

**CHARTER SCHOOL CONTRACT  
BETWEEN  
CITY OF MILWAUKEE  
AND  
DOWNTOWN MONTESSORI ACADEMY, INC.**

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**CHARTER SCHOOL CONTRACT  
BETWEEN  
CITY OF MILWAUKEE  
AND  
DOWNTOWN MONTESSORI ACADEMY, INC.**

**THIS CONTRACT** made this \_\_\_\_ day of \_\_\_\_\_, 2003, by and between the City of Milwaukee, acting by its Common Council, (hereinafter, "CITY"), 200 East Wells Street, Milwaukee Wisconsin, 53202, and Downtown Montessori Academy, Inc., (hereinafter, "Charter School"), 100 East Pleasant Street, Milwaukee, Wisconsin 53211.

**Whereas**, CITY, acting by its Common Council, is authorized by Section 118.40 (2r), Stats., to initiate a contract with an individual or group to operate a school as a Charter School;

**Whereas**, the City and Charter School entered into a 5-year contract beginning with the 1998-1999 school year and ending with the 2002-2003 school year; and

**Whereas**, the Charter School Review Committee (CSRC) at its meeting of December 12, 2002 voted unanimously to recommend that the City enter into a new contract with Charter School for another 5-year period beginning with the 2003-2004 school year and ending with the 2007-1008 school year; and

**Whereas**, the Steering and Rules Committee of the Common Council of the City of Milwaukee on January 9, 2003 voted to accept the recommendation of the CSRC and refer the matter to the full Common Council; and

**Whereas**, the Common Council on January 22, 2003 voted to accept the recommendation of the CSRC and the Steering and Rules Committee and to authorize the appropriate City officials to enter into this contract with Charter School.

**NOW THEREFORE**, the parties agree as follows:

**I. CHARTER SCHOOL HEREBY AGREES TO:**

**A. The name of the person who will be in charge of the Charter School and the manner in which administrative services will be provided.**

Charter School shall be in charge of the person named in the Charter School application (kept on file in the Office of the City of Milwaukee Department of Administration and incorporated herein by reference as Appendix A). The manner in which administrative services will be provided shall be in accordance with Appendix A.

**B. A description of the educational program of the school.**

Charter School shall provide the educational program set forth in Appendix A. Charter School shall ensure that all classrooms are equipped with all materials, equipment and supplies required to provide the educational program set forth in Appendix A.

Notwithstanding anything to the contrary in Appendix A, Charter School is authorized to serve 80 pupils in grades K-3 through 4th at the facility located at 100 East Pleasant Street, Milwaukee, Wisconsin 53211 and 80 pupils in grades K-3 through 4<sup>th</sup> at 2319 East Kenwood Boulevard, Milwaukee, Wisconsin 53211.

**C. The methods the school will use to enable pupils to attain the educational goals under sec. 118.01.**

Charter School shall use the methods described in Appendix A to enable pupils to attain the educational goals listed in sec. 118.01, Stats.

**D. Charter School shall use the following local measures and standardized tests to measure pupil progress under sec. 118.01, stats.**

Charter School shall use the following standardized tests and local measures to measure pupil progress under sec. 118.01, Stats.

- **LOCAL MEASURES**

Charter School shall use the local measures described in Appendix A to measure pupil progress under sec. 118.01, Stats.

- **STANDARDIZED TESTS**

Charter School shall administer such standardized tests as may be required under sec. 118.40(2r)(d), Stats., the No Child Left Behind Act of 2001, or other law.

In those grade levels in which standardized testing is not required under sec. 118.40(2r)(d), Stats., the No Child Left Behind Act of 2001, or other law, or in which only a standardized reading test is required, Charter School shall administer such standardized tests as may be required by CSRC.

Charter School shall report the results of standardized tests to CSRC, or its designee, in such manner as CSRC may determine:

Charter school shall pay all costs incurred in the administration, scoring and reporting on results of all tests, including those required under sec. 118.40(2r)(d)(2), Stats.

