



City of Reedsburg
134 South Locust Street, P.O. Box 490
Reedsburg, WI 53959
Ph. 608-524-6404 Fax. 608-524-8458
www.reedsburgwi.gov

COMMON COUNCIL AGENDA
MONDAY, FEBRUARY 13, 2017
REEDSBURG CITY HALL COUNCIL CHAMBERS
7:00 P.M.

CALL TO ORDER:

ROLL CALL:

PLEDGE OF ALLEGIANCE:

THE COUNCIL WILL RECEIVE INFORMATION ON NON-AGENDA TOPICS BROUGHT BEFORE THE COUNCIL BY MEMBERS OF THE PUBLIC. THE COUNCIL WILL NOT DISCUSS THESE TOPICS, AND WILL NOT TAKE ACTION ON ANY OF THEM AT THIS MEETING.

I. CONSENT AGENDA: (one motion to approve all Consent items)

- A. Approve minutes from the Council meeting held on January 23, 2017.
- B. Approve the Bills for January 2016.
- C. Approve Operator's License (Renewal) – for Mary Schlough – Reedsburg IGA Liquor.
- D. Approve Operator's License (Renewal) – for Amanda Goodrich – Kwik Trip #839.
- E. Approve Operator's License (Renewal) – for Carol Schoonveld – Kwik Trip #839.
- F. Approve Operator's License (New) – for Jordan Schuette – Kwik Trip #839.
- G. Approve Operator's License (New) – for Christine Bischoff – Applying for work.
- H. Approve Temporary Class "B"/"Class B" Retailer Licensee – Sacred Heart Athletics Association – Date April 22, 2017, Location 545 North Oak Street.

II. OFFICE OF THE MAYOR:

- A. Library Director – Department Presentation to City Council.
- B. Appointments: Jessica Bauer – Arts in Public Places – Blue Ribbon Committee (Moon).
- C. Appointments: Katie Schofield – Arts in Public Places – Blue Ribbon Committee (Knudsen).
- D. Coming Community Events.

III. RECOMMENDATIONS FROM BOARDS, COMMITTEES AND COMMISSIONS:

Public Works Committee

- A. Approve/Deny Fire Department Roof Replacement Bids and Award Contract.
- B. Approve/Deny Reedsburg Area Medical Center – Development Agreement and authorize negotiations on adjacent properties surrounding the project.

Ordinance Committee

- C. 1st reading, setting Public Hearing for February 27, 2017 for Ordinance 1839-17 (Representations Depicting Nudity).

Any person who has a qualifying disability as defined by the American With Disabilities Act that requires the meeting or materials at the meeting to be in an accessible location or format must contact the City Clerk at (608)524-6404, 134 S. Locust Street, Reedsburg, WI at least 48 hours prior to the commencement of the meeting so that any necessary arrangements can be made to accommodate each request.



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Personnel Committee

D. Approve/Deny Employee Merit and Recognition Programs.

2. GENERAL BUSINESS:

A. Approve/Deny Cohen-Esrey 2017 Development Agreement for "Walnut Street Flats". Resolution 4269-17.

B. Approve/Deny City Sale of Property - Reedsburg Area Ambulance Services Inc. Chapter 11 of "Lease Agreement" to purchase City property (Land). Resolution 4270-17.

3. COMMITTEE AND STAFF REPORTS:

Community Development Authority
Historic Preservation Commission
Library Commission
Personnel Committee
Public Works Committee

Finance Committee
Ordinance Committee
Parks & Recreation Committee
Plan Commission
Other Commissions or Committees or Boards

4. CITY ADMINISTRATOR REPORTS:

- A. Zoning Administrator/Building Inspector – Monthly Building Permit Report
- B. Bi-Monthly City Administrator Report

5. COMMENTS REGARDING UPCOMING CIVIC EVENTS:

XIII. ADJOURN

Posted: February 8, 2017

Last Resolution: 4268-17

Last Ordinance: 1838-16

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City of Reedsburg Meeting of the Common Council
January 23, 2017

Present: Mayor Dave Estes; Alderpersons Bill Finnegan, Dave Moon, Mike Gargano, Dave Knudsen, Calvin Craker, Phil Peterson, Jim Heuer, Brandt Werner, and Jason Schulte.

Absent: None

Others Present: Derek Horkan, Brian Duvall, Stephen Compton, Jacob Crosetto, Timothy Becker, Citizens, Press.

Mayor Estes called the regular session of the Common Council to order at 7:02 pm. in the Common Council Chambers.

Approve Consent Agenda: Consisting of minutes from the Council meeting held on Dec. 12, 2016.

Motion: Heuer, Second: Craker. Motion Carried 9-0.

OFFICE OF THE MAYOR:

1. Appointment: Jay Brunken to the Industrial and Commercial Development Commission
2. Appointment: Lee Gnatzig to the Art in Public Places Committee
3. Appointment: Jennifer Stanek to the Art in Public Places Committee
4. Appointment: Jo Ann Mundth Douglas to the Art in Public Places Committee
5. Appointment: Jay Salinas to the Art in Public Places Committee
 - a. **Motion: Knudsen, Second: Gargano to confirm appointments. Motion carried 9-0.**

GENERAL BUSINESS

1. Approve/Deny Discover Wisconsin Agreement and Contract
 - a. **Motion Craker, Second: Heuer to approve the Discover Wisconsin Contract and Agreement. Motion carried 9-0.**

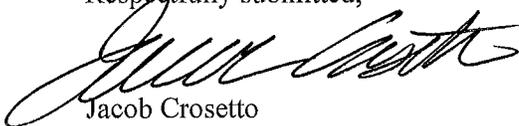
Moved: Heuer, Second: Schulte to go into closed session. Motion carried 9-0.

Moved: Heuer, Second: Craker to leave closed session and adjourn. Motion carried 9-0.

No actions were taken in closed session

Meeting adjourned at 8:21 pm

Respectfully submitted,



Jacob Crosetto
City Clerk-Treasurer

Vendor No	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
10-131630 A/R UTILITY (VISION PREMIUMS)							
262196	AMERITAS LIFE INSURANCE C	010-40272-000	VISION - JANUARY	01/04/2017	194.24	194.24	01/05/2017
Total 10-131630 A/R UTILITY (VISION PREMIUMS):					194.24	194.24	
10-131650 A/R UTILITY (DENTAL PREMIUMS)							
262196	AMERITAS LIFE INSURANCE C	010-40272-000	DENTAL PREMIUMS - JANUARY	01/04/2017	1,850.52	1,850.52	01/05/2017
Total 10-131650 A/R UTILITY (DENTAL PREMIUMS):					1,850.52	1,850.52	
10-131660 A/R UTILITY (METLIFE PREMIUMS)							
130652	METLIFE SBC	KM05735175-0	LIFE INS - JANUARY	12/16/2016	173.11	173.11	01/05/2017
Total 10-131660 A/R UTILITY (METLIFE PREMIUMS):					173.11	173.11	
10-212910 SUNDRY ACCOUNTS PAYABLE							
262185	AMY BASS	BASS122816	2016 TAX REFUND - PARCEL#0113	12/28/2016	104.54	104.54	01/05/2017
262927	ANDREW M BERNDT	BERNDT12281	2016 TAX REFUND - PARCEL#2515-271	12/28/2016	75.85	75.85	01/05/2017
262408	ASHLEY M LEWIS	LEWIS123016	2016 TAX REFUND - PARCEL#0151	12/30/2016	15.55	15.55	01/05/2017
262450	B & K ADVENTURES LLC	BKADVENTUR	2016 TAX REFUNDS PARCEL#1556 & 0713	12/29/2016	6.67	6.67	01/05/2017
262470	BRIAN J ZIEBELL	ZIEBEL010617	2016 TAX REFUND - PARCEL#2377-119	01/06/2017	11.32	11.32	01/19/2017
262938	BROOKE N RASMUSSEN	RASEMUSSEN	2016 TAX REFUND - PARCEL#0670	01/03/2017	18.96	18.96	01/05/2017
262700	CALVIN M SIEMANDEL	SIEMANDEL12	2016 TAX REFUND - PARCEL#2437	12/29/2016	19.09	19.09	01/05/2017
262940	CANDACE L MEAD	MEAD010417	2016 TAX REFUND - PARCEL#1450-404	01/04/2017	119.27	119.27	01/19/2017
262437	DANIEL A CHRISTENSEN	CHRISTENSE	2016 TAX REFUND - PARCEL#2491	12/29/2016	22.24	22.24	01/05/2017
262171	DANIEL BERGMAN	BERGMAN122	2016 TAX REFUND - PARCEL#1823-1	12/29/2016	20.11	20.11	01/05/2017
262936	DANIEL E KUEHNKE	KUEHNKE123	2016 TAX REFUND - PARCEL#1840	12/30/2016	16.68	16.68	01/05/2017
262471	DAVID A GJERSETH	GJERSETH010	2016 TAX REFUND - PARCEL#1616	01/06/2017	7.35	7.35	01/19/2017
262374	DAVID G BIXBY	BIXBY011317	2016 TAX REFUND - PARCEL#2515-05	01/13/2017	22.51	22.51	01/19/2017
262929	DIANE J CUNDARI	CUNDARI1228	2016 TAX REFUND - PARCEL#2001	12/28/2016	45.01	45.01	01/05/2017
262416	GAYLE L SCULLY	SCULLY12281	2016 TAX REFUND - PARCEL#0128	12/28/2016	16.46	16.46	01/05/2017
262448	GLORIA A JANECEK	JANECEK123	2106 TAX REFUND - PARCEL#2488	12/30/2016	20.66	20.66	01/05/2017
262945	JAMES T & JENNIFER K LOVEL	LOVELACE011	2016 TAX REFUND - PARCEL#2442	01/13/2017	19.18	19.18	01/19/2017
262944	JASON L FRANCOIS	FRANCOIS011	2016 TAX REFUND - PARCEL#1083	01/13/2017	16.36	16.36	01/19/2017
262412	JEREMY S GRIEBE	GRIEVE01051	2016 TAX REFUND - PARCEL#2515-012	01/05/2017	20.45	20.45	01/19/2017
262947	JODIE SHERWOOD	SHERWOOD0	2016 TAX REFUND - PARCEL#1244	01/17/2017	406.52	406.52	01/19/2017
262943	JODY DUNSE	DUNSE011117	2016 TAX REFUND OVERPAYMENT - PARCEL#2022	01/11/2017	2,715.24	2,715.24	01/19/2017
261220	JOHN TRAGO	TRAGO122916	2016 TAX REFUND - PARCEL#2515-244	12/29/2016	19.61	19.61	01/05/2017
261928	JULIANA R MEICHUS	MEICHUS1229	2016 TAX REFUND - PARCEL#0100	12/29/2016	18.41	18.41	01/05/2017
262179	KAREN BECKER	BECKER12301	2016 TAX REFUND - PARCEL#2267-106	12/30/2016	23.07	23.07	01/05/2017
262937	KEVIN & LISA HAHN	HAHN123016	2016 TAX REFUND - PARCEL#0447	12/30/2016	170.23	170.23	01/05/2017
262684	KORY T BOUGHTON	BOUGHTON12	2016 TAX REFUND - PARCE#2515-046	12/30/2016	20.52	20.52	01/05/2017
262452	KRISTI SCHNEIDER	SCHNEIDER01	2016 TAX REFUND -				

Vendor No	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
			PARCEL#0146	01/12/2017	16.49	16.49	01/19/2017
261714	MARTHA GRABER	GRABER1229	2016 TAX REFUND - PARCEL#2515-163	12/29/2016	21.31	21.31	01/05/2017
262678	MATTHEW A MILLER	MILLER122816	2016 TAX REFUND - PARCEL#2217-408	12/28/2016	22.39	22.39	01/05/2017
261917	MAXINE L WHEELER	WHEELER122	2016 TAX REFUND - PARCEL#2646	12/29/2016	55.72	55.72	01/05/2017
262453	MICHAEL A MASICA	MASICA01031	2016 TAX REFUND - PARCEL#2515-172	01/03/2017	26.61	26.61	01/05/2017
262427	MICHAEL F PRANGE	PRANGE1229	2016 TAX REFUND - PARCEL#2579-15	12/29/2016	25.82	25.82	01/05/2017
262934	MONICA MONCRIEF	MONCRIEF123	2016 TAX REFUND - PARCEL#1528	12/30/2016	17.87	17.87	01/05/2017
262686	NANCY A LARSON	LARSON12315	2015 TAX REFUND - PARCEL#1890/CUSTOMER DIDNT CASH CHECK FROM 1/1/16	12/30/2016	17.49	17.49	01/05/2017
261964	NICHOLAS L BURCH	BURCH011717	2016 TAX REFUND - PARCEL#0061	01/17/2017	68.19	68.19	01/19/2017
262928	NICOLE S DYKE	DYKE122816	2016 TAX REFUND - PARCEL#2626-439	12/28/2016	115.33	115.33	01/05/2017
262926	PATRICK & STACIE JOHN	JOHN122816	2016 TAX REFUND - PARCEL#0577	12/28/2016	18.08	18.08	01/05/2017
262389	PATRICK A THERING	THERING1229	2016 TAX REFUND - PARCEL#2408-111	12/29/2016	23.07	23.07	01/05/2017
262089	PAUL BARTLES	BARTELS1229	2016 TAX REFUND - PARCEL#2515-247	12/29/2016	20.52	20.52	01/05/2017
261952	PAUL G SCHYVINCH	SCHYVINCH12	2016 TAX REFUND - PARCEL#1517	12/30/2016	25.22	25.22	01/05/2017
262398	RAYMOND H PETERS	PETERS12291	2016 TAX REFUND - PARCEL 2515-133	12/29/2016	19.74	19.74	01/05/2017
262946	REBECCA S THWAITS	THWAITS0117	2016 TAX REFUND - PARCEL#2515-036	01/17/2017	372.45	372.45	01/19/2017
262435	ROBERT C BORMETT	BORMETT122	2016 TAX REFUND - PARCEL#0240	12/28/2016	16.63	16.63	01/05/2017
262388	ROBERT E BANBURY	BANBURY010	2016 TAX REFUND - PARCEL#1084	01/04/2017	17.84	17.84	01/19/2017
262391	ROBERT W FULLMER	FULLMER1229	2016 TAX REFUND - PARCEL#1087	12/29/2016	16.97	16.97	01/05/2017
262939	TRAVIS & TRACIE BRECKA	BRECKA01031	2016 TAX REFUND - PARCEL#0816	01/03/2017	141.85	141.85	01/05/2017
262935	WAYNE SR & BARBARA UNWR	UNRATH12302	2016 TAX REFUND - PARCEL#2371	12/30/2016	21.09	21.09	01/05/2017
262421	WILLIAM ROOKS	ROOKS123016	2016 TAX REFUND - PARCEL#2217	12/30/2016	21.47	21.47	01/05/2017
Total 10-212910 SUNDRY ACCOUNTS PAYABLE:					5,074.01	5,074.01	
10-213430 LIFE INSURANCE DEDUCTIONS							
130675	MINNESOTA LIFE INSURANCE	002832L-0217	LIFE INS - FEBRUARY	01/17/2017	1,375.94	1,375.94	01/19/2017
Total 10-213430 LIFE INSURANCE DEDUCTIONS:					1,375.94	1,375.94	
10-213610 UNION DUES DEDUCTIONS							
231168	WPPA	WPPA-0117	POLICE OFFICERS UNION DUES	01/01/2017	585.20	585.20	01/19/2017
Total 10-213610 UNION DUES DEDUCTIONS:					585.20	585.20	
10-213915 VISION PREMIUMS							
262196	AMERITAS LIFE INSURANCE C	010-40272-000	VISION - JANUARY	01/04/2017	365.12	365.12	01/05/2017
Total 10-213915 VISION PREMIUMS:					365.12	365.12	
10-213925 DENTAL PREMIUMS							
262196	AMERITAS LIFE INSURANCE C	010-40272-000	DENTAL PREMIUMS	01/04/2017	2,880.48	2,880.48	01/05/2017

Vendor No	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 10-213925 DENTAL PREMIUMS:					2,880.48	2,880.48	
10-213935 METLIFE PREMIUMS							
130652	METLIFE SBC	KM05735175-0	LIFE INS - JANUARY	12/16/2016	318.61	318.61	01/05/2017
Total 10-213935 METLIFE PREMIUMS:					318.61	318.61	
10-216110 COUNTY & STATE TAXES							
190940	SAUK COUNTY TREASURER	JAN2017SETT	JANUARY SETTLEMENT	01/05/2017	895,844.80	895,844.80	01/06/2017
Total 10-216110 COUNTY & STATE TAXES:					895,844.80	895,844.80	
10-217110 SCHOOL DISTRICT TAXES							
190962	SCHOOL DIST OF REEDSBURG	JAN2017SETT	JANUARY SETTLEMENT	01/05/2017	1,734,893.62	1,734,893.62	01/06/2017
Total 10-217110 SCHOOL DISTRICT TAXES:					1,734,893.62	1,734,893.62	
10-217210 VOC, TECH, ADULT EDUCATION TAX							
130590	MADISON COLLEGE	JAN2017SETT	JANUARY SETTLEMENT	01/05/2017	183,040.49	183,040.49	01/06/2017
Total 10-217210 VOC, TECH, ADULT EDUCATION TAX:					183,040.49	183,040.49	
10-217620 MOBILE HOME TAXES-SCHOOL							
190962	SCHOOL DIST OF REEDSBURG	MHT1216	MOBILE HOME TAX - DECEMBER 2016	01/19/2017	3,504.58	3,504.58	01/19/2017
Total 10-217620 MOBILE HOME TAXES-SCHOOL:					3,504.58	3,504.58	
10-435100 BUILDING PERMITS							
262942	PAUL & CHERYL SCHWARTZEN	PCS010417	REFUND OVERPAYMENT BUILDING PERMIT	01/04/2017	35.00	35.00	01/05/2017
Total 10-435100 BUILDING PERMITS:					35.00	35.00	
10-513500-03 ADMINISTRATOR - OPERATING							
262952	EHLERS	FINANCE0112	2017 PUBLIC FINANCE SEMINAR COMPTON	01/12/2017	225.00	225.00	01/23/2017
262912	EHLERS & ASSOCIATES, INC	FINANCE0112	EHLERS PUBLIC FINANCE SEMINAR FEB. 16-17, 2017	01/12/2017	225.00	.00	01/19/2017
Total 10-513500-03 ADMINISTRATOR - OPERATING:					450.00	225.00	
10-514110-03 LEGISLATIVE SUPPORT-OPERATING							
140729	NEWS PUBLISHING, INC	99105839-121	ADS/LEGALS/NOTICES	12/31/2016	333.73	333.73	01/05/2017
Total 10-514110-03 LEGISLATIVE SUPPORT-OPERATING:					333.73	333.73	
10-514140-03 PROPERTY TAXES							
30215	CITY OF REEDSBURG	1217-2016	2016 TAXES - PARCEL#276-1217-00000	01/23/2017	1,096.30	1,096.30	01/23/2017
30215	CITY OF REEDSBURG	276-1032-0000	TAXES - 300 VINE STREET - PARCEL@1032	01/16/2017	7,831.16	7,831.16	01/19/2017
190940	SAUK COUNTY TREASURER	276-2016	2016 TAX BILL POSTAGE	12/28/2016	1,982.20	1,982.20	01/05/2017
Total 10-514140-03 PROPERTY TAXES:					10,909.66	10,909.66	
10-514240-03 TRAINING							
262952	EHLERS	FINANCE0112	2017 PUBLIC FINANCE SEMINAR CROSETTO	01/12/2017	225.00	225.00	01/23/2017
262912	EHLERS & ASSOCIATES, INC	FINANCE0112	EHLERS PUBLIC FINANCE SEMINAR FEB. 16-17, 2017	01/12/2017	225.00	.00	01/19/2017

Vendor No	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
261255	WMCA	CROSETTO20	WMCA MEMBERSHIP RENEWAL - CROSETTO	01/03/2017	65.00	65.00	01/05/2017
261255	WMCA	STRUTZ2017	WMCA MEMBERSHIP RENEWAL - STRUTZ	01/03/2017	65.00	65.00	01/05/2017
261255	WMCA	YOUNG2017	2017 WMCA MEMBERSHIP RENEWAL - YOUNG	01/03/2017	65.00	65.00	01/05/2017
Total 10-514240-03 TRAINING:					645.00	420.00	
10-515110-03 GENERAL MANAGEMENT - OPERATING							
262630	DINERS CLUB COMMERCIAL	9503-0117	TYPEWRITER RIBBON	12/28/2016	13.81	13.81	01/25/2017
110551	KRUEGER OFFICE SUPPLIES	75009	3 CASES COPY PAPER - CITY HALL	12/06/2016	105.75	105.75	01/05/2017
110551	KRUEGER OFFICE SUPPLIES	75103	MOUSEPAD, NOTEPADS - CITY HALL	12/13/2016	10.57	10.57	01/05/2017
110551	KRUEGER OFFICE SUPPLIES	75144	HUMIDIFIER, DYMO LABELS - CITY HALL	12/15/2016	178.37	178.37	01/05/2017
110551	KRUEGER OFFICE SUPPLIES	75216	DYMO LABELS - CITY HALL	12/22/2016	20.98	20.98	01/05/2017
110552	KRUEGER PRINTING, INC	20088	NAMEPLATE COMPTON CITY ADMININSTRATOR	12/22/2016	17.35	17.35	01/05/2017
120590	LEAGUE OF WI MUNICIPAL	2017DUES	2017 LEAGUE DUES	12/13/2016	2,139.04	2,139.04	01/05/2017
160760	PITNEY BOWES, INC	3302232526	CITY HALL POSTAGE-MACHINE	12/01/2016	128.73	128.73	01/05/2017
160760	PITNEY BOWES, INC	3302570638	CITY HALL POSTAGE-MACHINE	12/31/2016	128.73	128.73	01/05/2017
180844	REEDSBURG IGA	00274540	STORAGE BAGS - CITY HALL	12/22/2016	1.79	1.79	01/19/2017
180844	REEDSBURG IGA	00274566	STORAGE BAGS - CITY HALL	12/22/2016	3.58	3.58	01/19/2017
Total 10-515110-03 GENERAL MANAGEMENT - OPERATING:					2,748.70	2,748.70	
10-515120-03 MUNICIPAL COURT - OPERATING							
261704	TITAN PUBLIC SAFETY SOLUTI	4112	ANNUAL SUPPORT TIPSS	01/01/2017	5,440.00	5,440.00	01/05/2017
Total 10-515120-03 MUNICIPAL COURT - OPERATING:					5,440.00	5,440.00	
10-515121-03 STATE FEES - COURT							
231139	STATE OF WISCONSIN	56-15663-1216	COURT FEES - DECEMBER 2016	12/31/2016	2,175.91	2,175.91	01/05/2017
Total 10-515121-03 STATE FEES - COURT:					2,175.91	2,175.91	
10-515122-03 COUNTY FEES - COURT							
190940	SAUK COUNTY TREASURER	CTFEES1216	COURT FEES - DECEMBER	12/31/2016	676.16	676.16	01/05/2017
Total 10-515122-03 COUNTY FEES - COURT:					676.16	676.16	
10-515123-03 RESTITUTION FEES - COURT							
261486	BREWSTER LANES	RESTITUTIO	RESTITUTION . RAMCZYK, J	12/31/2016	328.18	328.18	01/05/2017
262882	JENNIFER A EBERT	RESTITUTION	RESTITUTION B.LARSON	12/31/2016	190.00	190.00	01/05/2017
262895	NICOLE S LYBARGER	RESTITUTION	RESTITUTION K. SCHONENBERGER	12/31/2016	70.26	70.26	01/05/2017
160160	PAMIDA - SHOPKO	NSF123116	RESTITUTION - NSF	12/31/2016	8.24	8.24	01/05/2017
180844	REEDSBURG IGA	NSF123116	RESTITUTION/NSF	12/31/2016	3.84	3.84	01/05/2017
221076	VIKING VILLAGE	NSF/RESTITU	NSF RESTITUTION	12/31/2016	37.98	37.98	01/05/2017
Total 10-515123-03 RESTITUTION FEES - COURT:					638.50	638.50	
10-515125-03 TOWN OF LAVALLE FEES - COURT							
201100	TOWNSHIP OF LAVALLE	CTFEES1216	COURT FEES - DECEMBER	12/31/2016	95.00	95.00	01/05/2017
Total 10-515125-03 TOWN OF LAVALLE FEES - COURT:					95.00	95.00	

