construction and operation of the Structures.

a) In connection with entry onto the Premises by Lessee, or its agents, employees or contractors to conduct any investigations,

i) Lessee shall give Seller reasonable advance notice of such entry

ii) Lessee shall conduct such entry and any inspections in connection therewith in a manner reasonably acceptable to Seller and so as to minimize interference with the operations at the Premises;

iii) Lessee shall identify the company or persons who shall perform such testing and the proposed scope and methodology of the testing;

iv) Lessee shall provide certificates of insurance from said parties complying with the requirements of Paragraph 12 above.

b) If Lessee, prior to completion of construction of the Structures determines that for any reason the surface or subsurface of the Leased Space is not suitable to construct and operate the Structures, this Lease, upon written notice given to Lessor prior to completion of construction the Structures will become null and void; provided that at Lessee's sole expense the Leased Space will be promptly restored to the extent contemplated by the Lessee Improvements section above and provided further that Lessee will deliver copies of all soil tests and investigation reports to Lessor. In the event of any such termination by Lessee, any option or rent payments paid by Lessee prior to such termination shall be retained by Lessor.

24. Oil, Gas and Mineral Rights. Lessor does not grant, lease, let or demise hereby, but expressly excepts and reserves here from all rights to oil, gas and other minerals in, on or under and that might be produced or mined from the Leased Space; provided, however, that no drilling or other activity will be undertaken on or beneath the surface of the Leased Space or Easement area to recover any oil, gas or minerals. This Lease is given and accepted subject to the terms and provisions of any valid oil, gas and mineral lease covering the Leased Space or any part thereof now of record in the office of the County Clerk, provided, however, that any future oil, gas or mineral lease covering the above-described lands or any part thereof will be in all respects subordinate and inferior to the rights, privileges, powers, options, immunities, and interests granted to licensee under the terms of this Lease.

25. Hazardous Waste.

(a) The term "Hazardous Materials" will mean any substance, material, waste, gas or particulate matter which is regulated by the local governmental authority where the Leased Space is located, the State in which the Leased Space is located, or the United States Government, including, but not limited to, any material or substance which is (i) defined as a "hazardous waste," "hazardous material," "hazardous substance," "extremely hazardous waste," or restricted hazardous waste" under any provision of state or local law, (ii) petroleum, (iii) asbestos, (iv) polychlorinated biphenyl, (v) radioactive material, (vi) designated as a "hazardous substance" pursuant to Section 311 of the Clean Water Act, 33 U.S.C.1251 et seq. (33 U.S.C. 1317), (vii) defined as a "hazardous waste" pursuant to Section 1004 of the Resource Conservation and Recover Act, 42 U.S.C. 6901 et seq. (42 U.S.C. 6903), or (viii) defined as a "hazardous substance" pursuant to Section 101 of the Comprehensive Environmental Response, Compensation, and Liability Act. 42 U.S.C. 9601 et Seq. (42) U.S.C. 9601). The term "Environmental Laws" will mean all statutes specifically described in the foregoing sentence and all applicable federal, state and local environmental health and safety statutes, ordinances, codes, rules, regulations, orders and decrees regulating, relating to or imposing liability or standards concerning or in connection with Hazardous Materials.

(b) Lessor represents and warrants that to the best of Lessor's knowledge, (i) the Leased Space has not been used for the use, manufacturing, storage, discharge, release or disposal of hazardous waste, (ii) neither the Leased Space nor any part thereof is in breach of any Environmental Laws, (iii) there are no underground storage tanks located on or under the Leased Space, and (iv) the Leased Space is free of any Hazardous Materials that would trigger response or remedial action under any Environmental Laws or any existing common law theory based on nuisance or strict liability. If any such representation is in any manner breached during the initial term or renewal term of this Lease ( a "Breach"), and if a Breach gives rise to or results in liability (including, but not limited to, a response action, remedial action or removal action) under any Environmental Laws or any existing common law theory based on nuisance or strict liability, or causes a significant effect on public health. Lessor will promptly take any and all remedial and removal action as required by law to clean up the Leased Space, mitigate exposure to liability arising from, and keep the Leased Space free of any lien imposed pursuant to, any Environmental Laws as a result of a Breach.