**E. The governance structure of the school, including the method to be followed by the school to ensure parental involvement.**

- **INCORPORATION**

Charter School is incorporated under Chapter 181 of the Wisconsin Statutes as a non-profit nonsectarian corporation. Charter School is exempt from federal income tax under 501(a) of the Internal Revenue Code as an organization described in section 501(c)(3). Charter School shall immediately notify City if there is a change in status in this regard. City reserves the right to terminate this Contract due to a change in status.

- **GOVERNANCE STRUCTURE**

The governance structure of Charter School shall be that set forth in Appendix A.

- **PARENTAL INVOLVEMENT**

Charter School shall employ the methods described in Appendix A to ensure parental involvement.

**F. Subject to secs. 118.40(7)(a) and 118.19(1) and 121.02(1)(a)2., Stats. the qualifications that must be met by the individuals to be employed in the school.**

Charter School shall ensure that instructional staff of Charter School all hold a license or permit to teach issued by the Wisconsin Department of Public Instruction (hereinafter, DPI).

**G. The procedures that the school will follow to ensure the health and safety of the pupils.**

Charter School shall comply with all applicable Federal, State and local health and safety requirements. Charter School shall ensure that all of its pupils comply with Wisconsin immunization requirements.

**H. The means by which the school will achieve a racial and ethnic balance among its pupils that is reflective of CITY's school-age population.**

Charter School shall periodically advertise its nondiscrimination policy. Charter School shall target its marketing efforts in neighborhoods which may be unrepresented in Charter School's pupil population.

**I. The requirements for admission to the school.**

Pupils who are enrolled in the Charter School Program shall reside in the City of Milwaukee and shall be eligible for enrollment in the Program only if the pupil meets one of the criteria set forth in sec. 118.40(2r)(c), Stats.

Preference in admission may be given to continuing pupils and their siblings and to children of current employees of Charter School.

If more students apply for admission than can be accommodated, Charter School shall admit pupils on the basis of a lottery.

Charter School shall maintain pupil data base information pertaining to each Charter School pupil, including, but not limited to the pupil's name, address, home phone number, place and date of birth, parent(s) or guardian, immunization records, ethnic background, school of last attendance, number of siblings, and emergency contact.

Charter School shall submit to CSRC a copy of all documentation Charter School submits to the DPI Instruction concerning pupil counts.

**J. The manner in which annual audits of the financial and programmatic operations of the school will be performed.**

Charter School agrees to comply with the same federal and state audit requirements as do other public schools in the state.

- **AUDIT REQUIREMENTS**

CSRC or designee and/or City Comptroller or designee shall have full access to all books and records during normal business hours and upon reasonable notice.

Charter School shall submit to CSRC or designee and/or City Comptroller or designee within 75 days after fiscal year end a complete set of audited financial statements including Balance Sheet, Income Statement and Statement of Cash Flows together with full footnote disclosure. The audit statements shall be prepared in accordance with generally accepted accounting principles and shall be prepared using full accrual accounting. The audit shall be conducted in accordance with generally accepted auditing standards and Government Auditing Standards, issued by the Comptroller General of the United States. Notwithstanding other provisions of this Contract, CITY retains the right, with approval of the Common Council, to terminate the Charter Contract should such auditor's opinions be anything other than unqualified.

Additionally, for every school year ending in an odd number, Charter School shall submit to CSRC or designee and/or City Comptroller or designee, an independent auditors' attestation opinion pursuant to SSAE3.

All management letters and all other reports of an independent auditor transmitting reportable conditions or advice to management must be submitted to CSRC or designee and/or City Comptroller or designee within 15 days of receipt.

Single audit reports, prepared in accordance with The Single Audit Act of 1984 if applicable, must be submitted to CSRC or designee and/or City Comptroller or designee within 75 days of fiscal year end.

For informational purposes, Charter School agrees to submit to CSRC or designee and/or City Comptroller or designee, within 15 days of receipt any audit, review, compilation, management letter or report of reportable conditions prepared by an independent certified public accountant in response to any other publicly funded program and any audit issued by any other government agency.