Vendor No	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
10-515200-03 ASSESSMENT OF PROPERTY							
10046	ASSOCIATED APPRAISAL INC.	124175	ASSESSOR SERVICES	01/01/2017	3,620.84	3,620.84	01/05/2017
Total 10-515200-03 ASSESSMENT OF PROPERTY:					3,620.84	3,620.84	
10-515520-03 GENERAL ACCOUNTING - OPERATING							
261322	CIVIC SYSTEMS, LLC	CVC16141	SEMI ANNUAL SOFTWARE SUPPORT - 2017	01/10/2017	3,350.00	3,350.00	01/19/2017
Total 10-515520-03 GENERAL ACCOUNTING - OPERATING:					3,350.00	3,350.00	
10-515700-03 INDEPENDENT AUDITING							
20072	BAKER TILLY	BT1043122	AUDITING SERVICES	12/21/2016	2,986.00	2,986.00	01/05/2017
Total 10-515700-03 INDEPENDENT AUDITING:					2,986.00	2,986.00	
10-515940-03 FLEX PLAN ADMINISTRATION							
50315	EMPLOYEE BENEFITS	1737457	BENNY FEE & ADMIN FEE	01/15/2017	148.50	148.50	01/19/2017
Total 10-515940-03 FLEX PLAN ADMINISTRATION:					148.50	148.50	
10-516110-03 COUNSEL							
120585	LAROWE GERLACH TAGGERT	235	P.D. - PROSECUTION - MATERIALS	12/31/2016	5.74	5.74	01/19/2017
120585	LAROWE GERLACH TAGGERT	292	GENERAL BUSINESS - SERVICES	12/31/2016	2,751.25	2,751.25	01/19/2017
Total 10-516110-03 COUNSEL:					2,756.99	2,756.99	
10-516120-03 COUNSEL - PD							
120585	LAROWE GERLACH TAGGERT	172	GENERAL BUSINESS - SERVICES - PD	12/31/2016	31.00	31.00	01/19/2017
120585	LAROWE GERLACH TAGGERT	235	P.D. - PROSECUTION - SERVICES	12/31/2016	2,232.00	2,232.00	01/19/2017
Total 10-516120-03 COUNSEL - PD:					2,263.00	2,263.00	
10-517100-03 MAINT OF BUILDINGS - OPERATING							
80470	HILLS WIRING INC	69114	REPAIR TRAFFIC LIGHT PARK & MAIN	12/28/2016	224.00	224.00	01/05/2017
130648	MENARDS - BARABOO	39284	UTILITY MAT, RUNNER, IRON OUT	01/06/2017	332.17	332.17	01/19/2017
130648	MENARDS - BARABOO	39810	ICE MELT # 50 BAGS	01/12/2017	509.11	509.11	01/19/2017
160650	PETERSON SANITATION INC	1072-0117	HALL-UTILITIES	01/02/2017	192.00	192.00	01/19/2017
180890	REEDSBURG TRUE VALUE	800027-1216	SUPPLIES	12/25/2016	569.18	569.18	01/19/2017
180906	REEDSBURG UTILITY	78-1216	TELEPHONE/INTERNET - FIRE	12/20/2016	202.72	202.72	01/05/2017
190980	SERVICE ELECTRIC	161142	ADDING VENTILATION CONTROL TO GARAGE - PD	12/19/2016	817.74	817.74	01/05/2017
190980	SERVICE ELECTRIC	17010	80700-I BLANK INSERTS MATERIALS	01/03/2017	19.15	19.15	01/19/2017
190980	SERVICE ELECTRIC	17021	REPAIRED EXTERIOR FIXTURES - PD	01/03/2017	194.76	194.76	01/19/2017
190980	SERVICE ELECTRIC	17022	REPAIR LIGHT FIXTURES - CITY HALL	01/03/2017	341.68	341.68	01/19/2017
Total 10-517100-03 MAINT OF BUILDINGS - OPERATING:					3,402.51	3,402.51	
10-517110-03 HALL-UTILITIES							
10024	ALLIANT ENERGY/WP&L	4066940000-1	GAS - LIBRARY	12/19/2016	552.92	552.92	01/05/2017
10024	ALLIANT ENERGY/WP&L	4175177410-1	GAS - VINE HARDWARE STORE	12/20/2016	261.08	261.08	01/05/2017
10024	ALLIANT ENERGY/WP&L	5379440000-1	GAS - PD	12/19/2016	485.44	485.44	01/05/2017
10024	ALLIANT ENERGY/WP&L	6030200000-1	GAS - CITY HALL	12/19/2016	340.28	340.28	01/05/2017

Vendor No	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
10024	ALLIANT ENERGY/WP&L	775543000012	GAS - VINE GARAGE	12/19/2016	80.37	80.37	01/05/2017
10024	ALLIANT ENERGY/WP&L	8543840000-1	GAS - FIRE	12/19/2016	1,043.39	1,043.39	01/05/2017
180906	REEDSBURG UTILITY	23095-1216	TELEPHONE/INTERNET - CITY HALL	12/20/2016	1,036.73	1,036.73	01/05/2017
180905	REEDSBURG UTILITY	RUC 1216	HALL - UTILITIES	12/21/2016	7,778.38	7,778.38	01/05/2017
Total 10-517110-03 HALL-UTILITIES:					11,578.59	11,578.59	
10-519500-03 WORKERS COMPENSATION							
262165	CITIES & VILLAGES MUTUAL IN	APD-17-3033	2017 AUTO PHYSICAL DAMAGE INSURANCE PREMIUMS	12/15/2016	14,582.60	14,582.60	01/23/2017
262165	CITIES & VILLAGES MUTUAL IN	BM-17-4329	2017 BOILER & MACHINERY INSURANCE PREMIUMS	12/15/2016	833.85	833.85	01/23/2017
262165	CITIES & VILLAGES MUTUAL IN	CL-17-2034	2017 LIABILITY COVERAGE PREMIUMS	12/15/2016	22,921.10	22,921.10	01/23/2017
262165	CITIES & VILLAGES MUTUAL IN	CRM-17-4529	2017 CRIME COVERAGE INSURANCE PREMIUM	12/15/2016	308.55	308.55	01/23/2017
262165	CITIES & VILLAGES MUTUAL IN	CX-17-4134	2017 EXCESS PUBLIC ENTITY LIABILITY INSURANCE PREMIUMS	12/15/2016	804.10	804.10	01/23/2017
262165	CITIES & VILLAGES MUTUAL IN	EPL-17-4233	2017 EMPLOYMENT PRACTICE LIABILITY INSURANCE PREMIUMS	12/15/2016	4,006.90	4,006.90	01/23/2017
262165	CITIES & VILLAGES MUTUAL IN	WC-17-1030	2017 WORKER'S COMPENSATION PREMIUMS 1ST QTR	12/15/2016	21,386.85	21,386.85	01/23/2017
262165	CITIES & VILLAGES MUTUAL IN	WC-17-1061	2017 WORKER'S COMPENSATION PREMIUMS - 2ND QTR	01/20/2017	21,386.85	21,386.85	01/23/2017
262165	CITIES & VILLAGES MUTUAL IN	WC-17-1091	2017 WORKER'S COMPENSATION PREMIUMS - 3RD QTR	01/20/2017	21,386.85	21,386.85	01/23/2017
262165	CITIES & VILLAGES MUTUAL IN	WC-17-1121	2017 WORKER'S COMPENSATION PREMIUMS - 4TH QTR	01/20/2017	21,386.85	21,386.85	01/23/2017
262646	MUNICIPAL PROPERTY INSUR	30350	ANNUAL INSURANCE - POLICY MP-02-240027	01/01/2017	30,245.34	30,245.34	01/05/2017
Total 10-519500-03 WORKERS COMPENSATION:					159,249.84	159,249.84	
10-521100-01 PD ADMINISTRATION - WAGES							
40400	DWD-UNEMPLOYMENT INSURA	8139829	UNEMPLOYMENT	12/31/2016	740.00	740.00	01/19/2017
Total 10-521100-01 PD ADMINISTRATION - WAGES:					740.00	740.00	
10-521100-03 PD ADMINISTRATION - OPERATING							
262930	BARABOO DIST AMBULANCE S	4742	BLOOD DRAW - PD	07/08/2016	100.00	100.00	01/05/2017
20096	BEAVER GLASS	BGI010617	WINSHIELD REPAIR K9 SQUAD - PD	01/06/2017	65.00	65.00	01/19/2017
30172	CARQUEST OF REEDSBURG	5235-272091	HEADLIGHT, CAR WASH CONCENTRATE - PD	11/15/2016	88.43	88.43	01/05/2017
30172	CARQUEST OF REEDSBURG	5235-272185	WIRE TERMINAL & LED LIGHT - PD	11/16/2016	27.19	27.19	01/05/2017
30172	CARQUEST OF REEDSBURG	5235-272976	CABLE TIE & LED LIGHT - PD	11/27/2016	16.60	16.60	01/05/2017
262688	DEPT OF MILITARY AFFAIRS	WEMD010417	1033 PROGRAM ANNUAL ENROLLMENT FOR OFFICERS 2017	01/04/2017	150.00	150.00	01/05/2017
262630	DINERS CLUB COMMERCIAL	1541-0117	TRAINING - PD	12/28/2016	475.00	475.00	01/25/2017
262041	E & C QUALITY COLLISION REP	EQQCR122716	REPAIR 2014 FORD TAURUS SEDAN - PD	12/27/2016	3,012.54	3,012.54	01/05/2017
70375	GAWRONSKI SIGNS & ADVERTI	18973	CUSTOM VINYL LETTERING OFFICE WINDOW - SPEARS	01/09/2017	27.00	27.00	01/19/2017
261722	IACP	1001231362	IACP MEMBERSHIP RENEWAL 2017	12/27/2016	175.00	175.00	01/19/2017
120605	LORRAINES INC	10328006	100 PK DVDR & CD SLEEVES - PD	12/07/2016	114.97	114.97	01/19/2017
262191	MID-STATE ORGANIZED CRIME	093117-2463	2017 ANNUAL MEMBERSHIP - PD	01/04/2017	150.00	150.00	01/19/2017
261653	NAPWDA	HOEGE2017	HOEGE NAPWA MEMBERSHIP				

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			RENEWAL - PD	01/04/2017	45.00	45.00	01/05/2017
180795	REEDSBURG AREA AMBULANC	RAAS1216	BLOOD DRAWS - DECEMBER 2016	01/01/2017	50.00	50.00	01/19/2017
261354	SAUK COUNTY CHIEF'S ASSOC	SCCA2017	ASSOCIATION DUES 2017	01/04/2017	100.00	100.00	01/19/2017
190937	SAUK COUNTY SHERIFF'S OFFI	SCSO011717	PRISON TRANSPORT - DECEMBER	01/17/2017	508.14	508.14	01/19/2017
190937	SAUK COUNTY SHERIFF'S OFFI	SCSO122116	PRISON TRANSPORT - NOVEMBER 2016	12/21/2016	327.72	327.72	01/05/2017
190937	SAUK COUNTY SHERIFF'S OFFI	SCSO122716	RENEWAL CELLEBRITE 1/5 RENEWAL COST - PD	12/27/2016	924.00	924.00	01/05/2017
191006	STANDARD INSURANCE CO	630950 0001-0	DIABILITY INS	12/19/2016	681.84	681.84	01/05/2017
191028	SULLIVANS TWO OF REEDSBU	46280	2015 FORD SEDAN OIL CHANGE, OIL FILTER, BATTERY - PD	01/03/2017	180.90	180.90	01/05/2017
262614	VERIZON WIRELESS	9778536639	CELL PHONES - PD	01/10/2017	280.07	280.07	01/19/2017
262501	W.N.O.A	WNOACUMMI	2017 NARCOTICS CONFERENCE - CUMMINGS - PD	01/13/2017	165.00	165.00	01/19/2017
262501	W.N.O.A	WNOASPEAR	2017 NARCOTICS CONFERENCE - SPEARS	01/13/2017	165.00	165.00	01/19/2017
262501	W.N.O.A	WNOASTELTE	2017 NARCOTICS CONFERENCE - STELTER - PD	01/13/2017	165.00	165.00	01/19/2017
261326	WATCHGUARD VIDEO	ACCINV00098	CABLE, WIFI VEHICLE ANTENNA MOUNT, ANTENNA - PD	01/05/2017	137.00	137.00	01/19/2017
261688	WISCONSIN CHIEFS OF POLIC	BECKER2017	MEMBERSHIP RENEWAL - BECKER	12/28/2016	130.00	130.00	01/05/2017
261688	WISCONSIN CHIEFS OF POLIC	FRYE2017	MEMBERSHIP ANNUAL DUES- D. FRYE	12/28/2016	80.00	80.00	01/05/2017
Total 10-521100-03 PD ADMINISTRATION - OPERATING:					8,341.40	8,341.40	
10-521900-03 POLICE UNIFORM ALLOWANCE							
70345	GALLS INC	006661586	CLOTHING ALLOWANCE - SCHMITZ	12/20/2016	29.81	29.81	01/05/2017
70345	GALLS INC	006692685	CLOTHING ALLOWANCE - MEINHARDT	12/27/2016	25.70	25.70	01/19/2017
70345	GALLS INC	006708665	CLOTHING ALLOWANCE - SCHAEFER	12/29/2016	128.26	128.26	01/19/2017
262008	JOSH HOEGE	HOEGE122116	REIMBURSEMENT HOEGE REMAILING ALLOWANCE - SHOES -HOEGE-PD	12/21/2016	18.25	18.25	01/05/2017
262123	KEEPRS, INC	328872	GLOCK SIGHT PISTOL - J. SCHMITZ	11/30/2016	420.19	420.19	01/05/2017
261234	Lark Uniform Outfitters Inc	235037	LS SUPER SHIRT - PORTER - PD	12/22/2016	84.95	84.95	01/05/2017
261234	Lark Uniform Outfitters Inc	236084	CLOTHING ALLOWANCE - PUGH	01/10/2017	50.94	50.94	01/19/2017
261358	TASER INTERNATIONAL	S11464082	HOLSTER - KNUTH - PD	12/22/2016	67.37	67.37	01/05/2017
261256	WOLFY'S GUN AND SUPPLY	17-001	PISTOL - FRYE CLOTHING ALLOWANCE	01/11/2017	500.00	500.00	01/19/2017
Total 10-521900-03 POLICE UNIFORM ALLOWANCE:					1,325.47	1,325.47	
10-523100-03 FIRE ADMINISTRATION-OPERATING							
261444	BARABOO FIRE DEPARTMENT	DEMPSEYBFD	DEMPSEY TRAINING AT BARABOO - FIRE	01/06/2017	65.00	65.00	01/06/2017
261444	BARABOO FIRE DEPARTMENT	DOUGLASBFD	DOUGLAS TRAINING - FIRE	01/06/2017	65.00	65.00	01/06/2017
20120	BEST SERVICE	145026	CLEAN MATS & TOWELS - FIRE	01/10/2017	31.30	31.30	01/19/2017
30172	CARQUEST OF REEDSBURG	5235-272360	AIR COMP SAFETY VALVE - FIRE	11/18/2016	18.01	18.01	01/05/2017
30172	CARQUEST OF REEDSBURG	5235-272371	PRESSURE SWITCH - FIRE	11/18/2016	52.99	52.99	01/05/2017
30172	CARQUEST OF REEDSBURG	5235-272717	1 GAL COMP OIL FIRE TRUCKS - FIRE	11/22/2016	56.16	56.16	01/05/2017
261276	EMERGENCY SERVICES MARK	ESMC010617	SUBSCRIPTION RENEWAL 5 YEARS- FIRE	01/06/2017	3,137.00	3,137.00	01/06/2017
60270	FASTENAL COMPANY	WIBAR191498	OIL DRI - FIRE	01/05/2017	84.93	84.93	01/19/2017
261511	GEARGRID CORPORATION	0013529-IN	HANGER-COAT-FLAT, STOWAWAY SEAT GEAR - FIRE	12/13/2016	690.00	.00	01/20/2017

Vendor No	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
100520	JEFFERSON FIRE & SAFETY	232559	HONEYWELL HELMETS 2 -FIRE	12/13/2016	769.74	769.74	01/05/2017
110551	KRUEGER OFFICE SUPPLIES	75219	TONER - FIRE	12/22/2016	163.89	163.89	01/05/2017
110551	KRUEGER OFFICE SUPPLIES	75339	BINDERS - FIRE	01/05/2017	9.98	9.98	01/19/2017
110551	KRUEGER OFFICE SUPPLIES	75381	AVE METAL RIM TAGS	01/09/2017	25.90	25.90	01/19/2017
110551	KRUEGER OFFICE SUPPLIES	75404	LAMINATE RDBG INDY WOMAN KILLED W BACKER - FIRE	01/10/2017	5.00	5.00	01/19/2017
261376	MAR-HAN, INC.	31876	BRUSHES AND HANDLES - FIRE	01/11/2017	68.30	68.30	01/19/2017
180890	REEDSBURG TRUE VALUE	800195-1216	TARP COVER, LOCKS, NUTS, BOLTS - FIRE	12/25/2016	205.81	205.81	01/19/2017
211075	UNITED COOPERATIVE	0711865-1116	ROADMASTER/GAS - FIRE	11/30/2016	153.26	153.26	01/05/2017
221074	VIKING EXPRESS MART	64400-1216	GAS - FIRE	12/31/2016	8.95	8.95	01/19/2017
261207	ZORN COMPRESSOR & EQUIP	232619-00	CHECK VALVE - FIRE	12/07/2016	54.21	54.21	01/05/2017
Total 10-523100-03 FIRE ADMINISTRATION-OPERATING:					5,665.43	4,975.43	
10-524100-03 BUILDING INSPECTION-OPERATING							
262630	DINERS CLUB COMMERCIAL	1566-0117	BOOKS	12/28/2016	83.88	83.88	01/25/2017
261657	JAMES O. SANDBERG, SR.	JS010517	INSPECTION 1/5/17 @ 2155 E MAIN	01/05/2017	35.00	35.00	01/19/2017
180890	REEDSBURG TRUE VALUE	800027-1216	SUPPLIES	12/25/2016	106.66	106.66	01/19/2017
262932	WAFSCM	WAFSCM2017	MEMBERSHIP RENEWAL - DUVALLE	12/28/2016	20.00	20.00	01/05/2017
261961	WEBQA INC.	726-161201	MUNICIPAL COMMUNITY DEV MODULES ANNUAL - BUILDING INSPECTOR	12/01/2016	3,660.00	3,660.00	01/05/2017
Total 10-524100-03 BUILDING INSPECTION-OPERATING:					3,905.54	3,905.54	
10-525100-03 EMERGENCY GOVERNMENT							
180905	REEDSBURG UTILITY	RUC 1216	EMERGENCY GOVERNMENT	12/21/2016	88.62	88.62	01/05/2017
Total 10-525100-03 EMERGENCY GOVERNMENT:					88.62	88.62	
10-525500-03 AMBULANCE							
180795	REEDSBURG AREA AMBULANC	17-2	TOTAL POPULATION 9,303 @ \$8.00 PER CAPITA	12/01/2016	74,424.00	74,424.00	01/05/2017
Total 10-525500-03 AMBULANCE:					74,424.00	74,424.00	
10-525600-03 COMMUNICATIONS - OPERATING							
30243	COMMUNICATIONS SERVICE W	8684	ANNUAL RADIO SERVICE - PD	01/03/2017	5,230.01	5,230.01	01/19/2017
60398	FRONTIER	2094-012403-5	BASIC SERVICE - PD	01/07/2017	58.00	58.00	01/19/2017
110551	KRUEGER OFFICE SUPPLIES	74982	MARKERS, PADS, COLOR PAPER, PENS - PD	12/01/2016	325.87	325.87	01/19/2017
110552	KRUEGER PRINTING, INC	20034	ENVELOPES REGULAR - PD	12/07/2016	112.50	112.50	01/19/2017
160760	PITNEY BOWES, INC	1002850140	RED INK & DOUBLE TAPE SHEETS - PD	12/22/2016	155.52	155.52	01/19/2017
180906	REEDSBURG UTILITY	20369-1216	TELEPHONE/INTERNET - pd	12/20/2016	1,175.40	1,175.40	01/05/2017
261461	WISCONSIN DEPT. OF JUSTICE	455TIME-0000	BADERNETCIR, TIME ACCESS, ANNUAL OFFICE SUPPORT - PD	01/10/2017	8,880.00	8,880.00	01/19/2017
Total 10-525600-03 COMMUNICATIONS - OPERATING:					15,937.30	15,937.30	
10-541100-03 MACH & EQUIP - OPERATING							
30172	CARQUEST OF REEDSBURG	1600-0117	PARTS & SUPPLIES	01/01/2017	489.71	489.71	01/05/2017
70405	GRINDER SHEET METAL	3671	REPAIR BUCKET CUTTING EDGE - PARKS	12/28/2016	398.00	398.00	01/19/2017
120400	LA FARGE TRUCK CENTER	C82479	PARTS, TRANY PROBLEM, SENSOR 2006 INTL 7300	11/28/2016	1,085.17	1,085.17	01/05/2017
120400	LA FARGE TRUCK CENTER	C82498	NEUTRAL SAFETY SWITCH LABOR & SWITCH 2002 INTERNAT 4700	12/07/2016	762.06	762.06	01/05/2017