(c) In addition, Lessor agrees to indemnify, defend and hold harmless Lessee, its officers, partners, successors and assigns from and against any and all debts, liens, claims, causes of action, administrative orders and notices, costs (including, without limitation, response and/or remedial costs), personal injuries, losses, attorneys' fees, damages, liabilities, demands, interest, fines, penalties and expenses, consultants' fees and expenses, court costs and all other out-of-pocket expenses, suffered or incurred by Lessee and its grantees as a result of (a) any Breach.

(d) Lessor represents and warrants to Lessee that Lessor has received no notice that the property or any part thereof is, and to the best of its knowledge and belief, no part of the Premises is located within an area that has been designated by the Federal Emergency Management Agency, the Army Corps of Engineers or any other governmental body as being subject to special hazards.



(e) Lessee shall hold Lessor harmless and indemnify Lessor from, and assume all duties, responsibility, and liability, at Lessee's sole cost and expense, for all duties, responsibilities, and liability for payment of penalties, sanctions, forfeitures, losses, costs, attorney's fees, and/or damages, and for responding to any action, notice, claim, order summons, citation, directive, litigation, investigation, or proceedings under any Environmental Laws arising out of or resulting from (i) any failure or refusal of Lessee to comply with any applicable Environmental Laws, which may now or at any time hereafter be in effect, except to the extent that any such non-compliance is caused by Lessor; and (ii) the activities of Lessee and/or the condition of the Leased Space or Lessee Improvements.

(e) The covenants of this section will survive and be enforceable and will continue in full force and effect for the benefit of Lessee and its subsequent transferees, successors and assigns and will survive the initial term or renewal term of this Lease and any renewal periods thereof.

26. Mechanic's and Landlord's Liens. Lessee will not cause any mechanic's or materialman's lien to be placed on the Leased Space and Lessee agrees to indemnify, defend and hold harmless Lessor from any such lien from a party claiming by, through or under Lessee. Additionally, Lessor disclaims and waives any now existing or hereafter arising landlord's lien or other statutory or non-statutory lien or security interest in Lessee's and/or its sublessees' communication facilities, equipment, improvement, fixtures or other property.

27. Headings. The headings of sections and subsections are for convenient reference only and will not be deemed to limit, construe, affect, modify or alter the meaning of the sections or subsections

28. Time of Essence. Time is of the essence of Lessor's and Lessee's obligations under this Lease.

29. Severability. If any section, subsection, term or provision of this Lease or the application thereof to any party or circumstance will, to any extent, be invalid or unenforceable, the remainder of the section, subsection, term or provision of the Lease or the application of same to parties or circumstances other than those to which it was held invalid or unenforceable, will not be affected thereby and each remaining section, subsection, term or provision of this Lease will be valid or enforceable to the fullest extent permitted by law,

30. Real Estate Broker. Each party represents and warrants that it has not signed a listing agreement, dealt with or otherwise agreed to pay a broker's commission, finder's fee or other like compensation to anyone in connection with the lease of the Leased Space or the transaction contemplated by this Lease; and each party agrees to indemnify and hold the other party harmless from and against any claims or costs, including attorneys' fees, incurred as a result of the transaction contemplated by this Option and Land Lease Agreement.. Lessee hereby discloses that Douglas K. Dolan, Principal of DRA Properties, LLC, is a licensed Missouri Real Estate Broker; and Lessee shall be solely responsible to pay any commission, fee or other compensation which may be due to Mr. Dolan in connection with this Option and Land Lease Agreement..

31. Further Assurances. Each of the parties agree to do such further acts and things and to execute and deliver the additional agreements and instruments (including, without limitation, requests or applications relating to zoning or land use matters affecting the Structures) as the other may reasonably require to consummate, evidence or confirm this Lease or any other agreement contained herein in the manner contemplated hereby. If Lessor fails to provide requested documentation within thirty (30) days of Lessee's request, or fails to provide any Non-Disturbance Agreement required in this Lease, Lessee may withhold and accrue the monthly rental until such time as all such documentation is received by Lessee.