Within 75 days of the end of the third school year under this Contract, or at such other time as requested in writing by CSRC or designee and/or City Comptroller or designee Charter School agrees to retain an independent certified public accountant which accountant shall attest (using standards in SSAE3) to the accuracy, validity and reasonableness of academic achievement and programmatic results reported by Charter School to CSRC or designee and/or City Comptroller or designee during the term of this Contract. This information will be used in assessing any renewal options for a charter Contract. CITY

retains the right, with approval of the Common Council, to terminate this Contract upon receipt and review of the attestation report.

**K. The procedures for disciplining pupils.**

Charter School shall adhere to the procedures for disciplining pupils set forth in Appendix A.

**L. The public school alternatives for pupils who reside in the CITY and do not wish to attend or are not admitted to the Charter School.**

As required by sec. 118.40(6), Stats: "Program voluntary. No pupil may be required to attend a charter school without his or her approval, if the pupil is an adult, or the approval of his or her parents or legal guardian, if the pupil is a minor." A pupil who is a resident of the City of Milwaukee, who, or whose parent or legal guardian, does not choose to attend Charter School, may attend a school operated and managed by the Milwaukee Board of School Directors.

**M. A description of the school facilities and the types and limits of the liability insurance that the school will carry.**

Charter School shall conduct its Charter School Program in the facility described in Appendix A.

Charter School shall ensure that the facility in which its program is conducted is adequate to serve the pupil population set forth in Appendix A and that the facility meets all local, state and federal laws codes, rules and regulations pertaining to health and safety that apply to public schools in Wisconsin cities of the first class. Charter School shall assume full responsibility for the cost of providing and maintaining this facility.

In the event Charter School anticipates relocating its school, Charter School shall notify CSRC in writing at least 30 days prior to the anticipated relocation. Charter School shall ensure that any new facility meets all of the safety codes and standards required under this Contract, including, but not limited to, the occupancy permit referred to in this section, in accordance with applicable timelines. CSRC shall view any new facility to ascertain its appropriateness to operate the Charter School contracted for under this Contract.

Charter School shall obtain an occupancy permit for school usage to provide the educational program under this Contract prior to the start of the first day of pupil attendance. Failure to obtain the necessary permit by that date may result in termination of this Contract by CITY.

Charter School shall comply with all laws and regulations pertaining to asbestos abatement that may apply to Charter School.

• **INDEMNIFICATION**

Charter School shall defend, indemnify and hold harmless CITY, its agents, board members, officers, and employees (the "indemnitee") from and against any and all claims, demands, actions, causes of action, damages and claims of any kind,



including but not limited to those for bodily injuries, personal injuries or damages and reasonable attorney fees, arising out of or in any way related to or associated with this Contract or the operation of the Charter School Program, that is or may be brought or maintained by any individual or entity against the indemnitee, except those caused solely by the negligence of the indemnitee. This indemnification obligation shall not be reduced in any way by the existence or nonexistence, limitation, amount or type of damages, compensation or benefits payable under worker's compensation laws or other insurance provisions. Under no circumstances is CITY's recovery limited due to the fact that CITY is named as an additional insured under any of the Charter School's insurance policies.

- **INSURANCE AND BONDS**

Charter School shall obtain insurance coverage as described below:

**Fidelity Bond/Crime Insurance**

Crime Insurance, in the form of either a Commercial Crime Policy or Financial Institution Bond, providing coverage for Employee Dishonesty, On Premises, In Transit (Theft Disappearance and Destruction Coverage Form and Robbery and Safe Burglary Coverage Form), Forgery/Alteration, Computer and Funds Transfer Fraud shall be carried in the minimum amount of fifty percent (50%) of the total annual program costs. Such insurance may be written with a deductible, however such deductible shall not exceed \$40,000. The City shall be named as loss payee with respect to losses involving property or funds provided under this Contract by DPI. This policy is to cover all employees, officers and board members of Charter School and all of Charter School's contractors or subcontractors handling money securities or other property of the Charter School. Proof of such coverage shall be provided to City prior to commencement of the 2002-2003 school year.