Vendor No	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
120400	LA FARGE TRUCK CENTER	C82513	LED LIGHT, CONNECTOR WIRING PROBLEM 2003 INTL 7300	12/14/2016	240.49	240.49	01/05/2017
120400	LA FARGE TRUCK CENTER	T190339	VENTILATOR/BOLTS/NUTS CREDIT -SHOP	10/19/2016	98.11-	98.11-	01/05/2017
120400	LA FARGE TRUCK CENTER	T191089	CREDIT - PARTS, GREASE CHARGED TO WRONG TRUCK - SHOP	11/29/2016	921.95-	921.95-	01/05/2017
120400	LA FARGE TRUCK CENTER	T191538	HEATER ENGINE BLOCK - #29 TRUCK - SHOP	12/20/2016	79.11	79.11	01/05/2017
120400	LA FARGE TRUCK CENTER	T191640	HOSES - SHOP TRUCK	12/30/2016	132.60	132.60	01/05/2017
261284	TRUCK COUNTRY OF WISC	R201071985:0	LABOR CHECK ENGINE/STOP ENGINE LIGHT ON TRUCK	12/21/2016	402.50	402.50	01/05/2017
Total 10-541100-03 MACH & EQUIP - OPERATING:					2,569.58	2,569.58	
10-541200-03 GARAGE & SHEDS - OPERATING							
10011	AIRGAS	9941255179	OXYGEN	12/31/2016	20.83	20.83	01/19/2017
10024	ALLIANT ENERGY/WP&L	4320840000-1	GAS - SHOP	12/19/2016	850.76	850.76	01/05/2017
10045	ARING EQUIPMENT CO INC	271512	SHAFT AND PARTS - SHOP	12/16/2016	497.63	497.63	01/05/2017
20066	BADGER WELDING SUPPLIES	3383920	OXYGEN & ACEYLENE	12/31/2016	6.20	6.20	01/19/2017
30172	CARQUEST OF REEDSBURG	1600-0117	PARTS & SUPPLIES	01/01/2017	365.42	365.42	01/05/2017
262278	CINTAS CORP	8403017990	EMERGENCY KIT SUPPLIES & CLEANED - SHOP	12/31/2016	150.02	150.02	01/19/2017
262152	DIESEL FORWARD, INC	00747629	ULTRAGUARD - SHOP	01/05/2017	89.16	89.16	01/19/2017
60270	FASTENAL COMPANY	WIBAR191161	PARTS - SHOP	12/15/2016	34.19	34.19	01/05/2017
60270	FASTENAL COMPANY	WIBAR191395	PARTS - SHOP	12/29/2016	37.48	37.48	01/19/2017
60270	FASTENAL COMPANY	WIBAR191436	PARTS - SHOP	01/03/2017	37.48	37.48	01/19/2017
80458	HARTJE LUMBER, INC	MN205420	SHELVING MATERIALS FOR SHOP	01/05/2017	607.85	607.85	01/19/2017
80458	HARTJE LUMBER, INC	MN205438	SCREWS, MATERIALS FOR SHELVING - SHOP	01/06/2017	46.64	46.64	01/19/2017
261316	KIMBALL MIDWEST	5360383	CABLE TIES, GLOVES, TUBES - SHOP	01/11/2017	339.55	339.55	01/19/2017
110551	KRUEGER OFFICE SUPPLIES	75046	WEEKLY PLANNER - SHOP	12/07/2016	43.98	43.98	01/05/2017
110552	KRUEGER PRINTING, INC	20020	LABOR TIME CARDS - SHOP	12/05/2016	115.00	115.00	01/05/2017
262949	LAWSON PRODUCTS	9304621718	WASHER, HEX NUTS, SCREWS, ETC - SHOP	01/04/2017	226.64	226.64	01/19/2017
130655	MEYER OIL COMPANY	683440	DIESEL/GAS - SHOP	12/28/2016	2,931.27	2,931.27	01/05/2017
130655	MEYER OIL COMPANY	83985A	MOBIL GEARLUBE	12/05/2016	87.48	87.48	01/05/2017
130655	MEYER OIL COMPANY	84130A	OIL TEST KIT/ANALYSIS - SHOP	11/30/2016	33.50	33.50	01/05/2017
130655	MEYER OIL COMPANY	84203A	HAND PUMP - SHOP	12/08/2016	49.00	49.00	01/05/2017
262697	MIDWEST TOXICOLOGY SERVI	267361	ANNUAL ADMIN FEE - DOT CONSORTIUM ALERE	01/04/2017	115.00	115.00	01/19/2017
160650	PETERSON SANITATION INC	1072-0117	SHOP	01/02/2017	88.00	88.00	01/19/2017
180820	REEDSBURG FARMERS CO	305372	DECEMBER SCALE USE	12/31/2016	60.00	60.00	01/19/2017
180820	REEDSBURG FARMERS CO	39947	PARTS - SHOP	12/28/2016	8.00	8.00	01/19/2017
180890	REEDSBURG TRUE VALUE	800027-1216	TOOLS & SUPPLIES	12/25/2016	567.44	567.44	01/19/2017
180906	REEDSBURG UTILITY	20228-1216	TELEPHONE/INTERNET - SHOP	12/20/2016	130.27	130.27	01/05/2017
180905	REEDSBURG UTILITY	RUC 1216	GARAGE	12/21/2016	765.72	765.72	01/05/2017
180915	RIBERICH PLBG & HEATING	23769	REPLACE EFFLUENT PUMP/GOULDS PUMP - SHOP	12/16/2016	842.08	842.08	01/19/2017
180921	RI-TEC INDUSTRIAL PRODUCT	A1395-IN	BLASTER - SHOP	01/05/2017	370.00	370.00	01/19/2017
190980	SERVICE ELECTRIC	161138	MATERIALS/LABOR CHANGE WIRING SUMP PUMP - SHOP	12/20/2016	188.24	188.24	01/05/2017
191011	STATE INDUSTRIAL PRODUCT	98090187	CLEANING SUPPLIES	01/06/2017	175.23	175.23	01/19/2017
191030	SUPERIOR CHEMICAL CORP	146879	CLEANING SUPPLIES	01/04/2017	130.85	130.85	01/19/2017
221074	VIKING EXPRESS MART	61050-1216	DIESEL/GAS - SHOP	12/31/2016	322.00	322.00	01/19/2017
231160	WISCONSIN METAL SALES, IN	336065	SQUARE TUBING - SHOP	01/06/2017	64.50	64.50	01/19/2017
Total 10-541200-03 GARAGE & SHEDS - OPERATING:					10,397.41	10,397.41	
10-542700-03 CITY ENGINEER ADMIN-OPERATING							
180929	RUEKERT & MIELKE, INC	117473	2016 GIS WEB MAINTENANCE	12/21/2016	120.00	120.00	01/05/2017

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Total 10-542700-03 CITY ENGINEER ADMIN-OPERATING:					120.00	120.00	
10-543100-03 STREET MAINTENANCE - OPERATING							
130655	MEYER OIL COMPANY	84131A	LP GAS CYLINDERS - SHOP	11/30/2016	109.26	109.26	01/05/2017
130655	MEYER OIL COMPANY	84161A	30# LP CYLINDER FILL - SHOP	12/02/2016	19.00	19.00	01/05/2017
130664	MID-AMERICAN RESEARCH CH	0597471-IN	VEG-A-KILL 2 WEED KILLER	01/05/2017	1,333.20	1,333.20	01/19/2017
Total 10-543100-03 STREET MAINTENANCE - OPERATING:					1,461.46	1,461.46	
10-543500-03 SNOW & ICE CONTROL - OPERATING							
30172	CARQUEST OF REEDSBURG	1600-0117	PARTS & SUPPLIES	01/01/2017	125.40	125.40	01/05/2017
70400	GRAYS INC	33733	BLADES, BOLTS, ICE CURB GUARD, PARTS - SHOP	01/06/2017	9,317.12	9,317.12	01/19/2017
201029	T & M GENERAL CONTRACTOR	22908	SIDEWALK SNOW REMOVAL 12/21/16	12/21/2016	601.00	601.00	01/05/2017
Total 10-543500-03 SNOW & ICE CONTROL - OPERATING:					10,043.52	10,043.52	
10-544100-03 TRAFFIC CONTROL - OPERATING							
180905	REEDSBURG UTILITY	RUC 1216	TRAFFIC CONTROL	12/21/2016	191.95	191.95	01/05/2017
Total 10-544100-03 TRAFFIC CONTROL - OPERATING:					191.95	191.95	
10-544200-03 STREET LIGHTING							
180905	REEDSBURG UTILITY	RUC 1216	STREET LIGHTS	12/21/2016	17,055.65	17,055.65	01/05/2017
Total 10-544200-03 STREET LIGHTING:					17,055.65	17,055.65	
10-545200-03 PARKING LOTS							
180905	REEDSBURG UTILITY	RUC 1216	PARKING LOTS	12/21/2016	153.08	153.08	01/05/2017
Total 10-545200-03 PARKING LOTS:					153.08	153.08	
10-547100-03 GARBAGE & REFUSE - OPERATING							
160650	PETERSON SANITATION INC	1072-0117	GARABAGE SERVICE	01/02/2017	112.00	112.00	01/19/2017
Total 10-547100-03 GARBAGE & REFUSE - OPERATING:					112.00	112.00	
10-552300-03 SWIMMING POOL - OPERATING							
10024	ALLIANT ENERGY/WP&L	2613740000-1	GAS - POOL	12/27/2016	13.26	13.26	01/05/2017
262630	DINERS CLUB COMMERCIAL	1590-0117	RED CROSS CLASS	12/28/2016	300.00	300.00	01/25/2017
180890	REEDSBURG TRUE VALUE	800027-1216	SUPPLIES	12/25/2016	423.92	423.92	01/19/2017
180906	REEDSBURG UTILITY	23677-1216	TELEPHONE - POOL	12/20/2016	74.60	74.60	01/05/2017
180905	REEDSBURG UTILITY	RUC 1216	POOL	12/21/2016	817.82	817.82	01/05/2017
Total 10-552300-03 SWIMMING POOL - OPERATING:					1,629.60	1,629.60	
10-552500-03 OTHER SUMMER REC - OPERATING							
262648	ERIKA J GO FITNESS, LLC	EGF121916	ZUMBA - REC CENTER	12/19/2016	600.00	600.00	01/05/2017
Total 10-552500-03 OTHER SUMMER REC - OPERATING:					600.00	600.00	
10-553400-03 CELEBRATIONS & ENTERTAINMENT							
180905	REEDSBURG UTILITY	RUC 1216	CELEBRATIONS/ENTERTAINME NT	12/21/2016	30.25	30.25	01/05/2017
Total 10-553400-03 CELEBRATIONS & ENTERTAINMENT:					30.25	30.25	

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10-554100-03 PARKS - OPERATING							
30172	CARQUEST OF REEDSBURG	1600-0117	PARTS & SUPPLIES	01/01/2017	9.24	9.24	01/05/2017
70405	GRINDER SHEET METAL	3577	ALUM SWITCH PLATES - PARKS	12/06/2016	15.00	15.00	01/19/2017
80458	HARTJE LUMBER, INC	MN204869	FINE SAND - CITY PARK BATHROOM	12/22/2016	6.80	6.80	01/05/2017
160650	PETERSON SANITATION INC	1072-0117	PARKS	01/02/2017	112.00	112.00	01/19/2017
180890	REEDSBURG TRUE VALUE	800027-1216	PARTS & SUPPLIES	12/25/2016	395.43	395.43	01/19/2017
180905	REEDSBURG UTILITY	RUC 1216	PARKS	12/21/2016	2,036.72	2,036.72	01/05/2017
262948	UNITED LABORATORIES	INV177660	VANDALISM MARK REMOVER - PARKS	01/11/2017	264.00	264.00	01/19/2017
Total 10-554100-03 PARKS - OPERATING:					2,839.19	2,839.19	
10-554100-04 PARKS - OUTLAY							
80458	HARTJE LUMBER, INC	MN203993	ROOFING MATERIALS FOR ANNA STONE - PARKS	12/12/2016	1,605.79	1,605.79	01/05/2017
80458	HARTJE LUMBER, INC	MN205154	SCREWS, LUMBER PARKS BRIDGE	12/29/2016	101.50	101.50	01/19/2017
Total 10-554100-04 PARKS - OUTLAY:					1,707.29	1,707.29	
10-554500-03 REEDS AREA COMM ARENA (RACA)							
10024	ALLIANT ENERGY/WP&L	6077650000-0	GAS- RACA	01/04/2017	1,405.57	1,405.57	01/19/2017
160650	PETERSON SANITATION INC	1072-0117	RACA	01/02/2017	104.00	104.00	01/19/2017
180890	REEDSBURG TRUE VALUE	800027-1216	SUPPLIES	12/25/2016	3.49	3.49	01/19/2017
180906	REEDSBURG UTILITY	20275-1216	TELEPHONE - RACA	12/20/2016	31.77	31.77	01/05/2017
180905	REEDSBURG UTILITY	RUC 1216	RACA	12/21/2016	5,038.46	5,038.46	01/05/2017
Total 10-554500-03 REEDS AREA COMM ARENA (RACA):					6,583.29	6,583.29	
10-564000-03 URBAN DEVELOPMENT							
262941	UW-RIVER FALLS COMMUNITY	RFCDP010417	DESIGN DOWNTOWN-PLACEMAKING 53959	01/04/2017	1,000.00	1,000.00	01/05/2017
Total 10-564000-03 URBAN DEVELOPMENT:					1,000.00	1,000.00	
10-564300-03 HISTORIC PRESERVATION							
261374	LK DESIGN STUDIO LLC	5632	DESIGN HERBERT WEBB SIGN & 4X8 SIGN	12/19/2016	370.00	370.00	01/05/2017
Total 10-564300-03 HISTORIC PRESERVATION:					370.00	370.00	
10-564400-03 INDUSTRIAL DEVELOPMENT							
120595	DON LICHTER	DL-0117	CHAIRPERSON	01/01/2017	40.00	40.00	01/05/2017
180905	REEDSBURG UTILITY	RUC 1216	INDUSTRIAL DEVELOPMENT	12/21/2016	13.16	13.16	01/05/2017
221070	VIERBICHER ASSOCIATES, INC	178	RIDC INDUSTRIAL DEV PARK MARKETING	01/12/2017	72.50	72.50	01/19/2017
Total 10-564400-03 INDUSTRIAL DEVELOPMENT:					125.66	125.66	
10-564900-03 COMMUNITY DEVELOPMENT AUTHORIT							
262931	ERNSTMAYER PLUMBING CO	CR122816	DRAW REQUEST #2 ROUGH IN 140 EAGLE ST	12/28/2016	2,457.00	2,457.00	01/05/2017
180906	REEDSBURG UTILITY	23786-1216	TELEPHONE - FOOD PANTRY	12/20/2016	31.81	31.81	01/05/2017
180905	REEDSBURG UTILITY	RUC 1216	CDA	12/21/2016	108.80	108.80	01/05/2017
221070	VIERBICHER ASSOCIATES, INC	00003-1216	CSM FORMER BARABOO CONCRETE SITE	12/19/2016	180.00	180.00	01/05/2017
Total 10-564900-03 COMMUNITY DEVELOPMENT AUTHORIT:					2,777.61	2,777.61	

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10-594000-03 MISCELLANEOUS EXPENSES							
261322	CIVIC SYSTEMS, LLC	CVC14772	NEW EMPLOYEE TRAINING - 12/19/16	12/21/2016	1,263.72	1,263.72	01/05/2017
120605	LORRAINES INC	10327848	WIRELESS MOUSE & KEYBOARD - STRUTZ	12/05/2016	49.98	49.98	01/19/2017
Total 10-594000-03 MISCELLANEOUS EXPENSES:					1,313.70	1,313.70	
20-511000-03 LABORATORY							
140718	NCL OF WISCONSIN, INC	382969	CHEMICALS - WWTP	12/16/2016	508.68	508.68	01/05/2017
140718	NCL OF WISCONSIN, INC	383801	PHOSPHORUS - WWTP	01/09/2017	34.16	34.16	01/19/2017
261946	TOTAL WATER OF BARABOO, L	0262571	DEMINERALIZED WATER - WWTP	12/31/2016	110.40	110.40	01/19/2017
Total 20-511000-03 LABORATORY:					653.24	653.24	
20-512000-03 OUTSIDE TESTING							
30160	CT LABORATORIES	124595	SLUDGE TESTING - WWTP	01/02/2017	653.00	653.00	01/05/2017
30160	CT LABORATORIES	124596	CHLORIDE/MERCURY - WWTP	12/20/2016	416.00	416.00	01/05/2017
Total 20-512000-03 OUTSIDE TESTING:					1,069.00	1,069.00	
20-519500-03 WORKERS COMPENSATION							
262165	CITIES & VILLAGES MUTUAL IN	APD-17-3033	2017 AUTO PHYSICAL DAMAGE INSURANCE PREMIUMS	12/15/2016	2,401.84	2,401.84	01/23/2017
262165	CITIES & VILLAGES MUTUAL IN	BM-17-4329	2017 BOILER & MACHINERY INSURANCE PREMIUMS	12/15/2016	137.34	137.34	01/23/2017
262165	CITIES & VILLAGES MUTUAL IN	CL-17-2034	2017 LIABILITY COVERAGE PREMIUMS	12/15/2016	3,775.24	3,775.24	01/23/2017
262165	CITIES & VILLAGES MUTUAL IN	CRM-17-4529	2017 CRIME COVERAGE INSURANCE PREMIUM	12/15/2016	50.82	50.82	01/23/2017
262165	CITIES & VILLAGES MUTUAL IN	CX-17-4134	2017 EXCESS PUBLIC ENTITY LIABILITY INSURANCE PREMIUMS	12/15/2016	132.44	132.44	01/23/2017
262165	CITIES & VILLAGES MUTUAL IN	EPL-17-4233	2017 EMPLOYMENT PRACTICE LIABILITY INSURANCE PREMIUMS	12/15/2016	659.96	659.96	01/23/2017
262165	CITIES & VILLAGES MUTUAL IN	WC-17-1030	2017 WORKER'S COMPENSATION PREMIUMS 1ST QTR	12/15/2016	3,522.54	3,522.54	01/23/2017
262165	CITIES & VILLAGES MUTUAL IN	WC-17-1061	2017 WORKER'S COMPENSATION PREMIUMS - 2ND QTR	01/20/2017	3,522.54	3,522.54	01/23/2017
262165	CITIES & VILLAGES MUTUAL IN	WC-17-1091	2017 WORKER'S COMPENSATION PREMIUMS - 3RD QTR	01/20/2017	3,522.54	3,522.54	01/23/2017
262165	CITIES & VILLAGES MUTUAL IN	WC-17-1121	2017 WORKER'S COMPENSATION PREMIUMS - 4TH QTR	01/20/2017	3,522.54	3,522.54	01/23/2017
262646	MUNICIPAL PROPERTY INSUR	30350	ANNUAL INSURANCE - POLICY MP-02-240027	01/01/2017	4,571.97	4,571.97	01/05/2017
Total 20-519500-03 WORKERS COMPENSATION:					25,819.77	25,819.77	
20-521000-03 BIO-SOLIDS OPERATIONS							
262933	QUALITY FLOW SYSTEMS, INC	32981	INTALL PARTS INTO BOERER ROTARY LOBE PUMP - WWTP	12/21/2016	1,130.00	1,130.00	01/05/2017
190980	SERVICE ELECTRIC	17044	REPLACE GRIT PUMP, STARTER, RELAY BLOCK AT WWTP	01/04/2017	1,074.00	1,074.00	01/19/2017
Total 20-521000-03 BIO-SOLIDS OPERATIONS:					2,204.00	2,204.00	
20-522000-03 LIME							
150255	OMNI MATERIALS, INC	333747	60/40 FINES-WWTP	11/30/2016	3,535.24	3,535.24	01/05/2017
150255	OMNI MATERIALS, INC	333787	60/40 FINES-WWTP	11/30/2016	3,247.07	3,247.07	01/05/2017
150255	OMNI MATERIALS, INC	333841	60/40 FINES-WWTP	12/11/2016	3,333.94	3,333.94	01/05/2017

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150255	OMNI MATERIALS, INC	333903	60/40 FINES & 50/50 FINES- WWTP	12/31/2016	11,207.78	11,207.78	01/19/2017
Total 20-522000-03 LIME:					21,324.03	21,324.03	
20-523000-03 Chemicals							
80496	HAWKINS, INC	4001156	HYDROCHLORIC ACID - WWTP	12/15/2016	22.92	22.92	01/05/2017
Total 20-523000-03 Chemicals:					22.92	22.92	
20-524000-03 POLYMER							
261758	AQUACHEM OF AMERICA, INC.	1525AQ	POLYMER - WWTP	12/21/2016	8,740.00	8,740.00	01/05/2017
Total 20-524000-03 POLYMER:					8,740.00	8,740.00	
20-525000-03 CONTRACT HAULING							
262321	DAN ROECKER	1161	SLUDGE HAULING 12/5/16 - WWTP	12/05/2016	6,530.00	6,530.00	01/05/2017
Total 20-525000-03 CONTRACT HAULING:					6,530.00	6,530.00	
20-526000-03 UTILITIES - BIO-SOLIDS							
10024	ALLIANT ENERGY/WP&L	6808940000-1	GAS - WWTP	12/19/2016	579.68	579.68	01/05/2017
180905	REEDSBURG UTILITY	000616113-12	UTILITIES - TREATMENT PLANT	12/30/2016	8,642.70	8,642.70	01/19/2017
180905	REEDSBURG UTILITY	RUC 1216	UTILITIES - TREATMENT PLANT #70	12/21/2016	3,826.74	3,826.74	01/05/2017
Total 20-526000-03 UTILITIES - BIO-SOLIDS:					13,049.12	13,049.12	
20-527000-03 BLOWERS/AERATION							
80435	HACH COMPANY	10237025	SENSOR CAP REPLACEMENT - WWTP	12/15/2016	468.77	468.77	01/05/2017
80435	HACH COMPANY	10243383	SENSOR CAP - WWTP	12/20/2016	246.00	246.00	01/05/2017
Total 20-527000-03 BLOWERS/AERATION:					714.77	714.77	
20-527000-04 TREATMENT PLAN PROJECT (CIP)							
201064	TOWN & COUNTRY	17286	BLOWER UPGRADE DESIGN	12/21/2016	6,000.00	6,000.00	01/05/2017
Total 20-527000-04 TREATMENT PLAN PROJECT (CIP):					6,000.00	6,000.00	
20-528000-03 HEADWORKS BUILDING/PRIMARY							
261448	B & M TECHNICAL SERVICES, I	5214	SENSOR - WWTP	01/03/2017	600.09	600.09	01/19/2017
Total 20-528000-03 HEADWORKS BUILDING/PRIMARY:					600.09	600.09	
20-531000-03 COLLECTION SYSTEM							
40276	DIGGERS HOTLINE INC	161 2 99501	NOTICES - DECEMBER	12/31/2016	23.88	23.88	01/05/2017
Total 20-531000-03 COLLECTION SYSTEM:					23.88	23.88	
20-533000-03 UTILITIES - COLLECTION SYSTEM							
10024	ALLIANT ENERGY/WP&L	5239740000-1	GAS - WWTP LIFT STATION	12/16/2016	26.03	26.03	01/05/2017
180905	REEDSBURG UTILITY	RUC 1216	UTILITIES - LIFT STATION	12/21/2016	1,261.34	1,261.34	01/05/2017
Total 20-533000-03 UTILITIES - COLLECTION SYSTEM:					1,287.37	1,287.37	
20-551000-03 BLDGS/GROUNDS MAINTENANCE							
130664	MID-AMERICAN RESEARCH CH	0597471-IN	VEG-A-KILL 2 WEED KILLER	01/05/2017	1,333.20	1,333.20	01/19/2017
180890	REEDSBURG TRUE VALUE	800027-1216	SUPPLIES	12/25/2016	265.08	265.08	01/19/2017

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Total 20-551000-03 BLDGS/GROUNDS MAINTENANCE:					1,598.28	1,598.28	
20-561000-03 TREATMENT							
262278	CINTAS CORP	8403017989	EMERGENCY KIT SUPPLIES & CLEANING - WWTP	12/31/2016	85.11	85.11	01/19/2017
262352	CRANE ENGINEERING SALES I	320565-00	LABOR TO INSPECT PUMP - WWTP	12/30/2016	926.00	926.00	01/19/2017
180906	REEDSBURG UTILITY	RUC011717	LAMP/BALLAST	01/17/2017	17.89	17.89	01/19/2017
Total 20-561000-03 TREATMENT:					1,029.00	1,029.00	
20-562000-03 UTILITIES - BLDGS/GROUNDS MAIN							
10024	ALLIANT ENERGY/WP&L	7723830000-1	GAS - WWTP	12/19/2016	859.90	859.90	01/05/2017
180905	REEDSBURG UTILITY	000616113-12	UTILITIES - TREATMENT PLANT	12/30/2016	5,761.80	5,761.80	01/19/2017
180906	REEDSBURG UTILITY	20524-1216	TELEPHONE/INTERNET - WWTP	12/20/2016	701.77	701.77	01/05/2017
180905	REEDSBURG UTILITY	RUC 1216	UTILITIES - TREATMENT PLANT	12/21/2016	3,698.01	3,698.01	01/05/2017
Total 20-562000-03 UTILITIES - BLDGS/GROUNDS MAIN:					11,021.48	11,021.48	
20-564000-03 GARBAGE & REFUSE							
160650	PETERSON SANITATION INC	1072-0117	GARBAGE & REFUSE	01/02/2017	192.00	192.00	01/19/2017
Total 20-564000-03 GARBAGE & REFUSE:					192.00	192.00	
20-565000-03 PHOSPHORUS COMPLIANCE							
201064	TOWN & COUNTRY	17285	YEAR 4 PHOSPHORUS PLANNING	12/21/2016	1,533.00	1,533.00	01/05/2017
Total 20-565000-03 PHOSPHORUS COMPLIANCE:					1,533.00	1,533.00	
21-546100-03 CONTRACT SERVICES							
160650	PETERSON SANITATION INC	1072-0117	CONTRACT SERVICES	01/02/2017	30,038.08	30,038.08	01/19/2017
Total 21-546100-03 CONTRACT SERVICES:					30,038.08	30,038.08	
21-546200-03 PUBLIC INFORMATION							
282064	VERNON PROMOTIONS	2140500 RI	KEEP IT CLIPS	01/10/2017	420.06	420.06	01/19/2017
Total 21-546200-03 PUBLIC INFORMATION:					420.06	420.06	
21-546300-03 OPERATING EXPENSES							
190987	SHRED-IT USA LLC	8121447474	SHREDDING - CITY HALL	12/22/2016	59.13	59.13	01/05/2017
190987	SHRED-IT USA LLC	8121447964	SHREDDING - LIBRARY	12/22/2016	59.13	59.13	01/19/2017
190987	SHRED-IT USA LLC	8121447965	SHREDDING - PD	12/22/2016	59.13	59.13	01/05/2017
Total 21-546300-03 OPERATING EXPENSES:					177.39	177.39	
21-547100-03 GARBAGE & REFUSE (STICKERS)							
160650	PETERSON SANITATION INC	1072-0117	GARBAGE & REFUSE STICKERS	01/02/2017	625.00	625.00	01/19/2017
Total 21-547100-03 GARBAGE & REFUSE (STICKERS):					625.00	625.00	
23-543750-03 SNOW REMOVAL							
261190	RAY ZOBEL & SONS INC	42305	HAULING SNOW DUMP TRUCKS	01/03/2017	1,302.00	1,302.00	01/19/2017
Total 23-543750-03 SNOW REMOVAL:					1,302.00	1,302.00	