32. Right to Register or Record. Lessee may request that Lessor execute a Memorandum of Option and Land Lease. Memorandum of Land Lease or Short Form of Lease (collectively a "Memo") for

recording in the public records. Lessor agrees and authorizes Lessee to attach and/or insert a certified legal description of the Leased Space, once complete, to the Memo and record same in the public records.

33. Interpretation. Each party to this Lease and its counsel have reviewed and had the option to revise this Lease. The normal rule of construction to the effect that any ambiguities are to be resolved against the drafting party will not be employed in the interpretation of this Lease or of any amendments or exhibits to this Lease.

34. Condemnation. Lessor shall fully advise Lessee in a timely manner of all condemnation proceedings or prospective condemnation proceedings in order that Lessee may fully protect and prosecute its rights and claims relating to the Leased Space. If the whole of the Leased Space shall be taken or condemned by, or transferred in lieu of condemnation to, any governmental or quasi governmental authority or agency with the power of condemnation during the initial Option Period, Additional Option Period or initial term or renewal term of this Lease. Lessee shall be entitled to any award based upon its leasehold interest as set forth in this Lease, along with the value of all Lessee's improvements, including, but not limited to, the Structures, prefabricated buildings, generators, fencing and any other improvements and for all of Lessee's other personal property, trade fixtures, fixtures, moving expenses, business damages, business interruption, business dislocation, prepaid Rent or other losses or expenses as may be incurred. In the event only a portion of the Premises, which portion does not include the whole of the Leased Space, shall be taken or condemned by, or transferred in lieu of condemnation to any governmental or quasi-governmental authority or agency with the power of condemnation during the Initial Option Period, Additional Option Period or initial term or renewal term of this Lease, Lessee shall have the option to either: (1) terminate this Lease; or (2) continue in possession of the property pursuant to the terms of this Lease with a proportionate reduction in Rent equal to that portion, if any, of the Leased Space so taken, condemned or transferred in lieu of condemnation. In either event, Lessee shall be entitled to any award based upon its leasehold interest in the portion of the Premises condemned, taken or transferred in lieu of condemnation, along with the value of all Lessee's improvements, including, but not limited to, the Structures, prefabricated buildings, generators, fencing and any other improvements and for all of Lessee's other personal property, trade fixtures, fixtures, moving expenses, business damages, business interruption, business dislocation, prepaid Rent or other losses or expenses as may be incurred. Nothing contained herein shall prohibit Lessee from making its own claims against any condemning authority for any losses or damages Lessee shall incur as a result of a condemnation, or sale in lieu of condemnation, of the whole or any portion of the Premises.

35. Right of First Refusal. If at any time during the term of the Lease, Lessor receives a bona fide written offer from a third person (the "Offer") to sell, assign, convey, lease, factor or otherwise transfer or create any interest in the current or future Rent, this Option and Land Lease, the Leased Space or the Premises, or any portion thereof, which Lessor desires to accept, Lessor shall first give Lessee written notice (including a copy of the written offer) of such Offer prior to becoming obligated under such Offer, with such notice giving Lessee the right to acquire the interest described in the Offer on the terms set forth in the Offer. Lessee shall have a period of thirty (30) days after receipt of Lessor's notice and terms to exercise Lessee's right of first refusal by notifying Lessor in writing. If Lessee has not exercised its right of first refusal in writing to Lessor within such thirty (30) day period, then Lessor may accept the Offer.

36. Date of Lease. The parties acknowledge that certain obligations of Lessor and Lessee are to be performed within certain specified periods of time which are determined by reference to the date of execution of this Lease. The parties therefore agree that wherever the term "date of execution of this Lease," or words of similar import are used herein, they will mean the date upon which this Lease has been duly executed by Lessor and Lessee whichever is the later to so execute this Lease. The parties further agree to specify the date on which they execute this Lease beneath their respective signatures in the space provided

Site Name: Rutland NW  
Site No.: (DRA Site Number)

and warrant and represent to the other that such a date is in fact the date on which each duly executed his or her name.