**Worker's Compensation**

- Worker's Compensation - Statutory Coverage
- Employer's Liability Limits

Bodily Injury by Accident	\$100,000 each accident
Bodily Injury by Disease	\$500,000 policy limit
Bodily Injury by Disease	\$100,000 each employee

**Commercial General Liability**

Each Occurrence Limit	\$1,000,000
Personal & Advertising	
Injury Limit	\$1,000,000
General Aggregate	\$2,000,000
Products-Completed	
Operations Aggregate	\$2,000,000
Medical Expense	\$ 10,000

Commercial General liability shall be on an occurrence form covering the risks associated or arising out of the services provided under this Contract. This insurance is not to have any exclusions, sub-limits, or restrictions as respects coverage for sexual abuse and molestation, corporal punishment, athletic events, and use of gymnasium equipment.

### **Auto Liability**

Business Auto Liability insurance including, but not limited to, Uninsured Motorists. Underinsured Motorists, and contractual liability for risks assumed in this Contract, covering the use of any vehicle in an amount not less than \$1,000,000 per accident. (Note: Verification of this coverage is needed only if vehicles will be used while providing service under this Contract.)

Combined Single Limit	\$1,000,000 each accident
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### **Umbrella**

Each Occurrence Limit	\$4,000,000
General Aggregate Limit	\$4,000,000

The Umbrella shall provide excess employer's liability, commercial general liability and auto liability coverage.

### **School Leaders Errors & Omissions**

Aggregate Limit	\$1,000,000
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All policies, with the exception of the School Leaders Errors & Omissions policy, shall be written on an occurrence form.

CITY is to be named as an additional insured under all of the above mentioned insurance coverage with the exception of Worker's Compensation and School Leaders Errors and Omissions. A certificate of insurance evidencing the aforementioned insurance requirements is to be provided to CSRC. Certification is to be provided either on the certificate of insurance or by separate letter from the insurance agent or broker that there are no exclusions, sub-limits, or restrictions in coverage as noted in this section. This certification, including certificates of insurance, is to be provided to the CSRC before services commence under this Contract. Said certificate is to include 60 days advance notice to CITY prior to any change, termination, or cancellation of the insurance coverage. Insurance companies must be acceptable to CITY and must have a current A.M. Best rating of A- or better.

The indemnification obligation, however covered by the insurance above, shall not be reduced in any way by existence or non-existence, limitation, amount or type of damages, compensation or benefit payable under Worker's Compensation laws or other insurance provisions. Under no circumstances is CITY's recovery limited to the fact that it is named as an additional insured under the Provider's insurance policies noted above.

**N. The effect of the establishment of the Charter School on the liability of CITY.**

Nothing contained herein shall be deemed to render Charter School and City as joint ventures or partners of each other, and neither shall have the power to bind or obligate the other, except in accordance with the terms of this Contract

As between Charter School and CITY, there shall be no liability on the part of CITY on account of the establishment or operation of Charter School.

No officer, agent, employee or volunteer of Charter School shall be deemed an officer, agent, employee or volunteer of CITY for any purposes whatsoever.

CITY shall not pay any amount whatsoever to Charter School on account of the establishment or operation of Charter School.

Any payments which may be due to Charter School for the operation of the Charter School Program are the responsibility of DPI. DPI is obligated under sec. 118.40(2r)(e), Stats. to make payment directly to the operator of Charter School in September, December, February, and June of each year Charter School participates in the Charter School Program under sec. 118.40(2r), Stats. If, for whatever reason, DPI fails to make any and/or all of such payments to Charter School, CITY, its officers, agents, and employees shall have no responsibility whatsoever to make such payments to Charter School.

**O. Fees for contract administration.**

Charter School shall pay to CITY any and all reasonable fees that may be assessed from time to time by CSRC to process the application for a Charter School contract or to oversee the Charter School contract. Charter School shall make payment to CITY in accordance with the invoice from CSRC within 30 days of receipt of the next following payment from DPI to Charter School.