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23-544300-03 LEAVES & BRUSH							
30172	CARQUEST OF REEDSBURG	1600-0117	PARTS & SUPPLIES	01/01/2017	189.42	189.42	01/05/2017
70405	GRINDER SHEET METAL	3571	REBUILD LEAF SUCKER BOOT - SHOP	12/02/2016	155.00	155.00	01/19/2017
Total 23-544300-03 LEAVES & BRUSH:					344.42	344.42	
23-544500-03 STORM SEWER REPAIRS							
130655	MEYER OIL COMPANY	683440	DIESEL/GAS - SHOP	12/28/2016	977.09	977.09	01/05/2017
Total 23-544500-03 STORM SEWER REPAIRS:					977.09	977.09	
30-592900-03 PAYING AGENT FEES							
262353	WISCONSIN PUBLIC FINANCE	WPFP102716	CONTINUING DISCLOSURE ANNUAL FILING REPORT YEAR END DEC 2015	10/27/2016	400.00	400.00	01/19/2017
Total 30-592900-03 PAYING AGENT FEES:					400.00	400.00	
41-542600-03 TAXI CAB EXPENSES							
261225	F.D.S ENTERPRISES	FDS123116	MONTHLY CAB SERVICE - DECEMBER 2016	12/31/2016	17,107.73	17,107.73	01/05/2017
Total 41-542600-03 TAXI CAB EXPENSES:					17,107.73	17,107.73	
42-519500-03 WORKERS COMPENSATION							
262165	CITIES & VILLAGES MUTUAL IN	APD-17-3033	2017 AUTO PHYSICAL DAMAGE INSURANCE PREMIUMS	12/15/2016	171.56	171.56	01/23/2017
262165	CITIES & VILLAGES MUTUAL IN	BM-17-4329	2017 BOILER & MACHINERY INSURANCE PREMIUMS	12/15/2016	9.81	9.81	01/23/2017
262165	CITIES & VILLAGES MUTUAL IN	CL-17-2034	2017 LIABILITY COVERAGE PREMIUMS	12/15/2016	269.66	269.66	01/23/2017
262165	CITIES & VILLAGES MUTUAL IN	CRM-17-4529	2017 CRIME COVERAGE INSURANCE PREMIUM	12/15/2016	3.63	3.63	01/23/2017
262165	CITIES & VILLAGES MUTUAL IN	CX-17-4134	2017 EXCESS PUBLIC ENTITY LIABILITY INSURANCE PREMIUMS	12/15/2016	9.46	9.46	01/23/2017
262165	CITIES & VILLAGES MUTUAL IN	EPL-17-4233	2017 EMPLOYMENT PRACTICE LIABILITY INSURANCE PREMIUMS	12/15/2016	47.14	47.14	01/23/2017
262165	CITIES & VILLAGES MUTUAL IN	WC-17-1030	2017 WORKER'S COMPENSATION PREMIUMS 1ST QTR	12/15/2016	251.61	251.61	01/23/2017
262165	CITIES & VILLAGES MUTUAL IN	WC-17-1061	2017 WORKER'S COMPENSATION PREMIUMS - 2ND QTR	01/20/2017	251.61	251.61	01/23/2017
262165	CITIES & VILLAGES MUTUAL IN	WC-17-1091	2017 WORKER'S COMPENSATION PREMIUMS - 3RD QTR	01/20/2017	251.61	251.61	01/23/2017
262165	CITIES & VILLAGES MUTUAL IN	WC-17-1121	2017 WORKER'S COMPENSATION PREMIUMS - 4TH QTR	01/20/2017	251.61	251.61	01/23/2017
262646	MUNICIPAL PROPERTY INSUR	30350	ANNUAL INSURANCE - POLICY MP-02-240027	01/01/2017	351.69	351.69	01/05/2017
Total 42-519500-03 WORKERS COMPENSATION:					1,869.39	1,869.39	
42-545300-03 AIRPORT OPERATING (FBO)							
10024	ALLIANT ENERGY/WP&L	4079272914-1	GAS - AIRPORT	12/28/2016	68.34	68.34	01/05/2017
10024	ALLIANT ENERGY/WP&L	5765710000-1	GAS - AIRPORT HANGER	12/23/2016	8.65	8.65	01/05/2017
130664	MID-AMERICAN RESEARCH CH	0597471-IN	VEG-A-KILL 2 WEED KILLER	01/05/2017	1,333.20	1,333.20	01/19/2017
262918	REEDSBURG AVIATION	RA-0117	AIPORT MANAGEMENT - JANUARY 2017	01/01/2017	3,400.00	3,400.00	01/05/2017
180890	REEDSBURG TRUE VALUE	800027-1216	SUPPLIES	12/25/2016	22.56	22.56	01/19/2017
180906	REEDSBURG UTILITY	183	AIRPORT DOT GPS STATION	12/31/2016	121.65	121.65	01/19/2017
180906	REEDSBURG UTILITY	28015-1216	TELEPHONE - AWOS STATION	12/20/2016	32.25	32.25	01/05/2017

Vendor No	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
180906	REEDSBURG UTILITY	9678-1216	TELEPHONE/INTERNET -	12/20/2016	113.49	113.49	01/05/2017
180905	REEDSBURG UTILITY	RUC 1216	AIRPORT	12/21/2016	1,110.50	1,110.50	01/05/2017
Total 42-545300-03 AIRPORT OPERATING (FBO):					6,210.64	6,210.64	
42-545350-03 AIRPORT FUEL							
191001	SOLVERSON TOP FLIGHT	6615	AIRPORT FUEL	01/01/2017	12,948.69	12,948.69	01/05/2017
Total 42-545350-03 AIRPORT FUEL:					12,948.69	12,948.69	
52-553400-03 FIREWORKS EXPENSE							
261787	KRUEGER PYROTECHNICS	2487	2017 DEPOSIT FOR FIREWORKS DISPLAY 4TH OF JULY	01/12/2017	4,750.00	4,750.00	01/19/2017
Total 52-553400-03 FIREWORKS EXPENSE:					4,750.00	4,750.00	
56-551300-03 LIBRARY OPERATING							
20070	BAKER & TAYLOR	2032507857	Books	12/11/2016	1,316.08	1,316.08	01/05/2017
20070	BAKER & TAYLOR	2032531199	Books	12/20/2016	153.43	153.43	01/05/2017
262133	CAPITAL NEWSPAPERS	2620214	EMPLOYEMENT ADS	12/26/2016	156.92	156.92	01/05/2017
30174	CENTER POINT LARGE PRINT	1431138	Large Print Books	12/01/2016	265.44	265.44	01/05/2017
40270	DEMCO, INC	6041319	Supplies - BOOKMARKS DISPLAY	01/11/2017	556.99	556.99	01/19/2017
262630	DINERS CLUB COMMERCIAL	1582-0117	BOOKS & SUPPLIES	12/28/2016	954.85	954.85	01/25/2017
262020	FINDAWAY WORLD, LLC	202415	DIGITAL AUDIO PLAYERS	11/29/2016	342.90	342.90	01/05/2017
262726	FOOD NETWORK MAGAZINE	10626596	SUBSCRIPTION RENEWAL	12/21/2016	29.97	29.97	01/05/2017
70300	GALE	59467642	Large Print Books	12/06/2016	57.73	57.73	01/05/2017
70300	GALE	59468037	Large Print Books	12/06/2016	56.98	56.98	01/05/2017
70300	GALE	59475257	Large Print Books	12/07/2016	65.22	65.22	01/05/2017
70300	GALE	59475792	Large Print Books	12/07/2016	24.74	24.74	01/05/2017
70300	GALE	59475961	Large Print Books	12/07/2016	46.48	46.48	01/05/2017
70300	GALE	59533557	Large Print Books	12/20/2016	60.72	60.72	01/05/2017
70300	GALE	59596552	Books - Large Print	01/04/2017	56.23	56.23	01/19/2017
70300	GALE	59596934	Books - Large Print	01/04/2017	83.97	83.97	01/19/2017
70300	GALE	59597126	Books - Large Print	01/04/2017	28.49	28.49	01/19/2017
70300	GALE	59617588	Books - Large Print	01/06/2017	75.72	75.72	01/19/2017
70300	GALE	59617733	Books - Large Print	01/06/2017	46.48	46.48	01/19/2017
60335	GORDON FLESCH CO INC	11765240	COPIER LEASE	12/22/2016	218.72	218.72	01/05/2017
60335	GORDON FLESCH CO INC	11770557	COPY MACHINE - LIBRARY	12/29/2016	245.39	245.39	01/19/2017
60335	GORDON FLESCH CO INC	11777256	COPY MACHINE - LIBRARY	01/08/2017	442.16	442.16	01/19/2017
90510	INGRAM	96595102	Books-LARGE PRINT	01/03/2017	141.25	141.25	01/19/2017
110551	KRUEGER OFFICE SUPPLIES	75075	SUPPLIES - PAPER	12/12/2016	10.25	10.25	01/05/2017
262194	NATIONAL BUSINESS FURNITU	946256	SUPPLIES - YS CHAIR	12/22/2016	216.30	216.30	01/05/2017
150268	OXMOOR HOUSE	2726750	BOOK	12/21/2016	29.95	29.95	01/19/2017
261659	PDR DISTRIBUTION	73344809	BOOK	12/15/2016	59.95	59.95	01/05/2017
262563	PENGUIN RANDOM HOUSE LLC	108498312	BOOKS - LARGE PRINT	01/09/2017	252.00	252.00	01/19/2017
170500	QUILL CORPORATION	3116988	Supplies - OFFICE, PAPER	01/04/2017	110.93	110.93	01/19/2017
180844	REEDSBURG IGA	00273804	PROGRAM/YS FUNDS - TEEN TIME & ASBC	12/20/2016	39.85	39.85	01/05/2017
180844	REEDSBURG IGA	00274024	PROGRAM/FOL FUNDS - SIGNING SESSIONS	12/21/2016	6.48	6.48	01/05/2017
180844	REEDSBURG IGA	162430	PROGRAM/YS FUNDS/SANTA & TEEN TIME	12/08/2016	78.64	78.64	01/05/2017
180844	REEDSBURG IGA	270110	PROGRAM/YS FUNDS - SANTA- COOKIES	12/10/2016	49.00	49.00	01/05/2017
180844	REEDSBURG IGA	271147	PROGRAM/FOL FUNDS - TITLES & TEA	12/13/2016	16.40	16.40	01/05/2017
180844	REEDSBURG IGA	271909	PROGRAM/YS FUNDS - TEEN TIME & ASBC	12/15/2016	59.08	59.08	01/05/2017
180906	REEDSBURG UTILITY	20304-1216	TELEPHONE/INTERNET - LIBRARY	12/20/2016	655.05	655.05	01/05/2017

Vendor No	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
180908	REGENT BOOK COMPANY	54474	BOOK	12/05/2016	16.93	16.93	01/05/2017
180917	RICOH USA, INC.	5045361700	Copier - Printing overage	11/01/2016	7.92	7.92	01/05/2017
191005	SOUTH CENTRAL LIBRARY SY	16829	COMPUTERs, - 3 desktop, 2 laptop	12/08/2016	2,610.52	2,610.52	01/05/2017
191005	SOUTH CENTRAL LIBRARY SY	16843	SUPPLIES - YS FUNDS FOLKMANIS PUP	12/23/2016	203.00	203.00	01/19/2017
70374	SYNCHRONY BANK/AMAZON	20161218	AV- DVD	12/18/2016	102.91	102.91	01/19/2017
70374	SYNCHRONY BANK/AMAZON	20161220	AV- DVD	12/20/2016	16.99	16.99	01/19/2017
70374	SYNCHRONY BANK/AMAZON	20161220-16	SUPPLIES - KEY DRIVE	12/20/2016	5.96	5.96	01/19/2017
70374	SYNCHRONY BANK/AMAZON	201612202	AV- DVD	12/20/2016	36.21	36.21	01/19/2017
70374	SYNCHRONY BANK/AMAZON	201612202-1	CABLES/FLASH DRIVES - LIBRARY	12/20/2016	57.97	57.97	01/19/2017
70374	SYNCHRONY BANK/AMAZON	20161224	AV- DVD	12/24/2016	48.07	48.07	01/19/2017
70374	SYNCHRONY BANK/AMAZON	20161229	SUPPLIES - REGISTER STAND - DESK RIS	12/29/2016	279.42	279.42	01/19/2017
70374	SYNCHRONY BANK/AMAZON	20161230	SUPPLIES - SIT/STAND DESK & MONITOR	12/30/2016	362.98	362.98	01/19/2017
70374	SYNCHRONY BANK/AMAZON	2016123002-1	AV- DVD	12/30/2016	113.86	113.86	01/19/2017
70374	SYNCHRONY BANK/AMAZON	2016123003	AV- DVD	12/30/2016	176.86	176.86	01/19/2017
70374	SYNCHRONY BANK/AMAZON	2106123002	SUPPLIES - VIEWSONIC 22" MONITOR	12/30/2016	159.99	159.99	01/19/2017
70374	SYNCHRONY BANK/AMAZON	219375935624	AV- DVD	12/11/2016	11.47	11.47	01/19/2017
70374	SYNCHRONY BANK/AMAZON	265101187491	AV- DVD	12/07/2016	204.30	204.30	01/19/2017
70374	SYNCHRONY BANK/AMAZON	2652784640	AV- DVD	12/08/2016	106.91	106.91	01/19/2017
70374	SYNCHRONY BANK/AMAZON	2655461836	AV - REFUND	12/14/2016	2.00-	2.00-	01/19/2017
70374	SYNCHRONY BANK/AMAZON	2655869327	AV- DVD	12/15/2016	39.70	39.70	01/19/2017
70374	SYNCHRONY BANK/AMAZON	2656714135	AV- DVD	12/12/2016	70.93	70.93	01/19/2017
70374	SYNCHRONY BANK/AMAZON	2657576729	AV - REFUND	12/21/2016	4.00-	4.00-	01/19/2017
70374	SYNCHRONY BANK/AMAZON	2659673433	AV- DVD	12/14/2016	56.97	56.97	01/19/2017
70374	SYNCHRONY BANK/AMAZON	2955632864	AV- DVD	12/07/2016	42.94	42.94	01/19/2017
262673	TINA PEERENBOOM	20161231TP	2016 Q4 MILEAGE 91 MILES @ \$.54 MILE -LIBRARY	12/31/2016	49.14	49.14	01/05/2017
211073	UPSTART	6034822	Supplies - SLP T-SHIRTS	01/03/2017	169.50	169.50	01/19/2017
262509	WILS	48267	AtoZDATABASES ANNUAL - LIBRARY	12/29/2016	1,317.75	1,317.75	01/05/2017
262714	WISCONSIN STATE JOURNAL	19000042174-	MAGAZINE SUBSCRIPTION	12/27/2016	404.92	404.92	01/19/2017
Total 56-551300-03 LIBRARY OPERATING:					13,678.86	13,678.86	
66-513500-03 ADMINISTRATIVE COSTS							
180905	REEDSBURG UTILITY	RUC 1216	TIF 6 HARDWARE STORE	12/21/2016	354.08	354.08	01/05/2017
Total 66-513500-03 ADMINISTRATIVE COSTS:					354.08	354.08	
66-564600-03 DEVELOPMENT GRANTS & LOANS							
262950	HUSCH BLACKWELL	2407997	PROFESSIONAL SERVICE - FORGIVABLE LOAN TO STAR CINEMA	01/11/2017	1,432.00	1,432.00	01/19/2017
Total 66-564600-03 DEVELOPMENT GRANTS & LOANS:					1,432.00	1,432.00	
70-517100-03 CITY HALL EQUIP.(ADMIN/COMDEV)							
30150	CDW GOVERNMENT, INC	GJK7606	ACER 24" LED MONITOR - CROSETTO	12/21/2016	106.17	106.17	01/05/2017
Total 70-517100-03 CITY HALL EQUIP.(ADMIN/COMDEV):					106.17	106.17	
70-521100-03 POLICE EQUIPMENT							
262630	DINERS CLUB COMMERCIAL	1541-0117	HEADSET - PD	12/28/2016	189.00	189.00	01/25/2017
Total 70-521100-03 POLICE EQUIPMENT:					189.00	189.00	

Vendor No	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
70-523100-03 FIRE VEHICLES & EQUIPMENT							
100520	JEFFERSON FIRE & SAFETY	232659	HONEYWELL COATS/PANTS-DUREN, ALTHISER,HOEGE - FIRE	12/15/2016	7,200.00	7,200.00	01/05/2017
100520	JEFFERSON FIRE & SAFETY	233123	FIRE HOSE,CHISELS, TOTES,ETC - FIRE	12/27/2016	3,932.00	3,932.00	01/05/2017
Total 70-523100-03 FIRE VEHICLES & EQUIPMENT:					11,132.00	11,132.00	
70-542600-03 IT SYSTEMS GENERAL FUND							
261229	EMERGITECH	CA0000000058	ETI MAINTENANCE HARDWARE & SOFTWARE 2017 - PD	01/01/2017	30,457.50	30,457.50	01/05/2017
180929	RUEKERT & MIELKE, INC	117271	2017 GIS ANNUAL SERVICES	01/02/2017	2,273.00	2,273.00	01/05/2017
Total 70-542600-03 IT SYSTEMS GENERAL FUND:					32,730.50	32,730.50	
70-542650-03 IT SYSTEMS - ENTERPRISE							
180929	RUEKERT & MIELKE, INC	117271	2017 GIS ANNUAL SERVICES	01/02/2017	4,547.00	4,547.00	01/05/2017
Total 70-542650-03 IT SYSTEMS - ENTERPRISE:					4,547.00	4,547.00	
75-517100-03 MUNICIPAL CAMPUS							
262630	DINERS CLUB COMMERCIAL	1608-0117	BULBS	12/28/2016	2,657.05	2,657.05	01/25/2017
262845	KENT B STONE	KS010217	LABOR FOR COUNCIL CHAMBERS	01/02/2017	192.00	192.00	01/19/2017
262845	KENT B STONE	KS010217	MATERIALS FOR COUNCIL CHAMBERS PROJECT	01/02/2017	3.42	3.42	01/19/2017
262845	KENT B STONE	KS123116	LABOR FOR COUNCIL CHAMBER PROJECT	12/31/2016	2,112.00	2,112.00	01/19/2017
262845	KENT B STONE	KS123116	MATERIALS FOR COUNCIL CHAMBER PROJECT 2016	12/31/2016	19.18	19.18	01/19/2017
Total 75-517100-03 MUNICIPAL CAMPUS:					4,983.65	4,983.65	
75-543100-03 STREET RECONSTRUCTION							
221070	VIERBICHER ASSOCIATES, INC	00019	SOUTH DEWEY AVE RECONSTRUCTION	01/13/2017	3,245.00	3,245.00	01/19/2017
Total 75-543100-03 STREET RECONSTRUCTION:					3,245.00	3,245.00	
Grand Totals:					3,468,094.35	3,466,954.35	

Dated: _____

Mayor: _____

**City of Reedsburg
Community Development Block Grant**

January 2017 CHECKS – HANDWRITTEN

01/11/17	002595	Joe Seep Plumbing & Elect.	\$10,063.02
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01/16/17	002596	LaRowe Gerlach Taggart LLP	\$ 600.00
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TOTAL			\$10,663.02
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List Any Pending Criminal Charges, Citations or Tickets

Year	Location	Charge	At the time of incident were you under the influence of alcohol and/or other drugs?	Did the incident occur in or around an establishment that serves alcohol?

List All Criminal Convictions, Municipal/Ordinance Violations, Citations and Tickets (Excluding Parking Tickets)

Year	Location	Charge	At the time of incident were you under the influence of alcohol and/or other drugs?	Did the incident occur in or around an establishment that serves alcohol?
1984	LaValle	OWI		
1984	LaValle	OWI	Yes	No

Application must be notarized.

The undersigned affirms that he/she made complete and true answers to each question and understands that his/her past record will become part of this application and that the applicant applying for an Operator License is a Wisconsin resident.

Subscribed and sworn before me

This 19th day of January, 2017

Anita M Young
Notary Public

Mary E Schlaugh
Applicants Signature

My Commission expires 11-23-17

Approved by the Common Council on _____ Initials _____

To be filled out by the Reedsburg Police Department

- Subject has no Criminal Arrest Record with either the Wisconsin State Crime Bureau or with the Reedsburg Police Department
- Files indicate that subject has the attached Criminal Arrest Record

[Signature]
Reedsburg Police Department Authorized Signature

1-23-2017
Date

Operator License Application

(Pursuant to Reedsburg Ordinance, Section 12.01)

Pd 1-20-17

New
 Renewal
 Provisional - \$15.00
 Operator Fee - \$50.00
 Operator Fee - \$25.00
[eff. July of even-numbered years]

Office Use Only	License #	3556	Provisional #	Fee Is Non-Refundable
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Filling out your application

- An Operator License is a privilege, not a right. **Any false answers or omissions may result in the denial of your application.**
- This application must be filled out accurately and completely.
- If you have any doubt as to whether to include the facts of a specific incident it is recommended that you disclose the information.
- If you are unsure about how to respond to any questions on this form, check with the City Clerk for clarification.
- Your application will not be processed until you deal with outstanding warrants.
- You can obtain information regarding your arrest and conviction record from the police department, the court with which you interacted, or the Wisconsin Circuit Court Access website at www.wcca.wicourts.gov/index.xsl (CCAP may not provide a comprehensive list of ALL arrests and convictions).

Review of your application

- The Reedsburg Police Department will perform a background check to verify that the information you have provided is complete and accurate.
- If there are concerns about your arrest and/or conviction record as it relates to your application, or if it appears that you falsified or omitted information from your application, you may be called to appear before the Ordinance Committee.
- If you are asked to appear but choose not to do so, your application may be denied.
- Meetings of the Ordinance Committee are open to the public.