COMMENCEMENT DATE: The date that Lessee exercises its Option.

IN WITNESS WHEREOF, the parties hereto have executed this Option and Land Lease Agreement the day and year specified below.

**LESSOR**

Village of Hampshire

By: \_\_\_\_\_  
Jeffrey R. Magnussen  
Village President

Attest:

\_\_\_\_\_  
Linda Vasquez  
Village Clerk

**LESSEE**

DRA Properties,

By: \_\_\_\_\_  
Douglas K. Dolan  
Authorized Member

Witness:

STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF KANE )

I do hereby certify that JEFFREY R. MAGNUSSEN, who is personally known to me, or who has proved by sufficient evidence to be the person named herein, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this \_\_\_\_\_ day of March, 2018.

---

NOTARY PUBLIC

STATE OF MISSOURI )  
 ) SS  
COUNTY OF \_\_\_\_\_ )

I do hereby certify that DOUGLAS K. DOLAN, who is personally known to me, or who has proved by sufficient evidence to be the person named herein, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this \_\_\_\_\_ day of March, 2018.

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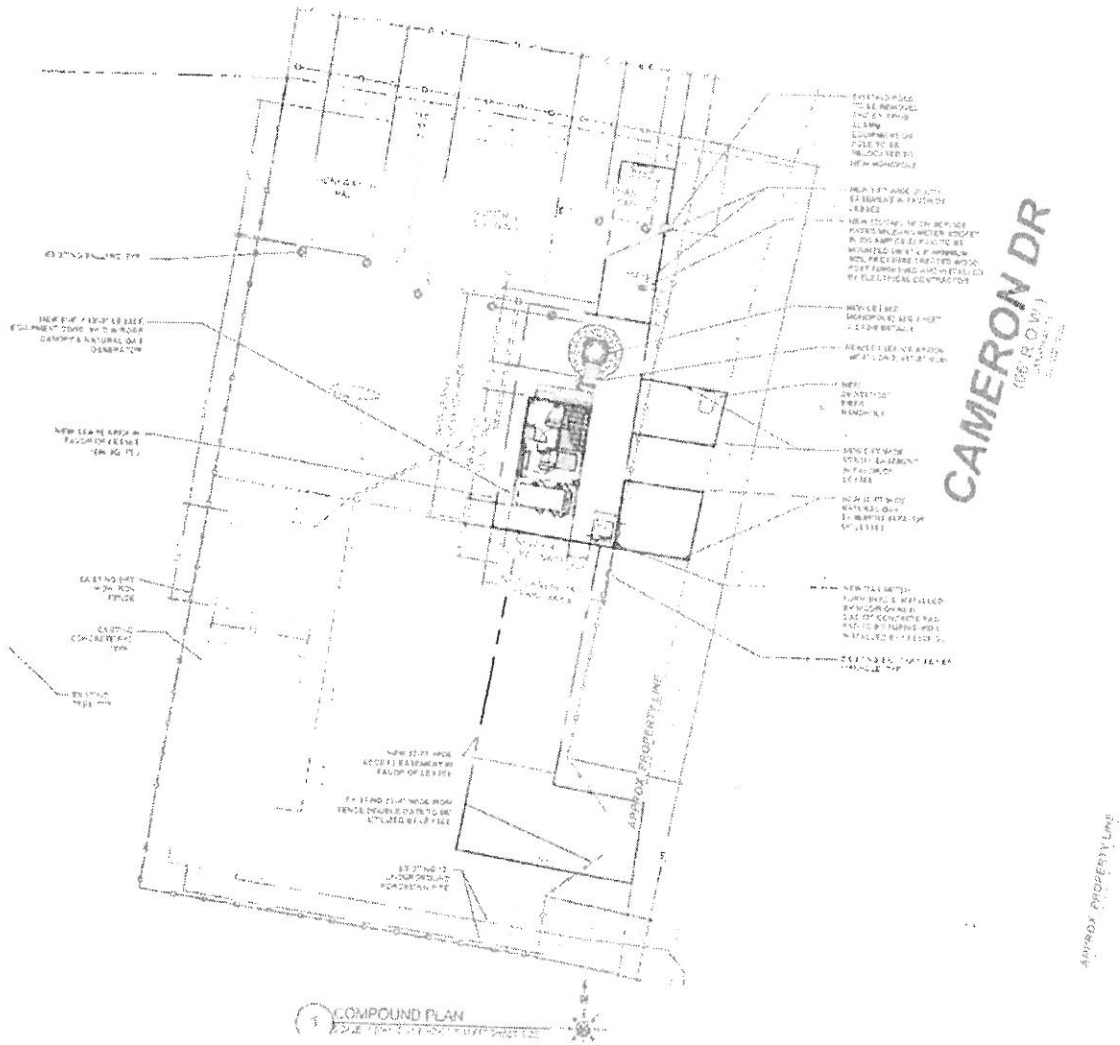
NOTARY PUBLIC