**P. Nonsectarian.**

Charter School shall be nonsectarian in its programs, admissions policies, employment practices and all other operations and shall not be affiliated with a secretarian school or religious institution.

**Q. Pupil tuition and fees.**

Charter School shall not charge tuition for any pupil attending Charter School under the Charter School Program, sec. 118.40(2r), Stats. Charter School is entitled to charge tuition for pupils who are attending Charter School, but who are not doing so under sec. 118.40(2r), Stats.

Nothing in this Contract shall prevent Charter School from operating a Before and After-School Program, a day-care program, or a summer program nor from charging fees for children participating in those programs.

Charter School may require its pupils to purchase and wear uniforms, but Charter School may not profit from the sale of uniforms to pupils.

Charter School may assess reasonable pupil fees (not to exceed actual cost) for activities such as field trips and social and extra-curricular activities.

Charter School may charge a reasonable rental fee (not to exceed actual cost) for the use of personal use items such as towels, gym clothes, or uniforms.

Charter School may not prohibit an eligible pupil from attending Charter School under this Contract, expel or otherwise discipline the pupil, or withhold or reduce the pupil's grades because the pupil or the pupil's family cannot pay or has not paid fees permissibly charged under this section of the Contract.

Charter School may not charge fees for any of the following:

1. Instruction or registration.
2. Initial issuance of books.
3. Teacher salary.
4. Buildings, maintenance or equipment.
5. Courses credited for graduation.
6. Computers or microfilm readers.

**R. Local education agency responsibilities.**

Charter School is the Local Education Agency (LEA) for purposes of all state and federal laws, codes, rules and regulations pertaining to LEA duties, rights and responsibilities.

**S. Non discrimination.**

Charter School shall not discriminate in admission or deny participation in any program or activity on the basis of a person's sex, race, religion, national origin, ancestry, pregnancy, marital or parental status, sexual orientation or physical, mental, emotional or learning disability.

Charter School shall not discriminate against any qualified employee or qualified applicant for employment because of sex, race, religion, color, national origin or ancestry, age, disability, lawful source of income, marital status, sexual orientation or familial status. Charter School shall require all subcontractors with whom Charter School contracts to comply with this same nondiscrimination in employment provision and shall require a similar provision to be included in all subcontracts.

Charter School shall comply with the following state and federal laws and regulations as those laws apply to public schools:

1. 42 U.S.C. 2000d et seq., Title VI of the Civil Rights Act of 1964 (prohibiting discrimination on the basis of race, national origin, and color).
2. Title IX of the Education Amendments of 1972, 20 U.S.C. secs. 1681 et seq. (prohibiting discrimination on the basis of sex).
3. The Age Discrimination Act of 1975, 42 U.S.C. secs. 6101 et seq. (prohibiting discrimination on the basis of age).
4. Sec. 504 of the Rehabilitation Act of 1973, 29 U.S.C. sec. 794 (prohibiting discrimination on the basis of handicap) and the Americans with Disabilities Act. 42 U.S.C. sec. 12101, et seq.

5. Family Education Rights and Privacy Act, 20 U.S.C. sec. 1232g and sec. 118.125, Stats., (regarding protection of pupil records).
6. The Drug-Free School and Communities Act of 1986, 20 U.S.C. secs. 3171 et seq.
7. All federal and state constitutional guarantees protecting the rights and liberties of individuals, including freedom of religion, expression, association, against unreasonable search and seizure, equal protection, and due process.
8. 20 U.S.C. sec. 1400 et seq., Individuals With Disabilities Education Act.
9. 29 U.S.C. sec. 626 et seq., Age Discrimination in Employment Act, Older Worker Benefits Protection Act of 1990.
10. 29 U.S.C. sec. 201 et seq., Fair Labor Standards Act.
11. 29 U.S.C. sec. 2601 et seq., Family and Medical Leave Act.
12. 15 U.S.C. sec. 2641 et seq., Asbestos Hazard Emergency Response Act (AHERA).