Last Name	First Name	M.I.	E-Mail Address
Goodrich	Amanda	m	Goodrich7203@gmail.com

Residence: Street Address	City	State	Zip
317 W. Flint St	Lyndon Station	WI	53944

Phone	Date of Birth	Birth Place (City, State)	Race	Sex	Height	Weight	Hair	Eyes
6084158329		Reedsburg WI	W	F	5'9"	150	Bm	Blu

Driver's License Number (State & Number)	Place of Employment	Contact Person & phone number
	Kwik Trip #839	Brian 524-4440

Other names, aliases or birth dates ever used

Lange - maiden

Cities and States lived in since age 18, including where you now reside:	From:	To:
Reedsburg WI	1985	2010
Village of Dellona	2010	2012
Reedsburg	2012	2013
Lake Delton / WI Dells	2013	2015
Lyndon Station	2015	2016 current

Indicate whether you are a U.S. Citizen, U.S. Alien, or Temporary Resident

U.S. Citizen
 Alien
 Temporary Resident (employment number)

Arrest and Conviction Record

Since your 17 th birthday, have you ever been convicted of a felony or misdemeanor? (Including criminal traffic offenses)	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
As a juvenile, were you ever waived into adult court and convicted of a felony or misdemeanor?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Have you ever been convicted by a military court-martial?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Have you ever been convicted of disorderly conduct that involved violence against another person?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

Continue on Reverse Side

List Any Pending Criminal Charges, Citations or Tickets

Year	Location	Charge	At the time of incident were you under the influence of alcohol and/or other drugs?	Did the incident occur in or around an establishment that serves alcohol?
	N/A			

List All Criminal Convictions, Municipal/Ordinance Violations, Citations and Tickets (Excluding Parking Tickets)

Year	Location	Charge	At the time of incident were you under the influence of alcohol and/or other drugs?	Did the incident occur in or around an establishment that serves alcohol?
2005	Baraboo	OWI	yes	NO
		IOWC x3		
		DIC - No Pbs.		

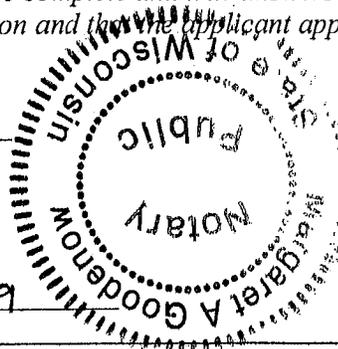
Application must be notarized.

The undersigned affirms that he/she made complete and true answers to each question and understands that his/her past record will become part of this application and that the applicant applying for an Operator License is a Wisconsin resident.

Subscribed and sworn before me

This 22nd day of December, 2016

Margaret A. Goodenow
Notary Public



Amanda Goodrich
Applicants Signature

My Commission expires 02-12-2019

Approved by the Common Council on _____

Initials _____

To be filled out by the Reedsburg Police Department

- Subject has no Criminal Arrest Record with either the Wisconsin State Crime Bureau or with the Reedsburg Police Department
- Files indicate that subject has the attached Criminal Arrest Record

[Signature]
Reedsburg Police Department Authorized Signature

1/24/17
Date

OPERATOR'S LICENSE

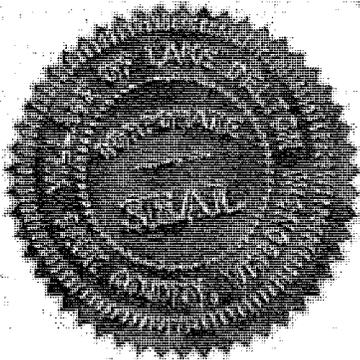
NUMBER: 292

LICENSE FEE: 15.00

WHEREAS, THE LOCAL GOVERNING BODY OF THE VILLAGE OF LAKE DELTON, COUNTY OF SAUK, WISCONSIN, HAS, UPON APPLICATION DULY MADE, GRANTED AND AUTHORIZED THE ISSUANCE OF AN "OPERATOR'S" LICENSE TO: **AMANDA MARIE GOODRICH**

AND WHEREAS, THE SAID APPLICANT HAS PAID TO THE TREASURER THE SUM OF \$15.00 AS REQUIRED BY LOCAL ORDINANCES AND HAS COMPLIED WITH ALL REQUIREMENTS NECESSARY FOR OBTAINING A LICENSE:

NOW THEREFORE, AN "OPERATOR'S" LICENSE, PURSUANT TO SECTIONS 125.32(2) AND 125.68(2) OF THE WISCONSIN STATUTES, AND LOCAL ORDINANCES, IS HEREBY ISSUED TO SAID APPLICANT FOR THE PERIOD ENDING JUNE 30, 2016.



GIVEN UNDER MY HAND THE
CORPORATE SEAL OF THE VILLAGE OF LAKE DELTON,
COUNTY OF SAUK, STATE OF WISCONSIN,
THIS DATE: 8/7/2015

A handwritten signature in cursive script that reads "Kay C. Mackesey".

KAY C. MACKESEY
CLERK-TREASURER-COORDINATOR

Operator License Application

(Pursuant to Reedsburg Ordinance, Section 12.01)

New
 Renewal
 Provisional - \$15.00
 Operator Fee - \$50.00
 Operator Fee - \$25.00 ^{Pd CK 1-20-17}
[eff. July of even-numbered years]

Office Use Only License # 3554 Provisional # _____ Fee Is Non-Refundable

Filling out your application

- An Operator License is a privilege, not a right. **Any false answers or omissions may result in the denial of your application.**
- This application must be filled out accurately and completely.
- If you have any doubt as to whether to include the facts of a specific incident it is recommended that you disclose the information.
- If you are unsure about how to respond to any questions on this form, check with the City Clerk for clarification.
- Your application will not be processed until you deal with outstanding warrants.
- You can obtain information regarding your arrest and conviction record from the police department, the court with which you interacted, or the Wisconsin Circuit Court Access website at www.wcca.wicourts.gov/index.xsl (CCAP may not provide a comprehensive list of ALL arrests and convictions).

Review of your application

- The Reedsburg Police Department will perform a background check to verify that the information you have provided is complete and accurate.
- If there are concerns about your arrest and/or conviction record as it relates to your application, or if it appears that you falsified or omitted information from your application, you may be called to appear before the Ordinance Committee.
- If you are asked to appear but choose not to do so, your application may be denied.
- Meetings of the Ordinance Committee are open to the public.

Last Name <u>SCHOONVELD</u>	First Name <u>CAROL</u>	M.I. <u>J</u>	E-Mail Address <u>CAROL.SCHOONVELD@GMAIL.COM</u>
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Residence: Street Address <u>218 CENTER ST PO BOX 6</u>	City <u>WISNEWOC</u>	State <u>WI</u>	Zip <u>53968</u>
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Phone <u>608 415-3916</u>	Date of Birth	Birth Place (City, State) <u>CHICAGO, IL</u>	Race <u>W</u>	Sex <u>F</u>	Height <u>5'6"</u>	Weight <u>180</u>	Hair <u>BLND</u>	Eyes <u>HAZEL</u>
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Driver's License Number (State & Number) -	Place of Employment <u>KWIK TRIP #839</u>	Contact Person & phone number <u>PATRICK RONSFELDT 608 415-8749</u>
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Other names, aliases or birth dates ever used
RUDOWICZ

Cities and States lived in since age 18, including where you now reside:	From:	To:
<u>EVERGREEN PARK, IL</u>	<u>1958</u>	<u>1976</u>
<u>ORLAND PARK IL</u>	<u>1976</u>	<u>1982</u>
<u>CHICAGO, IL</u>	<u>1982</u>	<u>2007</u>
<u>WISNEWOC, WI</u>	<u>2007</u>	<u>PRESENT</u>

Indicate whether you are a U.S. Citizen, U.S. Alien, or Temporary Resident
 U.S. Citizen
 Alien
 Temporary Resident (employment number)

Arrest and Conviction Record	
Since your 17 th birthday, have you ever been convicted of a felony or misdemeanor? (Including criminal traffic offenses)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
As a juvenile, were you ever waived into adult court and convicted of a felony or misdemeanor?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Have you ever been convicted by a military court-martial?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Have you ever been convicted of disorderly conduct that involved violence against another person?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Continue on Reverse Side

List Any Pending Criminal Charges, Citations or Tickets

Year	Location	Charge	At the time of incident were you under the influence of alcohol and/or other drugs?	Did the incident occur in or around an establishment that serves alcohol?

List All Criminal Convictions, Municipal/Ordinance Violations, Citations and Tickets (Excluding Parking Tickets)

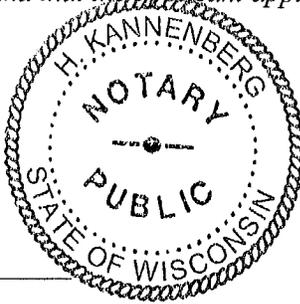
Year	Location	Charge	At the time of incident were you under the influence of alcohol and/or other drugs?	Did the incident occur in or around an establishment that serves alcohol?

Application must be notarized.

The undersigned affirms that he/she made complete and true answers to each question and understands that his/her past record will become part of this application and that the applicant applying for an Operator License is a Wisconsin resident.

Subscribed and sworn before me
 This 12th day of January, 2017

H. Kannenberg
 Notary Public



Carl J. Schornack
 Applicants Signature

My Commission expires 12-7-18

Approved by the Common Council on _____ Initials _____

To be filled out by the Reedsburg Police Department

- Subject has no Criminal Arrest Record with either the Wisconsin State Crime Bureau or with the Reedsburg Police Department
- Files indicate that subject has the attached Criminal Arrest Record

[Signature]
 Reedsburg Police Department Authorized Signature

1/24/17
 Date

Operator License Application

(Pursuant to Reedsburg Ordinance, Section 12.01)

New
 Renewal
 Provisional - \$15.00
 Operator Fee - \$50.00
 Operator Fee - \$25.00 Pd 1-20-17
[eff. July of even-numbered years]

Office Use Only
 License # 3554
 Provisional # _____
Fee Is Non-Refundable

Filling out your application

- An Operator License is a privilege, not a right. Any false answers or omissions may result in the denial of your application.
- This application must be filled out accurately and completely.
- If you have any doubt as to whether to include the facts of a specific incident it is recommended that you disclose the information.
- If you are unsure about how to respond to any questions on this form, check with the City Clerk for clarification.
- Your application will not be processed until you deal with outstanding warrants.
- You can obtain information regarding your arrest and conviction record from the police department, the court with which you interacted, or the Wisconsin Circuit Court Access website at www.wcca.wicourts.gov/index.xsl (CCAP may not provide a comprehensive list of ALL arrests and convictions).

Review of your application

- The Reedsburg Police Department will perform a background check to verify that the information you have provided is complete and accurate.
- If there are concerns about your arrest and/or conviction record as it relates to your application, or if it appears that you falsified or omitted information from your application, you may be called to appear before the Ordinance Committee.
- If you are asked to appear but choose not to do so, your application may be denied.
- Meetings of the Ordinance Committee are open to the public.

Last Name <u>Schvette</u>	First Name <u>Jordan</u>	M.I. <u>A</u>	E-Mail Address <u>Jordan.Schvette@sgmwi.com</u>
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Residence: Street Address <u>26552 City Hwy DW</u>	City <u>Loganville</u>	State <u>WI</u>	Zip <u>53043</u>
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Phone <u>(608) 963-3776</u>	Date of Birth	Birth Place (City, State) <u>Reedsburg, WI</u>	Race <u>white</u>	Sex <u>F</u>	Height <u>6'1</u>	Weight <u>200</u>	Hair <u>blond</u>	Eyes <u>blue</u>
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Driver's License Number (State & Number)	Place of Employment <u>Kwik Trip #839</u>	Contact Person & phone number
---	--	-------------------------------

Other names, aliases or birth dates ever used

Cities and States lived in since age 18, including where you now reside:	From:	To:
<u>Loganville, WI</u>	<u>6-1-08</u>	<u>now</u>

Indicate whether you are a U.S. Citizen, U.S. Alien, or Temporary Resident

U.S. Citizen
 Alien
 Temporary Resident (employment number)

Arrest and Conviction Record

Since your 17 th birthday, have you ever been convicted of a felony or misdemeanor? (Including criminal traffic offenses)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
As a juvenile, were you ever waived into adult court and convicted of a felony or misdemeanor?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Have you ever been convicted by a military court-martial?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Have you ever been convicted of disorderly conduct that involved violence against another person?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

Continue on Reverse Side

List Any Pending Criminal Charges, Citations or Tickets

Year	Location	Charge	At the time of incident were you under the influence of alcohol and/or other drugs?	Did the incident occur in or around an establishment that serves alcohol?

List All Criminal Convictions, Municipal/Ordinance Violations, Citations and Tickets (Excluding Parking Tickets)

Year	Location	Charge	At the time of incident were you under the influence of alcohol and/or other drugs?	Did the incident occur in or around an establishment that serves alcohol?

Application must be notarized.

The undersigned affirms that he/she made complete and true answers to each question and understands that his/her past record will become part of this application and that the applicant applying for an Operator License is a Wisconsin resident.

Subscribed and sworn before me

This 19 day of Jan, 2017

Rhonda Johnson
Notary Public



Joreen Schmitt
Applicants Signature

My Commission expires 6-29-19

Approved by the Common Council on _____ Initials _____

To be filled out by the Reedsburg Police Department

- Subject has no Criminal Arrest Record with either the Wisconsin State Crime Bureau or with the Reedsburg Police Department
- Files indicate that subject has the attached Criminal Arrest Record

[Signature]
Reedsburg Police Department Authorized Signature

1/24/17
Date

CITY OF BARABOO

Operator LICENSE

License No. 2016.331

\$ 87.00

WHEREAS, the local governing body of the City of Baraboo, County of Sauk, Wisconsin, has upon application duly made, granted, and authorized the issuance of an "Operator License" to

Jordan A. Schuette

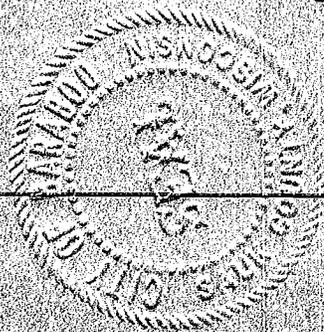
AND WHEREAS, the applicant has paid to the Treasurer the sum required by local ordinances and has complied with all requirements necessary for obtaining a license.

NOW, THEREFORE, a license for Operator, pursuant to Wisconsin State Statutes, and local ordinances, is hereby issued to the above named applicant.

FOR THE PERIOD FROM 8/29/2016 TO 6/30/2018.

Cheryl M. Hesse

City Clerk-Finance Director



Operator License Application

(Pursuant to Reedsburg Ordinance, Section 12.01)

New
 Renewal
 Provisional - \$15.00
 Operator Fee - \$50.00

Pd cash 1-20-17
 Operator Fee - \$25.00
[eff. July of even-numbered years]

Office Use Only
 License # 3553
 Provisional # _____
Fee Is Non-Refundable

Filling out your application

- An Operator License is a privilege, not a right. **Any false answers or omissions may result in the denial of your application.**
- This application must be filled out accurately and completely.
- If you have any doubt as to whether to include the facts of a specific incident it is recommended that you disclose the information.
- If you are unsure about how to respond to any questions on this form, check with the City Clerk for clarification.
- Your application will not be processed until you deal with outstanding warrants.
- You can obtain information regarding your arrest and conviction record from the police department, the court with which you interacted, or the Wisconsin Circuit Court Access website at www.wcca.wicourts.gov/index.xsl (CCAP may not provide a comprehensive list of ALL arrests and convictions).

Review of your application

- The Reedsburg Police Department will perform a background check to verify that the information you have provided is complete and accurate.
- If there are concerns about your arrest and/or conviction record as it relates to your application, or if it appears that you falsified or omitted information from your application, you may be called to appear before the Ordinance Committee.
- If you are asked to appear but choose not to do so, your application may be denied.
- *Meetings of the Ordinance Committee are open to the public.*

Last Name <u>Bischoff</u>	First Name <u>Christine</u>	M.I. <u>K</u>	E-Mail Address <u>bischoff0123@my.uwstat.edu</u>
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Residence: Street Address <u>9136 State rd 33</u>	City <u>La Valle</u>	State <u>WI</u>	Zip <u>53941</u>
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Phone <u>608-415-7321</u>	Date of Birth _____	Birth Place (City, State) <u>Cumberland, WI.</u>	Race <u>Caucasian</u>	Sex <u>F</u>	Height <u>5'5"</u>	Weight <u>135</u>	Hair <u>Brown</u>	Eyes <u>Grn</u>
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Driver's License Number (State & Number) <u>1</u>	Place of Employment <u>Locking</u>	Contact Person & phone number <u>[Signature]</u>
--	---------------------------------------	---

Other names, aliases or birth dates ever used

Cities and States lived in since age 18, including where you now reside:	From:	To:
<u>Reedsburg, WI</u>	<u>July 2016</u>	<u>Oct 2016</u>
<u>Menominee, WI</u>	<u>Sept 2015</u>	<u>May 2016</u>
<u>La Valle, WI</u>	<u>lived here on & off</u>	<u>Oct 2016 Present</u>

Indicate whether you are a U.S. Citizen, U.S. Alien, or Temporary Resident

U.S. Citizen
 Alien
 Temporary Resident (employment number)

Arrest and Conviction Record

Since your 17 th birthday, have you ever been convicted of a felony or misdemeanor? (Including criminal traffic offenses)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
As a juvenile, were you ever waived into adult court and convicted of a felony or misdemeanor?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Have you ever been convicted by a military court-martial?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Have you ever been convicted of disorderly conduct that involved violence against another person?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

Continue on Reverse Side

List Any Pending Criminal Charges, Citations or Tickets

Year	Location	Charge	At the time of incident were you under the influence of alcohol and/or other drugs?	Did the incident occur in or around an establishment that serves alcohol?
		NONE		

List All Criminal Convictions, Municipal/Ordinance Violations, Citations and Tickets (Excluding Parking Tickets)

Year	Location	Charge	At the time of incident were you under the influence of alcohol and/or other drugs?	Did the incident occur in or around an establishment that serves alcohol?
2016	Reedsburg	Speeding ticket	No	No

Application must be notarized.

The undersigned affirms that he/she made complete and true answers to each question and understands that his/her past record will become part of this application and that the applicant applying for an Operator License is a Wisconsin resident.

Subscribed and sworn before me

This 20th day of January 20 17

Anita M Young
Notary Public

Christie Bechtel
Applicants Signature

My Commission expires 11-03-17

Approved by the Common Council on _____ Initials _____

To be filled out by the Reedsburg Police Department

- Subject has no Criminal Arrest Record with either the Wisconsin State Crime Bureau or with the Reedsburg Police Department
- Files indicate that subject has the attached Criminal Arrest Record

CMB
Reedsburg Police Department Authorized Signature

1/24/17
Date

Wisconsin Responsible Beverage Server Training

Christine Bischoff

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

Certification Number: SL79352

Date of Completion: 01/19/2017



Authorized Signature

Application for Temporary Class "B" / "Class B" Retailer's License

See Additional Information on reverse side. Contact the municipal clerk if you have questions.

FEE \$ 10.00

Application Date: 1-24-2017

Town Village City of Reedsburg

County of Sauk

The named organization applies for: (check appropriate box(es).)

- A Temporary Class "B" license to sell fermented malt beverages at picnics or similar gatherings under s. 125.26(6), Wis. Stats.
A Temporary "Class B" license to sell wine at picnics or similar gatherings under s. 125.51(10), Wis. Stats.

at the premises described below during a special event beginning 4-22-17 and ending 4-22-17 and agrees to comply with all laws, resolutions, ordinances and regulations (state, federal or local) affecting the sale of fermented malt beverages and/or wine if the license is granted.

- 1. Organization (check appropriate box) -> Bona fide Club Church Lodge/Society Chamber of Commerce or similar Civic or Trade Organization Veteran's Organization Fair Association

(a) Name Sacred Heart Athletics Association

(b) Address 545 N. Oak Street Reedsburg WI 53959

(c) Date organized 4-22-17

(d) If corporation, give date of incorporation

(e) If the named organization is not required to hold a Wisconsin seller's permit pursuant to s. 77.54 (7m), Wis. Stats., check this box:

(f) Names and addresses of all officers: President Jennifer Gawronski

Vice President n/a

Secretary n/a

Treasurer Renee Nehring

(g) Name and address of manager or person in charge of affair: Athletics Board

2. Location of Premises Where Beer and/or Wine Will Be Sold, Served, Consumed, or Stored, and Areas Where Alcohol Beverage Records Will be Stored:

(a) Street number 545 North Oak Street

(b) Lot n/a Block n/a

(c) Do premises occupy all or part of building? All

(d) If part of building, describe fully all premises covered under this application, which floor or floors, or room or rooms, license is to cover:

3. Name of Event

(a) List name of the event Sacred Heart Brat Feed

(b) Dates of event 4/22/17

DECLARATION

The Officer(s) of the organization, individually and together, declare under penalties of law that the information provided in this application is true and correct to the best of their knowledge and belief.

Sacred Heart Athletics (Name of Organization)

Officer Jennifer L. Gawronski 1/23/17 (Signature/date)

Officer (Signature/date)

Officer Renee M. Nehring (Signature/date)

Officer (Signature/date)

Date Filed with Clerk 1-24-2017

Date Reported to Council or Board

Date Granted by Council

License No.

Pd 1-24-17 / Cust # 2247

Handwritten initials and date 1/23

Citizen Participation Packet/Application

Dear Mayor and Members of the City Council,

Date: 1-24-17

I am a City of Reedsburg resident and interested in serving on the following boards, commissions or committees.

Please place a "X" in the box for the committees for which you are interested:

Committees	X
Airport Commission – manages the Reedsburg Airport	X
Block Grant Committee – provides housing and small business loans	
Board of Review – considers appeals of property assessments	
Board of Zoning Appeals – considers hardship variances to the Zoning and Building Codes	
City Plan Commission – plans and manages the growth and development of the City and extraterritorial areas	
Community Development Authority – economic development body of the City, works on redevelopment of properties for economic development	
Ethics Committee – advise employees and elected officials about application of the ethics code	
Finance Committee – review bills, set financial policies	
Historic Preservation Committee – advise the Mayor and City Council regarding historic properties	
Industrial Development Commission – direct development of Reedsburg's Industrial areas	
Library Board – manage the library	
Ordinance Committee – advise the Mayor and City Council about new laws and review applications for various licenses	
Parks and Recreation Committee – advise on the operation of park, recreation and forestry programs	
Personnel Committee – set personnel policies, participate in labor negotiations	
Police and Fire Commission – civil service body for the Police and Fire Departments	
Public Safety Committee – advises the Mayor and Common Council on matters regarding the Police, Fire, Ambulance and Emergency Management Departments	
Public Works – advise the Mayor and City Council about streets, sidewalks, wastewater treatment plant and other facilities	
Room Tax Commission – manage the room tax funds for tourism promotion and development	
Utility Commission – manages the water, electrical & telecommunications utility	

Name: Jessica Bauer Telephone: 608-415-0745

Address: 203 S Willow St, Reedsburg, WI 53959 Email: Signaturesteps@gmail.com

Qualifications/Special Interest: Blue Ribbon Committee

Return this application to:
 Mayor's Office
 City of Reedsburg
 134 S. Locust St., PO BOX 490
 Reedsburg, WI 53959-0490

For more information call City Hall 608-524-6404 or email us at cityhall@ci.reedsburg.wi.us

jjc/citizen app

Dave moon

Citizen Participation Packet/Application

Dear Mayor and Members of the City Council,

Date: 1-24-17

I am a City of Reedsburg resident and interested in serving on the following boards, commissions or committees.