Site Name: Rutland NW  
Site No.: (DRA Site Number)

**EXHIBIT A**

Current Sketch/Survey of the Leased Space within the Premises

The Leased Space shall consist of approximately 684 square feet ground space along with easement rights for access to the Leased Space by vehicle or foot from the nearest public way and for the installation of utility wires, poles, cables, conduits and pipes on the Premises in the approximate locations as depicted below:



**CAMERON DR**  
(SEE SITE PLAN)

APPROX PROPERTY LINE

COMPOUND PLAN  
SCALE 1/8" = 1'-0"

Initials: \_\_\_\_\_  
Initials: \_\_\_\_\_

# VILLAGE OF HAMPSHIRE

Accounts Payable

**March 1, 2018**

The President and Board of Trustees of the Village of Hampshire  
Recommends the following Warrant in the amount of

**Total: \$121,549.86**

To be paid on or before  
March 7, 2018

Village President: \_\_\_\_\_

Attest: \_\_\_\_\_

Village Clerk: \_\_\_\_\_

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

DATE: 02/27/18  
 TIME: 14:57:36  
 ID: AP441000.WOW

VILLAGE OF HAMPSHIRE  
 DETAIL BOARD REPORT

INVOICES DUE ON/BEFORE 06/30/2018

INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT
B&F	02/09/18	01	PLAN REVIEWS AND INSPECTIONS	010010024390		03/09/18	4,010.04
			INVOICE TOTAL:				4,010.04
			VENDOR TOTAL:				4,010.04
BPCI	02/13/18	01	MONTHLY FLEX AND COBRA	010010024380		03/08/18	115.00
			INVOICE TOTAL:				115.00
			VENDOR TOTAL:				115.00
CASA	02/13/18	01	DEICER SALT	150030034600		03/13/18	1,471.17
			INVOICE TOTAL:				1,471.17
2903944132	02/13/18	01	DEICER SALT	150030034600		03/13/18	5,888.13
			INVOICE TOTAL:				5,888.13
2903944134	02/14/18	01	DEICER SALT	150030034600		03/13/18	2,984.95
			INVOICE TOTAL:				2,984.95
2903947505	02/15/18	01	DEICER SALT	150030034600		03/13/18	2,906.07
			INVOICE TOTAL:				2,906.07
2903951138	02/12/18	01	5175128047	010030024260		04/16/18	1,204.13
		02	1329062027	010030024260			11.56
		03	0524674020	010030024260			17.81
		04	1862215004	300010024260			3,176.40
		05	0030163001	300010024260			1,174.23
		06	2244132001	010030024260			1,935.41
		07	2289551008	300010024260			158.14
COMED	COM ED						