**T. Background screening.**

Charter School shall perform background screening through the Wisconsin Department of Justice (and similar agencies of other states in the event of present or former out-of-state residence) on all Charter School full and part-time employees and volunteers and shall not assign any employee or volunteer to teach or work with pupils until Charter School investigates and determines that there is nothing in the background of the employee or the volunteer which would render the employee or volunteer unfit to teach or work with pupils of Charter School, including, but not limited to, conviction of a criminal offense or pending charges which substantially relate to the duties and responsibilities assigned to the employee and/or volunteers.

For purposes of this Contract, volunteer means a non-paid person who serves under the supervision of Charter School and who provides services on a regular and ongoing basis or for more than 5 hours a week. It does not apply to those parents and/or other adults who are one-time volunteers for field trips or other one-time only activities in Charter School.

Charter School shall obtain the social security number of all individuals who are volunteers having contact with Charter School pupils or individuals who are employed by Charter School on either a full or part-time basis. Such social security numbers shall be retained by Charter School and shall be provided to City upon request.

**U. Right to inspect and receive requested information and reports.**

Charter School shall grant CITY or its designee the right to inspect Charter School facilities or to review any Charter School records at any time during the term of this Contract.

Charter School shall give such information at such times and on such forms as may be requested by CITY or its designee concerning any of the operations of Charter School.

Charter School shall generate and provide such reports at such times and concerning such matters as may be requested by CITY or its designee concerning any of the operations of Charter School.

## **V. Calendar.**

Charter School shall operate under the days and hours indicated in the calendar for the 2003-2004 school year, which is attached hereto as Appendix B and incorporated herein by reference. Charter School shall annually provide CSRC with a school year calendar prior to the conclusion of the preceding school year.

## **II. TERM AND MODIFICATION OR TERMINATION OF CONTRACT**

### **A. Term.**

The term of the Contract is five (5) school years commencing with the 2003-2004 school year and ending on the last regularly scheduled school day in the 2007-2008 school year. This Contract is contingent on the approval of the Common Council of the City of Milwaukee. This Contract shall become effective upon approval by the Common Council and execution by all appropriate persons.

### **B. Modification.**

This Contract represents the entire agreement reached between the parties. This Contract can be modified only upon mutual agreement reached between the parties and reduced to writing. If either party wishes to modify any of the terms of this Contract, that party shall put the proposed modification in writing and submit it to the other party for consideration. If CSRC determines that the proposed modification is not a major modification, CSRC is authorized to act on behalf of the City. If CSRC determines that the proposed modification is a major modification, approval shall be obtained from the Common Council of the City of Milwaukee prior to the implementation of the modification.

### **C. Termination.**

This Contract may be terminated before expiration of its term upon any of the following circumstances:

- **BY BOTH PARTIES:**
  1. Both parties agree in writing to the termination.
- **BY CITY:**
  2. CITY determines, that Charter School violated this Contract or Chapter 330 of the Milwaukee Code of Ordinances or no longer meets the requirements of sec. 330-15 of the Milwaukee Code of Ordinances.
  3. CITY determines that pupils enrolled in Charter School have failed to make sufficient progress toward attaining the educational goals under sec. 118.01, Stats. or the academic performance criteria established by CITY.
  4. CITY determines that Charter School has failed to comply with generally accepted accounting standards of fiscal management.

5. CITY determines that Charter School has violated sec. 118.40, Stats.

- BY CHARTER SCHOOL:

6. Charter School does not receive a payment from DPI required to be made under sec. 118.40(2r)(e), Stats.

If this Contract is terminated under the first ground (because both parties agree in writing to the termination) the termination shall become effective on a date agreed to by the parties. If this Contract is terminated under the second through fifth grounds (because of a determination on the part of CITY) the termination of this Contract shall not become effective until, at a minimum, the end of the semester in which notice of termination is given, unless, in the discretion of CITY termination should become effective sooner. If this Contract is terminated under the sixth ground (because of failure of Charter School to receive state funding) termination shall become effective on the date notice of termination is received by CSRC.

CSRC may recommend to CITY that this Contract be terminated under the third ground (because pupils have failed to make sufficient progress) if Charter School fails to meet such written academic performance criteria as may be established by CSRC.