Please place a "X" in the box for the committees for which you are interested:

Committees	X
Airport Commission – manages the Reedsburg Airport	X
Block Grant Committee – provides housing and small business loans	
Board of Review – considers appeals of property assessments	
Board of Zoning Appeals – considers hardship variances to the Zoning and Building Codes	
City Plan Commission – plans and manages the growth and development of the City and extraterritorial areas	
Community Development Authority – economic development body of the City, works on redevelopment of properties for economic development	
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Industrial Development Commission – direct development of Reedsburg's Industrial areas	
Library Board – manage the library	
Ordinance Committee – advise the Mayor and City Council about new laws and review applications for various licenses	
Parks and Recreation Committee – advise on the operation of park, recreation and forestry programs	
Personnel Committee – set personnel policies, participate in labor negotiations	
Police and Fire Commission – civil service body for the Police and Fire Departments	
Public Safety Committee – advises the Mayor and Common Council on matters regarding the Police, Fire, Ambulance and Emergency Management Departments	
Public Works – advise the Mayor and City Council about streets, sidewalks, wastewater treatment plant and other facilities	
Room Tax Commission – manage the room tax funds for tourism promotion and development	
Utility Commission – manages the water, electrical & telecommunications utility	

Name: Katie Scholfield Telephone: 608-415-7456

Address: _____, Reedsburg, WI 53959 Email: _____

Qualifications/Special Interest: Blue Ribbon Committee

Return this application to: Mayor's Office
 City of Reedsburg
 134 S. Locust St., PO BOX 490
 Reedsburg, WI 53959-0490

For more information call City Hall 608-524-6404 or email us at cityhall@ci.reedsburg.wi.us

jjc/citizen app

Dave Knudsen



City of Reedsburg
134 South Locust Street, P.O. Box 490
Reedsburg, WI 53959
Ph. 608-524-6404 Fax. 608-524-8458
www.reedsburgwi.gov

STAFF REPORT

AGENDA ITEM: III-A

To: Mayor and Common Council
Prepared By: Steven Zibell, Public Works
Through: Stephen P. Compton, City Administrator *he*
Date of Meeting: February 13, 2017

Subject: Fire Department Roof Bids

BACKGROUND AND REQUEST

Budgeted item in 2017 CIP.

\$200,000 was budgeted for this project in account 75-517100-03

ANALYSIS

Bid opening was on 1/17/17 and the low bid (\$96,400) from Nieman Central Wisconsin Roofing was recommended. See attached bid tab.

We will have some time and material cost with moving HVAC equipment and other utilities on roof.

STAFF RECOMMENDATION

Public Works Committee and staff recommend approval and award of the contract to Nieman Central Wisconsin Roofing.

Attachment:
Bid Tab

CITY OF REEDSBURG BID OPENING

134 South Locust Street

Reedsburg, WI 53959

Project: 2017 Fire Department Roof

1/17/17

BIDDER	BID SECURITY	BASE BID	COMMENTS
New Corp Construction Inc.		\$119,800.00	
A-Team Construction		\$119,839.63	
Hernandez Roofing		\$105,300.00	
Hasheider Roofing & Siding		\$127,258.00	
Nieman Central WI Roofing Co.		\$96,400.00	
Long Life Roofing Co.		\$104,215.00	
Maly Roofing		\$102,770.00	

STAFF REPORT

AGENDA ITEM: III-B

To: Mayor and Common Council
Prepared By: Steven Zibell, Public Works
Through: Stephen P. Compton, City Administrator *SPC*
Date of Meeting: February 13, 2017

Subject: Reedsburg Area Medical Center Project.

BACKGROUND AND REQUEST

The Reedsburg Area Medical center has come forward and is requesting some major street re-alignments, property transitions, zoning changes along with utility and park facility relocations.

ANALYSIS

Parks Committee along with the Public Works Committee has approved a concept plan and would like to move forward. The Parks Committee has requested an additional shelter along with a full basketball court be located somewhere between the two detention areas.

Below is a list of items which will need to happen and are also incorporated in an attached developer's agreement.

1. Hospital will be responsible for costs associated with all electric, fiber, gas water and sewer re-alignments due to the proposed new street, vacated street and re-alignment of 19th Street.
2. Hospital and City will work together in vacating Ridgeview Drive as shown on the concept plan,
3. Hospital will pay for all CSM work associated with the land transfers between the City, Hospital and any private land owners.
4. Hospital will apply and pay for any cost associated with re-zoning of properties.
5. City will exchange the land in green to the Hospital for the land in orange according to the concept plan.
6. City and Hospital will negotiate with Schmidt for a parcel of land to re-align 19th Street.
7. Hospital will build what is necessary for stormwater detention ponds. Hospital will be responsible for all engineering cost.
8. Hospital will build the newly aligned Ridgeview Drive up to the top of gravel grade.
9. Hospital will rebuild 19th Street up to top of gravel grade from N. Dewy Avenue to Hemlock Drive.
10. City will install curb, gutter and asphalt on 19th Street and be responsible for all of this cost.
11. City will install curb, gutter and asphalt on Ridgeview Drive and the Hospital will be responsible for all of this cost.
12. The City will pay for sanitary sewer in 19th street if it is in need of repair due to age and condition.
13. Hospital will be responsible for all watermain re-alignments or improvements.
14. Hospital will pay for all newly placed sidewalks along Ridgeview and the realignment section of 19th Street.



City of Reedsburg
134 South Locust Street, P.O. Box 490
Reedsburg, WI 53959
Ph. 608-524-6404 Fax. 608-524-8458
www.reedsburgwi.gov

15. Hospital will be responsible for the removal of asphalt, curb and gutter in the vacated Ridgeview drive section.
16. Hospital will build a new full size court basketball court along with a new shelter approved by Parks and Rec.
17. Hospital will be responsible for all landscaping except for along 19th Street.

I'm currently working with Vierbicher who has been hired by the Hospital on stormwater issues along with the realignment of 19th Street. This re-alignment has some hurdles due to major utility poles along with acquiring additional property.

My thought is to have a separate agreement between the Hospital, City and Schmidt since there will be some loss of trees, sidewalk, utility and landscaping issues. We have met with Mr. Schmidt on-site and he has agreed upon this current site plan although we have not negotiated any compensation.

STAFF RECOMMENDATION

Recommend to proceed with the attached agreements:

- (1.) Approve the Development agreement between the City of Reedsburg and the Reedsburg Area Medical Center. Authorize the Public Works Director to make minor construction adjustments and reporting to the Public Works Committee those adjustments for the project.
- (2.) Approve the City Administrator and Public Works Director to negotiate with Schmidt on the land acquisition needed for the project.

Both agreements will be brought back to the City Council for final approvals of:

- Project required zoning changes, Certified Survey Maps and Street vacations and Park Land adjustments.

Attachment:

City and Hospital Developer Agreement

DEVELOPMENT AGREEMENT

This Development Agreement ("Agreement") is made effective the ____ day of February, 2017 by and between the City of Reedsburg ("City"), a Wisconsin Municipal Corporation, 134 South Locust Street, Reedsburg, Wisconsin 53959 and Reedsburg Area Medical Center, Inc. ("Developer"), a Wisconsin Corporation, 2000 North Dewey Avenue, Reedsburg, Wisconsin 53959.

RECITALS

- A. Developer has an existing hospital and clinic facility in Reedsburg and is an important part of the City's economic base; and
- B. Developer desires to expand its facility and parking on its southeast corner resulting in operational growth and the creation of additional jobs in the City; and
- C. The City recognizes the importance of growing the local economy and working cooperatively with a local business to help facilitate its local expansion and can do so in this instance by providing infrastructure assistance;

NOW, THEREFORE, in consideration of the foregoing recitals and the mutual covenants, terms and conditions set forth below, it is agreed by and between Developer and the City as follows:

Section 1 **Obligations of the Developer**

The Developer has already done or agrees to do the following:

1. Vacate Ridgeview Drive as shown on the attached Concept Plan and install the new Ridgeview Drive as shown.

2. Provide a Certified Survey Map or Maps associated with the land transfers between the City and Developer.

3. Apply and pay for any fees and costs to rezone properties being exchanged between City and Developer.

4. Transfer the orange property (2.60 and .04 acres) on the attached Concept Plan to the City.

5. Build/install storm water detention ponds on City property as deemed necessary by the City. Engineering costs for the detention ponds will be paid by Developer.

6. Remove asphalt, curb, gutter, and sidewalk on the vacated Ridgeview Drive. Build the new Ridgeview Drive up to the top of gravel grade. Pay the cost of the City's installation of curb, gutter and asphalt on the new Ridgeview Drive.

7. Rebuild 19th Street as shown on the Concept Plan up to the top of gravel grade from North Dewey Avenue to Hemlock Drive.

8. Pay for all water main realignments or necessary improvements required by the new Ridgeview Drive and 19th Street realignment.

9. Install sidewalks along the new Ridgeview Drive and realigned 19th Street.

10. Build/install new basketball court and shelter on park area east of property being transferred to Developer.

11. Be responsible for and install all landscaping on green (1.53 acres) property on the Concept Plan and vacated Ridgeview Drive and along the new Ridgeview Drive.

12. Except as provided herein, be solely responsible for any and all costs

associated with said improvements undertaken by Developer.

Section 2
Obligations of the City

The City has already done or agrees to do the following:

1. Assist/participate in the vacating of existing Ridgeview Drive and completion of the CSM(s).
2. Approve the rezoning of the properties being exchanged between the City and Developer.
3. Transfer the green property (1.53 acres) on the attached Concept Plan to the Developer.
4. Advise Developer as necessary for installation of storm water detention ponds.
5. Install, at its cost curb, gutter and asphalt on 19th Street.
6. City will install curb, gutter and asphalt on Ridgeview Drive, but cost will be paid by Developer.
7. Be responsible for all landscaping on 19th Street.
8. Pay for any repair/upgrade to sanitary sewer in 19th Street, as needed during construction of the realigned street.
9. Except as provided above, monies expended by the City for the project will not be reimbursed to the City by the Developer.

Section 3
Project Timing and Cooperation

City and Developer desire to complete the project during the summer/fall of 2017. Both parties shall take such action needed to realize the completion of the project in 2017. A

small portion of property is needed from a third party owner (Greg Schmidt) and the parties will cooperate to achieve transfer of the property (.02 acres in red on the attached Concept Plan) to the City as necessary to achieve the proposed realignment of 19th Street.

Section 4
Miscellaneous Matters and Contingencies

If in the reasonable discretion of either party to this Agreement, any other party has not complied with its obligations hereunder, the non-defaulting party may, by certified mail at the addresses stated on page 1 of this Agreement, inform the defaulting party of such non-compliance. If, after sixty (60) days of mailing of such notice, such non-compliance continues, the non-defaulting party may institute such proceedings as may be necessary or desirable in its reasonable opinion to cure the noncompliance, including, but not limited to, proceedings to compel specific performance by the party not in compliance with its obligation. Notwithstanding anything contained herein to the contrary, if any party is delayed from performing its obligations as required in this Agreement, or otherwise fails to achieve any requirement set forth in this Agreement, due to circumstances beyond the reasonable control of said party, including, but not limited to, strikes, Acts of God, or force majeure, the rights of the non-defaulting parties under this paragraph shall be postponed by the period of such delay. This provision is intended to be in addition to all remedies available at law.

Section 5
General Agreements

Developer's street construction shall be consistent in dimension (40 feet from back of curb to back of curb) and quality with other newly installed streets in the City. Sidewalk

construction shall in all respects be consistent with the City's Code of Ordinances.

Section 6
Assignment

The rights and obligations of the Developer, as set forth herein, may be assigned provided that the City is reasonably assured that the assignee is capable of performing as required herein. No assignment shall be made by the Developer without the prior written consent of the City, which consent shall not be unreasonably withheld, delayed or conditioned.

Section 7
Complete Agreement

This Agreement represents the complete agreement of the parties with respect to the subject matter hereof, and may be amended only by a written document signed by all of the parties hereto.

DRAFT

Section 8
Choice of law and Venue

It is understood and agreed that the terms and conditions of this Agreement shall be governed by the laws of the State of Wisconsin and that in the event of a dispute between the parties with respect to this Agreement, venue shall lie in the Circuit Court for Sauk County.

Section 9
Conditions Precedent

The obligations and commitments of the City and Developer created by this Agreement are conditional and contingent upon the approval of this Agreement by the Reedsburg Common Council, the approval of the CSM(s) contemplated herein and the rezoning

contemplated herein. The approval by the Reedsburg Common Council shall occur by no later than _____, 2017.

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

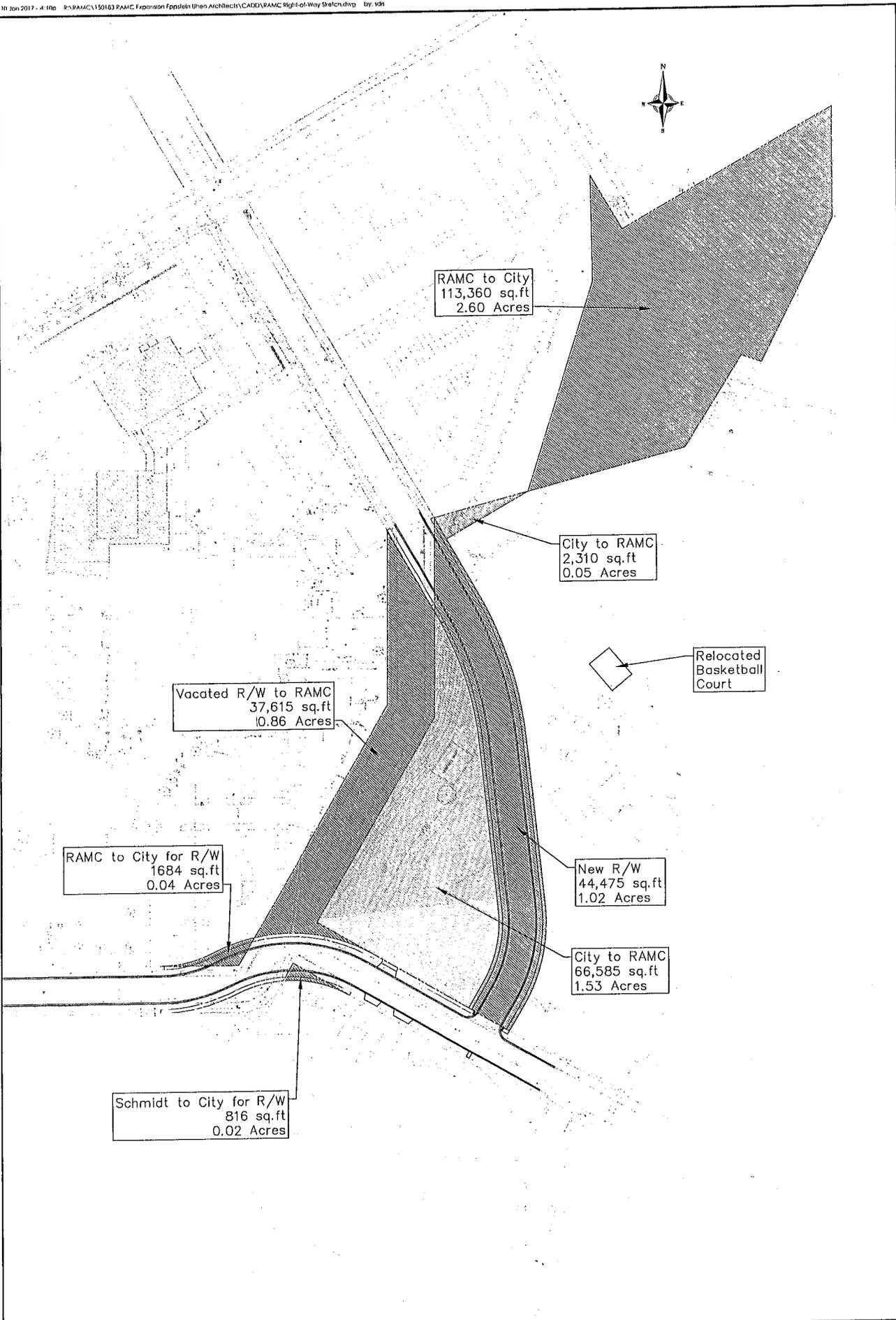
City of Reedsburg

By: _____
David G. Estes, Mayor

By: _____
Clerk/Treasurer

DRAFT

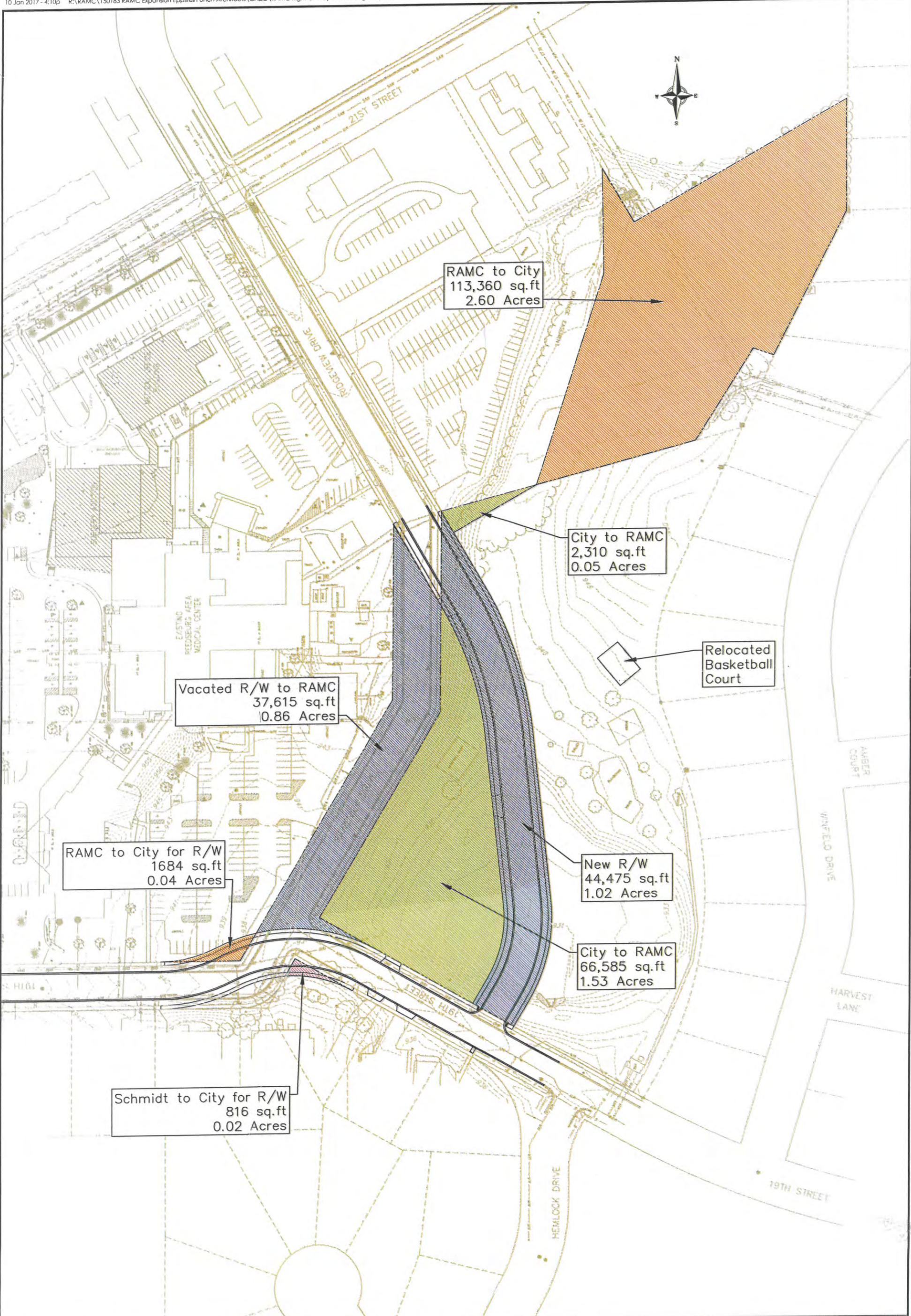
By: _____
Robert Van Meeten, CEO



REVISIONS			REVISIONS		
NO.	DATE	REMARKS	NO.	DATE	REMARKS

PROPERTY AREAS
 RAMC SITE EXPANSION
 2000 N. DEWEY AVENUE
 REEDSBURG, WISCONSIN

vierbicher
 planners | architects | engineers
 REEDSBURG - WAUKESHA - FRAISEN DU CHATEL
 600 WEST MAIN STREET - SUITE 200
 PHONE: (608) 523-6448 FAX: (608) 523-6276



RAMC to City
113,360 sq.ft
2.60 Acres

City to RAMC
2,310 sq.ft
0.05 Acres

Relocated
Basketball
Court

Vacated R/W to RAMC
37,615 sq.ft
0.86 Acres

RAMC to City for R/W
1,684 sq.ft
0.04 Acres

New R/W
44,475 sq.ft
1.02 Acres

City to RAMC
66,585 sq.ft
1.53 Acres

Schmidt to City for R/W
816 sq.ft
0.02 Acres

DATE	JANUARY 2017
DRAWN	ads
CHECKED	gms
PROJECT NO.	150183
SHEET	1 OF 1
DWG. NO.	

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

PROPERTY AREAS
RAMC SITE EXPANSION
2000 N. DEWEY AVENUE
REEDSBURG, WISCONSIN

vierbicher
planners | engineers | advisors

REEDSBURG - MADISON - PRAIRIE DU CHIEN
400 Viking Drive Reedsburg, Wisconsin 53959
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STAFF REPORT

AGENDA ITEM: III-C

To: Mayor and Common Council

Prepared By: Tim Becker, Chief of Police

Through: Stephen P. Compton, City Administrator *SPC*

Date of Meeting: February 13, 2017

Subject: Adopt ss942.09 Representations Depicting Nudity (Inclusion into Municipal Code Chapter 9)
Introduction, 1st Reading and setting Public Hearing – Ordinance 1839-17

BACKGROUND AND REQUEST

The Police Department is requesting the City adopt ss942.09 – Representations Depicting Nudity as a local ordinance. This adoption would permit officers to issue citations for this offense in cases of State prosecutorial denial or the incident does not rise to the level of State charging.

ANALYSIS

State Statute 942.09 covers situations where partially clothed or nude photographs were covertly obtained without the consent of the photographed person. The majority of these cases will be initially charged through Circuit Court but depending on the strength of the case or the age of the defendant may be denied prosecution. Having the ability to charge these offenses in Municipal Court will permit the Department to hold the offender to some degree of responsibility.

STAFF RECOMMENDATION

Staff recommends approval of this adoption into the Reedsburg City Code, section 9.05(1)(CC).
Actions: Introduction, 1st reading of Ordinance 1939-17, setting a Public Hearing for February 27, 2017

ATTACHED

Wisconsin State Statute 942.09
Ordinance 1839-17 (Representations Depicting Nudity)

State Law: 942.09 Representations depicting nudity.

(1) In this section:

(a) "Captures a representation" means takes a photograph, makes a motion picture, videotape, recording, or other visual or audio representation, or records or stores in any medium data that represents a visual image.

(ae) "Consent" means words or overt actions by a person who is competent to give informed consent indicating a freely given agreement to the act. A person who has not attained the age of 18 is incapable of consent. The following persons are presumed incapable of consent but the presumption may be rebutted by competent evidence, subject to the provisions of s. 972.11 (2):

1. A person suffering from a mental illness or defect that impairs capacity to appraise personal conduct.
2. A person who is unconscious or for any other reason is physically unable to communicate unwillingness to an act.

(ag) "Intimate representation" means any of the following:

1. A representation of a nude or partially nude person.
2. A representation of clothed, covered, or partially clothed or covered genitalia or buttock that is not otherwise visible to the public.
3. A representation of a person urinating, defecating, or using a feminine hygiene product.
4. A representation of person engaged in sexual intercourse or sexual contact, as defined in s. 940.225 (5) (b) or (c).

(am) "Nude or partially nude person" has the meaning given in s. 942.08 (1) (a).

(b) "Nudity" has the meaning given in s. 948.11 (1) (d).

(bg) "Post or publish" includes posting or publishing on a Web site on the Internet, if the Web site may be viewed by the general public.