DATE: 02/27/18  
 TIME: 14:57:36  
 ID: AP441000.WOW

VILLAGE OF HAMPSHIRE  
 DETAIL BOARD REPORT

INVOICES DUE ON/BEFORE 06/30/2018

INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT
COMED	COM ED						
MAR 2018A	02/12/18	08	23231117051	300010024260		04/16/18	164.86
		09	0729114032	310010024260			70.09
		10	0495111058	300010024260			165.11
		11	7101073024	310010024260			570.08
		12	0657057031	010030024260			182.57
		13	4623084055	010030024260			40.98
INVOICE TOTAL:							8,871.37
VENDOR TOTAL:							8,871.37
DIEN	DIRECT ENERGY BUSINESS						
MAR 2018	02/12/18	01	1510867	300010024260		03/14/18	967.74
		02	1510866	310010024260			221.46
		03	1510796	300010024260			2,472.26
		04	1510797	310010024260			6,473.34
INVOICE TOTAL:							10,134.80
VENDOR TOTAL:							10,134.80
DIWO	DIESEL WORKS INC.						
3112	02/14/18	01	7400 INTERNATIONAL	010030024110		03/14/18	6,127.32
INVOICE TOTAL:							6,127.32
VENDOR TOTAL:							6,127.32
GALL	GALLS, LLC						
9319023	02/12/18	01	UNIFORM	010020034690		03/14/18	343.74
INVOICE TOTAL:							343.74
VENDOR TOTAL:							343.74
GRAI	GRAINGER						
9682717047	01/29/18	01	NON-POT THERMOSTATS	310010034670		02/28/18	190.88
INVOICE TOTAL:							190.88



DATE: 02/27/18  
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VILLAGE OF HAMPSHIRE  
 DETAIL BOARD REPORT

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INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT
GRAI	GRAINGER						
9690783817	02/06/18	01	NON POT HEAT	310010034670		03/08/18	743.92
INVOICE TOTAL:							743.92
VENDOR TOTAL:							934.80
HAAUPA	HAMPSHIRE AUTO PARTS						
480156	02/14/18	01	2008 INTERNATIONAL	010030034680		03/14/18	386.97
INVOICE TOTAL:							386.97
480209	02/14/18	01	FLOOR MAT	010020034680		03/14/18	48.84
INVOICE TOTAL:							48.84
VENDOR TOTAL:							435.81
HALMK	HALL MARK CORPORATION						
62288	02/16/18	01	LASER CHECKS	010010024340		03/18/18	230.60
INVOICE TOTAL:							230.60
VENDOR TOTAL:							230.60
HAMATH	HAMPSHIRE MARATHON						
FEB 2018	02/15/18	01	PROPANE HOPPER	010030034660		03/15/18	64.17
INVOICE TOTAL:							64.17
VENDOR TOTAL:							64.17
HAME	HAMPSHIRE WEST, LLC						
FEB 2018	02/27/18	01	PRAIRIER RIDGE CONNECTION FEES	300000002015		03/27/18	10,400.00
		02	PRAIRIER RIDGE CONNECTION FEES	310000002015			12,530.00
		03	PRAIRIER RIDGE CONNECTION FEES	010000002007			12,515.30
INVOICE TOTAL:							35,445.30
VENDOR TOTAL:							35,445.30
IPODBA	IP0/DBA CARDUNAL OFFICE SUPPLY						

DATE: 02/27/18  
 TIME: 14:57:36  
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VILLAGE OF HAMPSHIRE  
 DETAIL BOARD REPORT