Failure on the part of CITY to exercise its right to terminate this Contract under any ground listed above shall not be deemed to constitute an amendment to the terms of this Contract or to constitute a waiver of the right of CITY to terminate this Contract at a later date under that ground.

In the event of termination of this Contract, written notice by certified or registered mail, return receipt requested, shall be provided which shall list the reason(s) for termination and the effective date of the termination.

### **III. CONTRACT ADMINISTRATION, NOTICE AND PROVIDING OF INFORMATION**

Unless specified otherwise in this Contract, any act of discretion, including, but not limited to, any approval required under this Contract or determination to terminate this Contract, to be made by and on behalf of CITY, shall be made by the Common Council of the City of Milwaukee.

Unless specified otherwise in this Contract, whenever notice must or may be given to the other party, or whenever information or reports may or must be provided to the other party, the party who may or must give notice or provide information or reports shall fulfill any such responsibility under this Contract if notice is given or information or reports is provided to the following persons, or their successors:

#### **TO CITY OR CSRC:**

Charter School Review Committee  
200 East Wells Street, Rm. 606  
Milwaukee, WI 53202  
Attn: Mr. Michael J. Soika

#### **TO Charter School:**

Virginia Flynn  
100 East Pleasant Street  
Milwaukee, WI 53211

Department of Administration

A party to this Contract shall immediately give written notice to the other party if the contact person for purposes of notice and providing information is modified.

**IV. STATUTES**

Whenever reference is made in this Contract to a provision in the Wisconsin Statutes and such provision is subsequently amended by the Wisconsin Legislature, such reference in this Contract shall be deemed to be amended to conform to the new law.

**V. SEVERABILITY**

If any term or provision of this Contract shall be found by a court of competent jurisdiction to be invalid, illegal or otherwise unenforceable, the same shall not affect the other terms or provisions hereof or the whole of this Contract, but such term or provision shall be deemed modified to the extent necessary in the court's opinion to render such term or provision enforceable, and the rights and obligations of the parties shall be construed and enforced accordingly, preserving to the fullest permissible extent the intent and agreements of the parties herein set forth.

**VI. CHARTER SCHOOL APPLICATION**

CITY reserves the right to hold Charter School to any of the representations or assurances made by Charter School in Appendix A, any modifications made under sec. II B. of this Contract, and other papers submitted in support of its Charter School Application. Charter School's failure to adhere to the representations and assurances made in the Charter School Application, any modifications made under sec. II B. of this Contract, and other supporting papers shall constitute a violation of this Contract. Appendix A and other supporting papers shall be kept on file in the office of the Department of Administration, 200 East Wells Street, Room 606, Milwaukee, Wisconsin 53202.

**VII. APPENDICES**

The following documents are hereby made a part of this Contract and Charter School agrees to abide by all the terms and conditions herein.

Appendix A: Charter School Application

Appendix B: Charter School Calendar for 2003-2004 School Year

In the event an inconsistency exists between this Contract and any appendix, this Contract shall be controlling.

**APPROVED:**

**CITY OF MILWAUKEE,  
acting by its Common Council**

**APPROVED:**

**CHARTER SCHOOL:  
DOWNTOWN MONTESSORI ACADEMY, INC.  
Charter School**



MARVIN PRATT, President of the  
Common Council of the City  
of Milwaukee

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

RONALD D. LEONHARDT  
City Clerk

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

**COUNTERSIGNED:**

W. MARTIN MORICS  
City Comptroller

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

Approved as to form and execution  
as of this \_\_\_\_\_ day of \_\_\_\_\_, 2003.

ROXANE L. CRAWFORD  
Assistant City Attorney

RLC:ml  
01/08/03  
62194

Virginia Flynn, Principal  
Principal

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

Kathleen O. Miller  
Secretary, Board of Directors

Approved as to content this \_\_\_\_\_  
day of \_\_\_\_\_, 2003.

ROXANE L. CRAWFORD  
Assistant City Attorney