(bn) "Private representation" means a representation depicting a nude or partially nude person or depicting a person engaging in sexually explicit conduct that is intended by the person depicted in the representation to be captured, viewed, or possessed only by the person who, with the consent of the person depicted, captured the representation or to whom the person depicted directly and intentionally gave possession of the representation.

(c) "Representation" means a photograph, exposed film, motion picture, videotape, recording, other visual or audio representation, or data that represents a visual image or audio recording.

(d) "Sexually explicit conduct" has the meaning given in s. 948.01 (7).

(am) Except as provided in par. (dr), whoever does any of the following is guilty of a Class I felony:

NOTE: The cross-reference to par. (dr) was changed from par. (dm) by the legislative reference bureau under s. 13.92 (1) (bm) 2. to reflect the renumbering under s. 13.92 (1) (bm) 2. of s. 942.09 (2) (dm), as created by 2015 Wis. Act 320.

1. Captures an intimate representation without the consent of the person depicted under circumstances in which he or she has a reasonable expectation of privacy, if the person knows or has reason to know that the person who is depicted does not consent to the capture of the intimate representation.
2. Makes a reproduction of an intimate representation that the person knows or has reason to know was captured in violation of subd. 1. and that depicts an intimate representation captured in violation of subd. 1., if the person depicted in the reproduction did not consent to the making of the reproduction.
3. Possesses, distributes, or exhibits an intimate representation that was captured in violation of subd. 1. or a reproduction made in violation of subd. 2., if the person knows or has reason to know that the intimate representation was captured in violation of subd. 1. or the reproduction was made in violation of subd. 2., and if the person who is depicted in the intimate representation or reproduction did not consent to the possession, distribution, or exhibition. (bm)

1m. Notwithstanding par. (am), if the person depicted in an intimate representation or reproduction is a child, a parent, guardian, or legal custodian of the child may do any of the following:

NOTE: Subd. 1m. (intro.) is shown as affected by 2015 Wis. Acts 292 and 370 and as merged by the legislative reference bureau under s. 13.92 (2) (l).

a. Capture and possess the representation or make and possess the reproduction depicting the child.

b. Distribute or exhibit a representation captured or possessed under subd. 1m. a., or distribute or exhibit a reproduction made or possessed under subd. 1m. a.

2m. Subdivision 1m. does not apply to a parent, guardian, or legal custodian of a child who captures, possesses, makes, distributes, or exhibits a representation depicting the child in violation of s. 948.05 or 948.12 or for the purpose of sexual arousal, gratification, humiliation, degradation, or monetary or commercial gain.

(cm) Paragraph (am) does not apply to a person who receives a representation or reproduction depicting a child from a parent, guardian, or legal custodian of the child under par. (bm) 1m. b., if the possession, exhibition, or distribution is not for the purpose of sexual arousal, gratification, humiliation, degradation, or monetary or commercial gain.

(dm) This subsection does not apply to a provider of an interactive computer service, as defined in 47 USC 230 (f) (2), or to an information service or telecommunications service, as defined in 47 USC 153, if the intimate representation or reproduction is provided to the interactive computer service, information service, or telecommunications service by a 3rd party, or to a person who posts or publishes a private representation that is newsworthy or of public importance.



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(dr) Except as provided in par. (bm), a person who commits a violation specified under par. (am) is guilty of a Class H felony if the person depicted in violation of par. (am) had not, at the time of the violation, attained the age of 18 years.

NOTE: Par. (dr) was created as par. (dm) by 2015 Wis. Act 320 and renumbered to par. (dr) by the legislative reference bureau under s. 13.92 (1) (bm) 2.

(3m)

(a) Except as provided in par. (am), whoever does any of the following is guilty of a Class A misdemeanor:

1. Posts, publishes, or causes to be posted or published, a private representation if the actor knows that the person depicted does not consent to the posting or publication of the private representation.
2. Posts, publishes, or causes to be posted or published, a depiction of a person that he or she knows is a private representation, without the consent of the person depicted.

(am) A person who commits a violation specified under par. (a) is guilty of a Class I felony if the person depicted or represented in the violation of par. (a) had not, at the time of the violation, attained the age of 18 years.

(b) This subsection does not apply to any of the following:

1. The parent, guardian, or legal custodian of the person depicted if the private representation does not violate s. 948.05 or 948.12 and the posting or publication is not for the purpose of sexual arousal, gratification, humiliation, degradation, or monetary or commercial gain.
2. A law enforcement officer or agent acting in his or her official capacity in connection with the investigation or prosecution of a crime.
3. A person who posts or publishes a private representation that is newsworthy or of public importance.
4. A provider of an interactive computer service, as defined in 47 USC 230 (f) (2), or to an information service or telecommunications service, as defined in 47 USC 153, if the private representation is provided to the interactive computer service, information service, or telecommunications service by a 3rd party.

(a) Except as provided in par. (am), whoever, while present in a locker room, intentionally captures a representation of a nude or partially nude person while the person is nude or partially nude in the locker room is guilty of a Class A misdemeanor. This paragraph does not apply if the person consents to the capture of the representation and one of the following applies:

1. The person is, or the actor reasonably believes that the person is, 18 years of age or over when the person gives his or her consent.
2. The person's parent, guardian, or legal custodian consents to the capture of the representation.

(am) A person who commits a violation specified under par. (a) is guilty of a Class I felony if the person represented in violation of par. (a) had not, at the time of the violation, attained the age of 18 years.

(b)

1. Except as provided in par. (bn), whoever intentionally does any of the following is guilty of a Class I felony:

- a. Captures a representation of a nude or partially nude person while the actor is present in, and the person is nude or partially nude in, the locker room and exhibits or distributes the representation to another.
- b. Transmits or broadcasts an image of a nude or partially nude person from a locker room while the person is nude or partially nude in the locker room.

2. This paragraph does not apply if the person consents to the exhibition or distribution of the representation or the transmission or broadcast of the image and one of the following applies:

- a. The person is, or the actor reasonably believes that the person is, 18 years of age or over when the person gives his or her consent.
- b. The person's parent, guardian, or legal custodian consents to the exhibition, distribution, transmission, or broadcast.

(bn) A person who commits a violation specified under par. (b) is guilty of a Class H felony if the person represented in violation of par. (a) had not, at the time of the violation, attained the age of 18 years.

History: 1995 a. 249; 2001 a. 16; 2001 a. 33 ss. 2 to 13; Stats. 2001 s. 942.09; 2001 a. 109; 2007 a. 118; 2013 a. 243; 2015 a. 292, 320, 370; s. 13.92 (1) (bm) 2., (2) (i).

Sub. (2) (a) [now sub. (2m) (a) 1.] requires that the person who is depicted nude is in a circumstance in which he or she has an assumption that he or she is secluded from the presence or view of others, and that assumption is a reasonable one under all the circumstances, according to an objective standard. *State v. Nelson*, 2006 WI App 124, 294 Wis. 2d 578, 718 N.W.2d 168, 05-2300.

A "legitimate expectation of privacy" for purposes of a search or seizure under the 4th amendment is not consistent with the context and purpose of this section. The 4th amendment embodies a balance between society's interest in law enforcement and the privacy interest asserted by the individual that is not relevant to this section. Construing "reasonable expectation of privacy" according to its common meaning does not render the statute unconstitutionally vague and provides sufficient notice of the conduct prohibited under sub. (2) (a) [now sub. (2m) (a) 1.]. *State v. Nelson*, 2006 WI App 124, 294 Wis. 2d 578, 718 N.W.2d 168, 05-2300.

Nelson did not purport to provide a definition of reasonable expectation of privacy covering all circumstances. The question for purposes of the privacy element is not whether the nude person had a reasonable expectation that the defendant would view him or her nude at the time of the recording, but whether the nude person had a reasonable expectation, under the circumstances, that he or she would not be recorded in the nude. *State v. Jahnke*, 2009 WI App 4, 316 Wis. 2d 324, 762 N.W.2d 696, 07-2130.

Permission to be viewed in the nude does not mean permission to be recorded in the nude, and permission to engage in sexual acts with someone does not mean permission to record that person in the nude. That the defendant and the woman who was recorded were



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engaged in the crime of prostitution does not mean that the woman relinquished her reasonable expectation of privacy under sub. (2) (am) 1. State v. Adams, 2015 WI App 34, 361 Wis. 2d 766, 863 N.W.2d 640, 14-1158.

Nelson did not add a "legitimate reason" exception to the reasonable expectation of privacy prong of the statute. Recording someone nude in violation of sub. (2) (am) 1. In order to protect against possible adverse scenarios is not a legitimate reason or defense. State v. Adams, 2015 WI App 34, 361 Wis. 2d 766, 863 N.W.2d 640, 14-1158.

Putting existing images into a sexual context is not the same as making the images. The defendant created something new by cutting images of girls out of larger photographs, isolating each cropped image on a page in a notebook, and adding sexual comments. But the defendant did not, under any common definition of the term, "make" new visual representation of the girls under sub. (1) (a). State v. Chagnon, 2015 WI App 66, 364 Wis. 2d 719, 870 N.W.2d 27, 14-2770.

The phrase "stores in any medium data that represents a visual image" in sub. (1) (a) refers to the creation of images by digital means. The term does not include the mere possession of visual images. State v. Chagnon, 2015 WI App 66, 364 Wis. 2d 719, 870 N.W.2d 27, 14-2770.

ORDINANCE NO. 1839-17

(Representations Depicting Nudity)

The City of Reedsburg, Sauk County, does hereby ordain as follows:

SECTION I: PURPOSE:

The purpose of this ordinance is to adopt Wisconsin State Statute 942.09 Representations Depicting Nudity.

SECTION II: PROVISIONS AMENDED:

City of Reedsburg Code section 9.05(1)(CC) will be added to reflect this adoption.

SECTION III: PROVISIONS AS AMENDED:

City of Reedsburg Code section 9.05(1)(CC) will be added adopting Wis. Stats. 942.09.

SECTION IV: VALIDITY:

Should any section, clause or provision of the Ordinance be declared by the Courts to be invalid, the same shall not affect the validity of the Ordinance as a whole or any part thereof, other than the part so declared to be invalid.

SECTION V: CONFLICTING PROVISIONS REPEALED:

All ordinances in conflict with any provision of this Ordinance are hereby repealed.

SECTION VI: EFFECTIVE DATE:

This ordinance shall be in force from and after its introduction and publication as provided by statute.

SECTION VII: PART OF CODE:

This Ordinance becomes part of the City of Reedsburg Code, Chapter 9.

Dated this 27th Day of February, 2017.

David G. Estes, Mayor
1st Reading at Council: February 13, 2017
Public Hearing Noticed: February 20, 2017
2nd Reading at Council/Public Hearing: February 27, 2017
Published, Enactment Date: March 9, 2017

Jacob Crosetto Clerk/Treasurer

STAFF REPORT

AGENDA ITEM: III-D

To: Mayor, Common Council

Prepared By: Stephen P. Compton, City Administrator *hc*

Date of Meeting: Feb. 13, 2017

Subject: Formal Employee Merit and Recognition Programs

BACKGROUND

The City has a previous "Merit Pay Policy/Plan" developed under the former City Administrator. Input received from the Departments on Nov. 30, 2016 was a belief that the plan was not workable in the current form and may have a tendency to become a subject of "Favoritism" between the line employee and the Department Head.

City of Reedsburg past Longevity pay System:

The bonus pay was rolled into the City Hall employees' wages and the longevity pay program was done away at the City. The program is still a part of the Reedsburg Utility Commission. The Management Team is requesting a different type of merit pay plan.

Instituted at the beginning of 2017 is a review, currently underway for the City Administrator to meet with the Department heads to look at Salary/Wages, Staffing levels and Supervision. A schedule of meeting to present for Personnel Committee consideration was established. The next department coming forward at the March meeting will be the Public Works Department and Wastewater.

ISSUES/ANALYSIS

Cost-benefit analysis of employee merit pay and employee recognition. The cost of a recognition system is quite small and the benefits are large when implemented effectively. Meta-analysis conducted by the Gallup Organization in 2003 of the results from 10,000 business units in 30 industries found:

Benefits

- Increased individual productivity – the act of recognizing desired behavior increases the repetition of the desired behavior, and therefore productivity. This is classic behavioral psychology. The reinforced behavior supports the organization's mission and key performance indicator.
- Greater employee satisfaction and enjoyment of work - more time spent focusing on the job and less time complaining.
- Direct performance feedback for individuals and teams is provided.
- Higher loyalty and satisfaction scores from customers.
- Teamwork between employees is enhanced.
- Retention of quality employees increases – lower employee turnover.
- Better safety records and fewer accidents on the job.
- Lower negative effects such as absenteeism and stress.

Costs

- Time spent in designing and implementing the program.
- Time taken to give recognition.
- Dollar cost of the recognition items given



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- Time and cost of teaching people how to give recognition.
- Costs of introducing a new process.

Employee Merit Pay Plan:

Merit pay is one of the most frequently used methods to pay an employee based on individual performance. The essential goal of a merit pay program is to link pay to performance in a manner that is consistent with the mission of the organization. There are generally two conditions required to make the system work.

1. variations in employee performance must be measurable and measured
2. managers must be provided with the necessary tools to determine the appropriate rewards

Merit pay involves giving employees a permanent pay raise based on past performance. Often the company's performance appraisal system is used to determine performance levels and the employees are awarded a raise, such as a 1.5% increase in pay.

One potential problem with merit pay is that employees come to expect pay increases.

In companies that give annual merit raises without a different raise for increases in cost of living, merit pay ends up serving as a cost-of-living adjustment and creates a sense of entitlement on the part of employees, with even low performers expecting them. Thus, making merit pay more effective depends on making it truly dependent on performance and designing a relatively objective appraisal system.

The City would need to develop a source of information for a new merit pay plan:

- a. The basis for merit increases
 - b. rating performance feedback form or work plan goals and objectives for the employee
 - c. or a combination of these two sources.
- The Personnel Committee can decide and the City Administrator and Department Head carry out the chosen system of these three approaches is most appropriate for the employee in the City to be evaluated.

Employee Service Award Program:

Mayors/City Administrator Awards: The Mayor's or City Administrators Awards are presented to the City Departments or employees who have demonstrated success in reducing or eliminating workplace injuries and have reached their target or made significant gains towards a safe workplace.

Long Service Recognition: Long Service Recognition usually begins a 5 years of service and continues every 5 subsequent years. At 25 years and up the service awards change to introduce the Mayor/City Administrator Congratulation letter, a more professional award, City ceremony and cash bonus.

FISCAL IMPACT

Employee Recognition Program: (Merit Pay/Bonus Plan) I believe the discussion about salary/wage grade changes, cost of living adjustment are separate from an Employee Recognitions System.

A fiscal impact for the 2017 might look like this - Employee Recognition Program is estimated to be as follows:

	City	Utility
5 years: City Service pin	14	2
10 years: City Service pin	15	6
15 years: City Service pin	12	10
20 years: City Service pin	4	0



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25 years: Congratulatory letter, City Service Pin, Wood/Acrylic Service award presented at City Annual ceremony, Service Award Bonus added to Payroll Check - \$100	5	1
30/35 plus years: Congratulatory letter, City Service Pin, Crystal Service award presented at City Annual ceremony, Service Award Bonus added to Payroll Check - \$175	1	0
40/45 plus years: Congratulatory letter, Mayors Coin, Mayors Office Proclamation presented at City Council meeting, State Legislature Office Proclamation, Employee chosen service award (Value of \$200.00) presented at City Annual ceremony, Service Award Bonus added to Payroll Check - \$300	0	0

RECOMMENDATION

The City Administrator recommends this City Employee Merit and Recognition Program to the Personnel Committee which approved the program on Feb 6, 2017 and is forwarding it to the Finance Committee and the City Council for review Feb 13, 2017.

ATTACHMENTS

- City Merit Plan (2013 Version)
- Article by Kim Harrison, Why employee recognition is so important
- 25 Reasons Employee Recognition is Important

½ % Base Pay Incentive Program

- Measurement period of September 2013 – September 2014 for pay effective January 1, 2015
- To Earn
 - Receive recommendation from supervisor
 - Supervisor cite specific example of employee performing above expectation
 - Going above the call of duty
 - Taking initiative to solve a problem
 - Implementing cost saving measure
 - Implemented job process improvement to save time
 - Implemented safety measure to make task safer
 - Changed process to reduce waste of materials or supplies
 - Improved customer service
 - Take on additional job duties
 - Recommendation reviewed and approved by Personnel Committee

1 % Cash Bonus Incentive Program

- Measurement period of September 2013 – September 2014
- Bonus calculated on 2014 base rate x 2080 hours x 1%
- To Earn
 - Receive recommendation from supervisor
 - Supervisor cites multiple examples of employee performing above expectation
 - Going above the call of duty
 - Taking initiative to solve a problem
 - Implementing cost saving measure
 - Implemented job process improvement to save time
 - Implemented safety measure to make task safer
 - Changed process to reduce waste of materials or supplies
 - Improved customer service
 - Take on additional job duties
 - At least 3 separate and distinct examples are cited
 - Recommendation reviewed and approved by Personnel Committee

Why employee recognition is so important

By Kim Harrison,

Consultant, Author and Principal of www.cuttingedgepr.com

Employee recognition is the timely, informal or formal acknowledgement of a person's or team's behavior, effort or business result that supports the organization's goals and values, and which has clearly been beyond normal expectations.

To be really effective in your job, you need to understand the psychology of praising others for their good work, to apply the principles of employee recognition yourself and to encourage others to initiate it in their working relationships.

Appreciation is a fundamental human need. Employees respond to appreciation expressed through recognition of their good work because it confirms their work is valued. When employees and their work are valued, their satisfaction and productivity rises, and they are motivated to maintain or improve their good work.

Praise and recognition are essential to an outstanding workplace. People want to be respected and valued for their contribution. Everyone feels the need to be recognized as an individual or member of a group and to feel a sense of achievement for work well done or even for a valiant effort. Everyone wants a 'pat on the back' to make them feel good.

There are two aspects to employee recognition. The first aspect is to actually see, identify or realize an opportunity to praise someone. If you are not in a receptive frame of mind you can easily pass over many such opportunities. This happens all too frequently. The other aspect of employee recognition is, of course, the physical act of doing something to acknowledge and praise people for their good work.

As a PR practitioner, why should you get involved in employee recognition? Firstly, because you can use the principles to great effect in your own working relationships (and personal relationships).

Secondly, because employee recognition has a *huge* communication component! Recognizing people for their good work sends an extremely powerful message to the recipient, their work team and other employees through the grapevine and formal communication channels. Employee recognition is therefore a potent communication technique.

Employee recognition isn't rocket science – it is an *obvious* thing to do. Despite the unquestioned benefits arising from employee recognition, one of the mysteries of the workplace is that recognition invariably is done badly, if done at all. Managers need reinforcing and coaching. Employee recognition remains an undervalued management technique.

One thing you can do is to ensure there are questions on employee recognition in your organization's employee surveys. The results can be used to prove the need for greater employee recognition.

Surveys conducted by Sirota Consulting have revealed that only 51% of workers were satisfied with the recognition they received after a job well done.¹ This figure is as conclusive as you could get – it has been reached from interviewing 2.5 million employees in 237 private, public and not-for-profit organizations in 89 countries around the world in the ten years to 2003.

Cost-benefit analysis of employee recognition

The cost of a recognition system is quite small and the benefits are large when implemented effectively. Meta-analysis conducted by the Gallup Organization in 2003 of the results from 10,000 business units in 30 industries found [a meta-analysis is the statistical analysis of results across more than one study]:

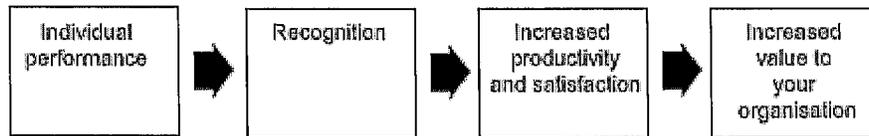
Benefits

- Increased individual productivity – the act of recognizing desired behavior increases the repetition of the desired behavior, and therefore productivity. This is classic behavioral psychology. The reinforced behavior supports the organization's mission and key performance indicator
- Greater employee satisfaction and enjoyment of work - more time spent focusing on the job and less time complaining.
- Direct performance feedback for individuals and teams is provided.
- Higher loyalty and satisfaction scores from customers.
- Teamwork between employees is enhanced.
- Retention of quality employees increases – lower employee turnover.
- Better safety records and fewer accidents on the job.

- Lower negative effects such as absenteeism and stress.

Costs

- Time spent in designing and implementing the program.
- Time taken to give recognition.
- Dollar cost of the recognition items given
- Time and cost of teaching people how to give recognition.
- Costs of introducing a new process. 2



Measurable improvement in profitability

Measuring the direct impact on profitability is difficult because it is only one of many factors influencing employees in every workplace. However, case studies make a persuasive case that bottom line benefits have been achieved through recognition schemes. The Walt Disney World Resort established an employee recognition program that resulted in a 15% increase in staff satisfaction with their day-to-day recognition by their immediate supervisors. These results correlated highly with high guest-satisfaction scores, which showed a strong intent to return, and therefore directly flowed to increased profitability.

Likewise, Sears, Roebuck & Co. found for every 5% increase in employee attitude scores, they saw a 1-3% increase in customer satisfaction and a 0.5% increase in revenue.

On the other hand, the cost of extremely negative or 'actively disengaged' workers comprises about 10% of the US Gross Domestic Product annually, including workplace injury, illness, employee turnover, absences and fraud. 3

How you can give employee recognition

Traditionally, employee recognition has not been a core public relations activity, but you can be a catalyst in your organization. If you are a PR manager, you can initiate it in your area. You could start doing it discreetly, not even telling others about the change, but doing it and observing the results.

You can spontaneously praise people – this is highly effective. To many employees, receiving sincere thanks is more important than receiving something tangible. Employees enjoy recognition through personal, written, electronic and public praise from those they respect at work, given in a timely, specific and sincere way.

This day-to-day recognition is the most important type of recognition. Day-to-day recognition brings the benefit of immediate and powerful reinforcement of desired behavior and sets an example to other employees of desired behavior that aligns with organizational objectives. It gives individuals and teams at all levels the opportunity to recognize good work by other employees and teams, and it also gives the opportunity for them to be recognized on the spot for their own good work.

Even if you aren't a manager, you can be alert for opportunities to recognize others and take the initiative to do something. You can nudge your manager to do more of it and to encourage it in other departments.

The best formula for recognizing an individual for their efforts is:

- Thank the person by name.
- Specifically state what they did that is being recognized. It is vital to be specific because it identifies and reinforces the desired behavior.
- Explain how the behavior made you feel (assuming you felt some pride or respect for their accomplishment!).
- Point out the value added to the team or organization by the behavior.
- Thank the person again by name for their contribution.

Recognition is a key success factor even at higher levels of management. Dr Lawrence Hrebiniak, Professor of Management in

the Wharton School at the University of Pennsylvania, states, "What's absolutely critical...is that the organization celebrates success. Those who perform must be recognized. Their behavior and its results must be reinforced...Managers have emphasized this point to me time and time again, suggesting that, as basic as it is, it is violated often enough to become an execution problem... Give positive feedback to those responsible for execution success and making strategy work." 4

If you would like to know how to initiate and conduct employee recognition activities, you can find lots of ideas, and the best framework and guiding principles from my e-book, *Creative ideas for employee recognition*, at www.cuttingedgepr.com.

References

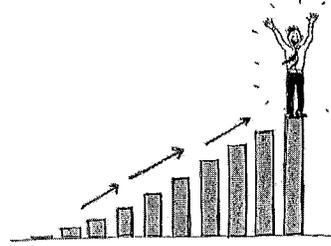
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This article is based on a chapter in the e-book, *Creative ideas for employee recognition* by Kim Harrison. The e-book can be accessed on www.cuttingedgepr.com.

About the Author

Kim Harrison is a recognized authority in the public relations field. His website, www.cuttingedgepr.com, provides a wealth of informative articles and resources on public relations techniques and management.