INVOICES DUE ON/BEFORE 06/30/2018

INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT
IP0DBA			IPO/DBA CARDUNAL OFFICE SUPPLY				
599668-0	02/21/18	01	PAPER/TONER	010010034650		03/21/18	181.27
						INVOICE TOTAL:	181.27
						VENDOR TOTAL:	181.27
IPRF			ILLINOIS PUBLIC RISK FUND				
50058	02/19/18	01	ADM WORKERS' COMP	010010024210		04/01/18	1,657.66
		02	STR WORKERS' COMP	300010024210			1,657.67
		03	WTR WORKERS' COMP	310010024210			1,657.67
						INVOICE TOTAL:	4,973.00
						VENDOR TOTAL:	4,973.00
ISL			INDUSTRIAL SYSTEMS LTD				
21175	02/02/18	01	LIQUID DEICER	150030034600		03/02/18	2,300.00
						INVOICE TOTAL:	2,300.00
						VENDOR TOTAL:	2,300.00
KONMIN			KONICA MINOLTA BUSINESS SOLUTII				
250204499	02/22/18	01	PD	010020024340		03/22/18	175.92
						INVOICE TOTAL:	175.92
						VENDOR TOTAL:	175.92
LAAM			LAUTERBACH & AMEN, LLP				
26783	02/16/18	01	ACCOUNTING ASSISTANCE	010010024380		03/16/18	1,800.00
						INVOICE TOTAL:	1,800.00
						VENDOR TOTAL:	1,800.00
MECO			MEDIACOM				
MAR 2018	02/09/18	01	VH INTERNET	010010024230		03/09/18	73.93
						INVOICE TOTAL:	73.93
						VENDOR TOTAL:	73.93

DATE: 02/27/18  
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VILLAGE OF HAMPSHIRE  
 DETAIL BOARD REPORT

INVOICES DUE ON/BEFORE 06/30/2018

INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT
-----							
MISA	MIDWEST SALT						
P438687	02/14/18	01	SALT	300010034680		03/15/18	2,945.24
						INVOICE TOTAL:	2,945.24
P438878	02/15/18	01	SALT	300010034680		03/15/18	2,900.81
						INVOICE TOTAL:	2,900.81
P438967	02/16/18	01	SALT	300010034680		03/16/18	2,940.16
						INVOICE TOTAL:	2,940.16
P438975	02/16/18	01	SALT	300010034680		03/16/18	2,478.06
						INVOICE TOTAL:	2,478.06
						VENDOR TOTAL:	11,264.27
-----							
MORSH	MORNEAU SHEPELL LTD						
719465	01/31/18	01	ANNUAL FEE NOV 2017 - OCT 2018	010010024376		02/28/18	152.46
						INVOICE TOTAL:	152.46
						VENDOR TOTAL:	152.46
-----							
NICOR	NICOR						
MAR 2018	02/12/18	01	19-61-05-1000 0	310010024260		04/02/18	25.00
		02	87-56-68-1000 5	300010024260			4,840.35
						INVOICE TOTAL:	4,865.35
						VENDOR TOTAL:	4,865.35
-----							
OFDE	OFFICE DEPOT						
105786116001	02/13/18	01	DVD/FLASH DRIVE	010020034650		03/17/18	58.48
						INVOICE TOTAL:	58.48
105786286001	02/09/18	01	HP INK	010020034650		03/17/18	36.99
						INVOICE TOTAL:	36.99
106183227001	02/09/18	01	WIPEES	010020034680		03/17/18	63.96
						INVOICE TOTAL:	63.96
						VENDOR TOTAL:	159.43

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VILLAGE OF HAMPSHIRE  
 DETAIL BOARD REPORT

INVOICES DUE ON/BEFORE 06/30/2018

INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT
PIBO	RESERVE ACCOUNT						
FEB 2018A	02/23/18	01	REFILL	290010024320		02/23/18	50.00
		02	REFILL	300010024320			50.00
		03	REFILL	310010024320			50.00
		04	REFILL	010010024320			50.00
			INVOICE TOTAL:				200.00
			VENDOR TOTAL:				200.00
PLRE	PLANNING RESOURCES INC.						
12924	11/20/17	01	LOVE'S TRAVEL STOP	010000002072		12/20/17	221.25
			INVOICE TOTAL:				221.25
12976	02/20/18	01	LOVE'S TRAVEL STOP	010000002072		03/20/18	240.00
			INVOICE TOTAL:				240.00
			VENDOR TOTAL:				461.25
PMSI	PREVENTATIVE MAINTENANCE						
206192	10/10/17	01	SAFETY TEST	010030024110		11/10/17	143.00
			INVOICE TOTAL:				143.00
206323	10/23/17	01	SAFETY TEST	010030024110		11/23/17	73.00
			INVOICE TOTAL:				73.00
			VENDOR TOTAL:				216.00
QUUCO	QUILL CORPORATION						
4639807	02/07/18	01	SALT CALIBRATING SCALE	010030034680		03/07/18	20.28
			INVOICE TOTAL:				20.28
			VENDOR TOTAL:				20.28
RKQUSE	RK QUALITY SERVICES						
9450	02/16/18	01	CHANGE OIL AND FILTER	010020024110		03/16/18	33.37
			INVOICE TOTAL:				33.37

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VILLAGE OF HAMPSHIRE  
 DETAIL BOARD REPORT

INVOICES DUE ON/BEFORE 06/30/2018

INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT
-----							
RK0USE			RK QUALITY SERVICES				
9506	02/22/18	01	CHANGE OIL AND FILTER	010020024110		03/22/18	33.37
						INVOICE TOTAL:	33.37
						VENDOR TOTAL:	66.74
53268	01/31/18	01	REPAIR WATER MAIN PRAIRIE ST	3000010024160		02/28/18	1,125.00
						INVOICE TOTAL:	1,125.00
						VENDOR TOTAL:	1,125.00
20243	02/06/18	01	REPAIR TO PUMPING STATION	310010024120		03/06/18	305.50
						INVOICE TOTAL:	305.50
						VENDOR TOTAL:	305.50
THBANAYO THE BANK OF NEW YORK							
252-2074452	12/26/17	01	REFUNDING BONDS ADMIN FEE	010030024380		01/26/18	78.62
		02	REFUNDING BONDS ADMIN FEE	310010024380			101.14
		03	REFUNDING BONDS ADMIN FEE	3000010024380			248.24
						INVOICE TOTAL:	428.00
						VENDOR TOTAL:	428.00
TRUN TREES UNLIMITED							
7634	02/06/18	01	DOWNTOWN SNOW REMOVAL	010030024190		03/06/18	1,800.00
						INVOICE TOTAL:	1,800.00
7635	02/09/18	01	DOWNTOWN SNOW REMOVAL	010030024190		03/09/18	2,700.00
						INVOICE TOTAL:	2,700.00
7636	02/10/18	01	DOWNTOWN SNOW REMOVAL	010030024190		03/10/18	1,800.00
						INVOICE TOTAL:	1,800.00

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VILLAGE OF HAMPSHIRE  
 DETAIL BOARD REPORT

INVOICES DUE ON/BEFORE 06/30/2018

INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT
TRUN	TREES UNLIMITED						
7637	02/12/18	01	DOWNTOWN SNOW REMOVAL	010030024190		03/12/18	3,300.00
						INVOICE TOTAL:	3,300.00
						VENDOR TOTAL:	9,600.00
VEWI	VERIZON WIRELESS						
FEB 2018	02/15/18	01	ADM	010010024230		03/07/18	56.01
		02	PD	010020024230			220.75
		03	STREETS	010030024230			80.05
		04	WATER	300010024230			102.02
		05	SEWER	310010024230			102.02
						INVOICE TOTAL:	560.85
FEB 2018A	02/15/18	01	PD	010020024230		03/07/18	324.11
						INVOICE TOTAL:	324.11
						VENDOR TOTAL:	884.96
VICH	VIKING CHEMICAL COMPANY						
58614	02/14/18	01	DWTP CHEMICALS	300010034680		03/14/18	1,932.05
						INVOICE TOTAL:	1,932.05
						VENDOR TOTAL:	1,932.05
WEBR	WELCH BROTHERS, INC.						
3001144	02/07/18	01	SAND	010030024130		03/07/18	314.25
						INVOICE TOTAL:	314.25
						VENDOR TOTAL:	314.25
ZRFM	ZUKOWSKI, ROGER, FLOOD & MCARDLE						
129652 & 130133	02/21/18	01	LEGAL FEES FOR JAN - FEB 2018	010010024370		03/21/18	86.93
						INVOICE TOTAL:	86.93
						VENDOR TOTAL:	86.93
						TOTAL ALL INVOICES:	121,549.86