25 Reasons Employee Recognition is Important



1. “Nearly 75% of organizations have a recognition program (despite the fact that only 58% of employees think that their organizations have recognition programs).” (Bersin by Deloitte, The State of Employee Recognition, 2012)
2. Career opportunities, recognition, and organization reputation are consistently top engagement drivers. (Aon Hewitt, 2012 Trends in Global Employee Engagement)
3. “The number-one reason most Americans leave their jobs is that they don’t feel appreciated. In fact, 65% of people surveyed said they got no recognition for good work last year” (Gallup, Tom Rath and Donald Clifton, How Full Is Your Bucket? Positive Strategies for Work and Life, 2001)
4. “Organizations with recognition programs which are highly effective at enabling employee engagement had 31% lower voluntary turnover than organizations with ineffective recognition programs.” (Bersin by Deloitte, The State of Employee Recognition, 2012)
5. “Only 14% of organizations provide managers with the necessary tools for rewards and recognition.” (Aberdeen Group, The Power of Employee Recognition, 2013)
6. “60% of Best-in-Class organizations stated that employee recognition is extremely valuable in driving individual performance.” (Aberdeen Group, The Power of Employee Recognition, 2013)
7. “Organizations that rated themselves “proficient” in workforce data analysis were far more likely to rate their business leaders as “satisfied” with workforce data, to draw connections between retention and recruiting, to calculate HR’s impact on business strategy, and even, among publicly traded companies, more likely to financially outperform those who rated themselves as “deficient” at workforce data analysis.” (HCI/Taleo, The Business Impact of Talent Intelligence, 2012)
8. 41% of companies that use peer-to-peer recognition have seen marked positive increases in customer satisfaction. (SHRM/Globoforce Employee Recognition Survey, 2012)
9. 46% of senior managers view recognition programs as an investment rather than an expense. (WorldatWork, Trends in Employee Recognition, 2013)
10. A full 14% [of companies] indicated that their organization features [recognition] programs regularly when recruiting.” (WorldatWork, Trends in Employee Recognition, 2011)
11. “Being able to track the effectiveness of engagement and recognition efforts can help organizations better align engagement with business objectives and improve performance.” “43% of Best-in-Class organizations have access to metrics on recognition efforts, compared to 18% of All Others.” (Aberdeen Group, The Power of Employee Recognition, 2013)
12. Companies with strategic recognition reported a mean employee turnover rate that is 23.4% lower than retention at companies without any recognition program. (SHRM/Globoforce Employee Recognition Survey, 2012)

13. In 2013, “67% of Best-in-Class organizations have a formal recognition program in place, compared to 58% of Best-in-Class organizations in 2012.” (Aberdeen Group, The Power of Employee Recognition, 2013)
14. In these environments, [where opportunity and well-being are part of the culture] strong manager performance in recognizing employee performance increases engagement by almost 60%. (Towers Watson, Turbocharging Employee Engagement: The Power of Recognition From Managers, 2009)
15. Organizations with strategic recognition programs in place exhibit 28.6% lower frustration levels than companies without recognition programs. (SHRM/Globoforce Employee Recognition Survey, 2012)
16. Organizations with the most sophisticated recognition practices are 12 times more likely to have strong business outcomes. (Bersin by Deloitte, The State of Employee Recognition, 2012)
17. Peer-to-peer is 35.7% more likely to have a positive impact on financial results than manager-only recognition. (SHRM/Globoforce Employee Recognition Survey, 2012)
18. Praise and commendation from managers was rated the top motivator for performance, beating out other noncash and financial incentives, by a majority of workers (67%) (McKinsey Motivating People, Getting Beyond Money, 2009)
19. Recognition for work was one of the top five drivers of (candidate) attraction in the UK, and was tied as the top attraction in the EU. (Towers Perrin, 2004 European Talent Survey)
20. “Organizations invest in recognition in a big way – spending roughly 1% of payroll on recognition activities.” (WorldatWork, Trends in Employee Recognition, 2011)
21. When companies spend 1% or more of payroll on recognition, 85% see a positive impact on engagement. (SHRM/Globoforce Employee Recognition Survey, 2012)
22. “In those organizations in which individual employees or teams are recognized, the entity’s average core for employee results was approximately 14% higher than in organizations in which recognition does not occur.” (Bersin by Deloitte, The State of Employee Recognition, 2012)
23. Recognition is an important psychological need. Employees who know that they will receive recognition for acting on the brand promise will have a strong incentive to do so. (Gallup, 2013 State of the American Workplace)
24. Our research finds that those organizations with the most mature employee recognition approach are 12 times more likely to have strong business results (Bersin by Deloitte, The Employee Recognition Maturity Model, 2012)
25. When asked what leaders could do more of to improve engagement, 58% of respondents replied “Give recognition.” (Psychometrics, A Study of Employee Engagement in the Canadian Workplace 2010)

STAFF REPORT

AGENDA ITEM: III-2-A

To: Finance Committee, Mayor and Common Council

Prepared By: Stephen P. Compton, City Administrator *SPC*

Date of Meeting: February 13, 2017

Subject: Walnut Street Flats - Housing Development – Resolution 4269-17

BACKGROUND

The City's Housing Element policies clearly support the conservation and rehabilitation of existing housing stock through a balanced program of code enforcement and property improvements when and where appropriate. The Housing Element supports the use of public funds (TIF, and C.D.B.G.) to provide assistance in the form of loans or grants to support the rehabilitation and conservation of multi-family developments. In areas of redevelopment blight is a primary consideration for funding upgraded to workforce housing. This is especially important as the City seeks ways to preserve and maintain the limited affordable housing stock.

On January 11, 2016 the City Council approved the Cohen-Esrey Affordable Partners, LLC (Walnut Street Flats) or Cohen-Esrey has an approved Planned Development Group (PDG) project located in the City of Reedsburg, Wisconsin.

The original funding commitment by the city took two forms: (1) Tax Increment Finance incentives previously approved in the original Developers Agreement with Cohen-Esrey Affordable Partner, LLC and (2) seeking a WEDC Community Development Investment Grant. Copies of the existing Development Agreement and the amendment have been included in the attachments to the development agreement..

An Infill Housing development has a higher development cost and financial assistance is needed on the project due to blighted areas and rehabilitation expenses. The original Development agreement and Amendment provided the old Glory Days site for redevelopment. This project was last brought to the Plan Commission on June 14, 2016 and June 13, to the City Council.

Wisconsin Housing Project requires Tax Credits (Equity Partners)

The Low-Income Housing Tax Credit program sometimes called Low-Income Housing Tax Credit (LIHTC) was created during President Ronald Reagan's administration. The developers that win the taxpayer-subsidized credits sell them to help raise equity cash, while also obtaining private construction loans to finance apartments. In return for the tax credits, developers must lease apartments at below-market rents to people earning no higher than 60% of their local median income. In Wisconsin, the credits are provided through an annual competition operated by the Wisconsin Housing and Economic Development Authority (WHEDA).

The initial application by Cohen-Esrey for Tax Credit was not approved last year. The Housing Developer has continued to seek development financing for the “Walnut Street Flats” site securing additional bank financing for the project in 2016. This was based upon the City Council’s prior approval under the amended development agreement on June 13, 2016. The next round of (LIHTC) applications is due March 3, 2017.

In an effort to increase the score for the next tax credit application, Cohen-Esrey has determined they need to secure public funding for 21% of the total development cost. They are proposing the following funding sources to meet this requirement:

• City owned property	= \$	149,000
• Federal Home Loan Bank	= \$	420,000
• TIF Bridge Loan (repaid with future TIF payments)	= \$	315,619
• City Pass Through Loan (State Trust Fund Loan)	= \$	<u>500,000</u>
	Total	= \$ 1,384,619

At this point the project scope and financing as agreed to in the approved original development agreement (January 11, 2016) and 1st Amendment (June 13, 2016) have changed enough that the City Administrator, Kurt Muchow, TIF Technical staff and Hal Karas - Tax Increment/Housing legal counsel believe a new 2017 Developer Agreement needs to be considered for approved. A new 2017 Development agreement will reaffirm and language approved in the original and amended agreements and set forth the changes to meet the new project scope for the “Walnut Street Flats”.

Cohen-Esrey Development Group, LLC, partnering with Preserving US, Inc (Non-profit) entity, is proposing a 33-unit, affordable workforce housing development on the corner Vine and South Walnut Street, Reedsburg Wisconsin. The proposed development site was approved by the City Plan Commission in 2016 and will use approximately ¾ acre near with a proposed address of 201 South Walnut Street.

The proposed affordable / Unit mix includes 33 units. Income mix is evenly distributed across unit types, and includes 7 units restricted to 30% Area Median Income (AMI) and 13 units restricted to 50% AMI and 8 units restricted to 60% AMI. 5 units will be market rate. The affordability/mix is shown in Table 1.

Area Median Income (AMI) rental restrictions and would be associated with 28 (85%) of the total units, consistent with applicable Tax Credit regulatory agreements. Tenant applications will be reviewed in order of ranking, based on the requirements of the contributing funding agencies. One of the primary missions of the project from the inception has been to provide workforce housing for local industrial, commercial workers and Veterans who are at risk of homelessness. The development would be three stories and would be comprised of 33 units. The site was identified as a high- density housing opportunity site in the City’s as listed in the City Housing Element of the General Plan.

Table 1: Affordability / Unit Mix

Number of Units	Type of Units	AMI Income Restriction	Monthly Rents	Number of Units	Totals
1	Studio Apt		\$ -	0	\$ -
1	Studio Apt		\$ -	0	\$ -
1	Bedroom Unit	30%	\$ 303+/-	7	\$ 2,121
1	Bedroom Unit	50%	\$ 555+/-	4	\$ 2,220
1	Bedroom Unit	60%	\$ 675+/-	2	\$ 1,350
1	Bedroom Unit	MKT	\$ 675+/-	2	\$ 1,350
1	Bedroom Unit	30%	\$ 358+/-	0	\$ -
2	Bedroom Unit	50%	\$ 661+/-	4	\$ 2,644
2	Bedroom Unit	60%	\$ 765+/-	6	\$ 4,590
2	Bedroom Unit	MKT	\$ 765+/-	2	\$ 1,530
2	Bedroom Unit	50%	\$ 750+/-	5	\$ 3,750
3	Bedroom Unit	MKT	\$ 900+/-	1	\$ 900
3	Bedroom Unit		\$ -	0	\$ -
	Average Rent		\$ 620	33	\$ 20,455

Notes: "AMI" stands for Area Median Income published by HUD and used by Housing Agencies to qualify rental units. The Percentage means below the Area Median Income and "MKT" equals market rate. Housing is typically considered affordable if a family spends no more than 30% of its gross income on housing costs such as rent and utilities or a mortgage, taxes, and utilities.

FINANCIAL IMPACT

The project is estimated to cost approximately \$6,275,207 in hard and soft costs. The City has also agreed to sell property acquired and held for development. A proposed development budget is listed in Table 2. The total costs translate to an average rental/lease price of an apartment at an average of \$620 monthly. This price is similar to other developments in rural Wisconsin. Prices do change due to land prices, design scrutiny, complexity of structural design, and the amount of public review. The recent increases in the project budget can be attributed to progress in understanding of site infrastructure, design requirements and anticipated inflation in the coming year due to the increase in interest rates.

Housing Developer’s internal process of development includes commitment to reducing costs while delivering the highest quality of affordable housing. If the City is interested in further explanation of anticipated project costs, representatives from Cohen-Esrey are available to address specific questions.

Development Financing Sources

The land acquired for this purpose will be sold for \$1.00 through the City of Reedsburg – Community Development Authority. The value of the land is considered at \$149,000. The project is estimated to generate approximately \$4,484,032 in 9% Low Income Housing Tax Credit (LIHTC) equity, depending on pricing and tax rates at time of sale.

Cohen-Esrey has secured a predevelopment loan from Federal Home Loan Bank in the amount of \$420,000. These funds are currently being used for internal developer building design, third party commission and reports, financing and WHEDA application fees, and to secure a building permit.

Given the estimated hard project costs of \$4,840,921 and soft project costs of \$1,434,286, and the anticipated amount of LIHTC equity, the project needs additional financial assistance. Funding from the City removes a funding gap. Seeking funding from Bureau of Commissioner of Public Land is contingent upon approval and award of the Low Income Tax Credits to the project. The loan of \$500,000 will be sought at a term of 20 years at 4% interest. These funds will serve as a conduit loan to Cohen-Esrey as predevelopment funds with a term of 20 years at 2.5%. The interest reduction of 1.5% assists the Developer in scoring points on the LIHTC application, which enhances the likelihood of the project proceeding. The cost of the interest reduction to the City of 1.5% (\$94,386) will be offset partly because Cohen-Esrey will be paying approximately \$60,500 in City Building fees, developer and impact revenue.

The City's TIF obligation is intended to be on a "Pay as You Go" basis, meaning that the City does not make a loan but instead makes payments from the tax increment as it is received, up to the maximum of \$315,619. It is anticipated that this TIF obligation will take approximately 18 years to complete. The Developer will be able to use the City's commitment to obtain a bridge loan from a private lender, and the TIF proceeds will be used to repay that bridge loan. The City's obligation to use TIF funds will be capped at \$495,000, and the Developer can use the City's commitment as collateral to obtain its bridge loan from a bank for \$315,619. All loans being considered in the total project expense are repaid over time for a period of 18 years (which include the development period plus the 15 years of "compliance period" required under the tax code). Evidence of soft funding commitments from the City helped significantly in securing the existing Federal Home Loan Bank financing. The City of Reedsburg's financial commitment to the Walnut Street Flats Housing Project was a significant factor in Cohen-Esrey's willingness to add additional funds internally to ensure financial feasibility and setting the stage for award of low Income Housing Tax Credits.

City of Reedsburg Funding Request & Consideration

The developer is requesting a predevelopment funding of up to \$500,000 and a Tax Increment "Pay As You Go" TIF Funds totaling \$495,000 from the City of Reedsburg to help fill the current funding gap.

The City understands the increased public support, substantially increases the chances of WHEDA awarding the project tax credits. The assistance increases the total 'Financial Participation' points from WHEDA. Additional points will also be given for the FHLB loan received by the Project under the City 1st Amended Development Agreement.

The total amount of support is \$995,000 and represents approximately 15.85% of the project's \$6,275,207 anticipated funding sources.

Table 2: Proposed Project Funding & Segmentation of Units by Funding Source

SOURCES:	
1st Mortgage	250,001
LIHTC Credits - 9% Rehab	4,484,032
TIF Grant	315,619
WI BCPL Loan	500,000
Federal Home Loan Bank	420,000
Deferred Development Fee	305,555
Total Sources	6,275,207
USES:	
Land	250,001
Construction	4,590,920
Soft Costs (Architect, Taxes, Tax Credit Fees, Financing Fees, Attorneys, Closing Costs, Misc. Fees)	1,434,286
Total Uses	6,275,207

Recap of former Development and Amended Agreements and Site Control.

- * The January 11, 2016 Development Agreement states that “The City will sell to Developer parcel 276-1015-00000 (Plat #1015) for \$1. City will provide a quit claim deed for said Parcel to Developer.
- * Site Control: The Developer currently has a Purchase and Sale Agreements in place with a private landowner to purchase two of the three properties to be used for the development: (221 South Walnut Street, Plat #1016 and 233 South Walnut Street. Plat #1017). The Purchase and Sale Agreements are in effect through December 21, 2017.
- * Section 6 of the January 11, 2016 Development Agreement allows the Developer to assign the rights and obligations to another legal entity ‘provided that the City is reasonably assured that the assignee is capable of performing as required herein. The City approves the assignment of the rights and obligations noted to Walnut Street Flats LLC, who will purchase the city-owned parcel 276-1015-00000 (Plat #1015). *Preserving US, Inc. a Delaware not-for-profit, will own 100% of the Managing Member of Walnut Street Flats, LLC.
- * It is understood that the developer intends to create 33 apartment units on the site.

ANALYSIS

Previously, the City Council conceptually approved \$525,000 dollars for the Cohen-Esrey project in January 2016 and a 1st Amended agreement in July 2016. This City support was instrumental in assisting the Developer in obtaining the Federal Home Loan Bank funding. The loan received from Federal Home Loan is for \$420,000 and shows Cohen-Esrey commitment to keep this project active and moving along into the next round of tax credit.

The next Low Income Housing Tax Credit (LIHTC) application due date is March 3, 2017. Cohen-Esrey has set the project funding up in a way to be as successful as possible in award of low income housing tax credits.

In order to achieve affordability of the units, Cohen-Esrey is requesting a loan from the City’s to help fund the project. The original number of units approved was 25 and was adjusted to 33 in the 1st development amendment. Additionally, due to changes to the WEDC grant program the Community Development Investment grant approved in the original Development is no longer available.

Staff has been looking into replacement funding for the \$250,000 approved in the original agreement. The replacement funding being recommended is a \$500,000 conduit loan, from the Board of Commissioners of Public Lands which is contingent upon the award of the low income housing tax credits.

Overall, the project appears financially feasible and generally cost-effective. This is a meritorious project, particularly because of the willingness of the City to make the site available at basically no cost. In addition, providing predevelopment and permanent funding to develop permanent supportive workforce housing to homeless and at-risk adults, particularly veterans, meets a pressing and long-term need.

Timeline

The pace of the development has increased significantly since early last year, thanks to the preliminary funding commitment by City Council in 2016. Entitlements, environmental clearance, and final funding commitments are anticipated in February 2017. Firm financing and award of the Low Income Housing Tax Credits may be awarded by June 2017. Engineering would look to be finished by August 2017 with construction to begin in October 2017. The timeline is summarized in Table 3.

Table 3: Development Schedule

Milestone	Approximate Date
Site Control	Completed
Land Use Approvals	Completed
Planning Level Entitlements Issued	2/13/2017
Firm Financing Commitment Letters (LIHTC Equity Investor LOI and Soft Loan Commitments)	3/1/2017
Award of Tax Credits – Estimated	6/10/2017
Environmental Clearances Issued (Engineering)	8/15/2017
Construction Finance Closing & Construction Start	10/1/2017
Certificate of Occupancy; Begin Lease-Up & Operations	10/1/2018

IMPACT ON CITY RESOURCES

The City will issue an award letter which commits \$995,000 to the Walnut Street Flats Housing project. There has not been any request to offset any City building fees, City Utility Impact revenue: Park Impact fees, water connection sewer, or any other City engineering fees.

POLICY ISSUES

The proposed housing development is consistent with the City's Council desire to build workforce housing and a commitment to affordable housing as listed in the City Comprehensive Plan.

"Provide decent, safe, and sanitary housing for low and moderate-income residents of the City, including families, individuals, and seniors.

Where appropriate, encourage the rehabilitation of substandard homes in the City to provide decent and safe living conditions and prevent deterioration and blight."

STAFF RECOMMENDATION

Therefore, staff recommends increasing the original commitment from \$525,000 to \$995,000, an increase of \$470,000 (in the form of a loan and TIF Grant funds under the 2017 Developer Agreement). The efforts of the Cohen-Esrey staff, City, technical and attorney work this past two months has positioned the project for presentation this next month at WHEDA for Low-Income Housing Tax Credit (LIHTC). The funding assistance is contingent upon:

- (1) Developer receiving 9% a Tax Credit Allocation; and
- (2) Encouraging Developer to seek funds from other sources as needed; and
- (3) Future verification of construction cost reasonableness by a third party; and
- (4) Review of all subcontractors' bids for review and availability to answer questions; and
- (5) Provision of general statistics on Low Income Housing Tax Credit projects for comparison to the Housing project to demonstrate market comparability.

This item is before the City Council to provide the opportunity for questions on the increase in additional funds and to update a new 2017 development agreement.

In summary, staff believes this to be a viable and valuable housing opportunity for the City and an appropriate use of City TIF Grant and Loan proceeds. The City Administrator requests approval of the City Resolution authorizing the Mayor and City Administrator to sign supporting documents.

ATTACHMENT:

A – City Resolution 4269-17

B – 2017 Development Agreement

B1 - Exhibit A – Estimated Revenue



City of Reedsburg
134 South Locust Street, P.O. Box 490
Reedsburg, WI 53959
Ph. 608-524-6404 Fax. 608-524-8458
www.reedsburgwi.gov

- B2 - Exhibit B – Sources and Uses
- B3 - Exhibit C – Pages 1 to 5 - Promissory Note
- B4 - Exhibit D – Pages 1 to X (TIF Grant pay as You Go P Note)

C – Cohen – Esrey Property Information and Prior Agreements

- Exhibit C-1 Site Plan – Approved by Plan Commission
- Exhibit C-2 Proposed Architectural and Landscape Plans
- Exhibit C-3 Proposed Architectural and Landscape Plans

D – Cohen – Esrey Property Information and Prior Agreements

- D-1 – Pages 1 to 5: Development Agreement Approved – January 11, 2016
- D-2 – Page 1: 1st Amended Development Agreement Approved – June 13, 2016.

E – Public Award Letter



City of Reedsburg
134 South Locust Street, P.O. Box 490
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Attachment A – Resolution

RESOLUTION

FILE NO. 4269 -17

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REEDSBURG AUTHORIZING THE SALE OF PROPERTY AT WALNUT STREET, A LOAN IN THE AMOUNT OF UP TO \$500,000 FROM PROCEEDS FROM BOARD OF COMMISSIONERS OF PUBLIC LANDS AND A TAX INCREMENT PAY AS YOU GO GRANT OF \$495,000 FOR THE CONSTRUCTION AND PERMANENT FINANCING OF 33-UNIT APARTMENT COMPLEX LOCATED AT 201 SOUTH WALNUT STREET.

WHEREAS, the opportunity for lower income housing remains a need in Reedsburg; and

WHEREAS, the City Tax Increment District #6 fund can support the construction of units for inclusion in the City; and

WHEREAS, Cohen-Esrey Development Group LLC (affiliated with a non-profit entity such as Preserving US LLC) desires to construct affordable housing in the City; and

WHEREAS, Cohen-Esrey development group LLC proposes to develop, and manage these units located at 201 South Walnut street in Reedsburg; and

WHEREAS, the City of Reedsburg wishes to assist those needing Housing by making units available.

NOW, THEREFORE, BE IT RESOLVED

That the following section (s) as listed detail the approved decisions related to the Walnut Street Flats Development;

SECTION 1:

The City Council of Reedsburg hereby approves a funding commitment for the construction of 33 rental units on the terms and conditions set forth in the Walnut Street Flats – Housing Development - Development Agreement, Attachments, and other appendix of the Staff Report which are made a part of the agreement (subject to such minor changes as are approved by the Mayor and the City Administrator);

SECTION 2:

The City Council approves an application to be made by the City for a loan for up to \$500,000 from the Board of Commissioners of Public Lands, with interest at 4% per year, and an amortization of 20 years. The City Council further approves the use of the funds so obtained being made available to Cohen-Esrey Development Group LLC (or its affiliates or the entity owning the Walnut Flats

project) as a development loan evidenced by a note with interest at 2.5% per year and an amortization consistent with the City's loan. The loan by the City contingent upon the successful award of the next round of Low Income Housing Tax Credit beginning in March 2017. The proceeds shall be used to pay for internal developer costs, city development and engineering fees and City/Utility impacts and construction costs.

SECTION 3:

The City Council approves a pay as you go permanent financing funding in the amount of \$495,000 from the Tax Increment District #6. The funding is a grant, and will be subject to a maximum annual amount of \$35,000, and is subject to there being sufficient increment to provide the funds.

SECTION 4:

The City Council approves the sale of the Project land by the City to the Developer or Project Entity for \$1, to be closed at the time of closing on the Project Entity's equity and debt necessary for the commencement of construction.

SECTION 5:

All loan proceeds shall be funded through the City's Tax Increment District #6 Funds received through property tax, loans or developer proceeds. A loan document and affordability restrictions shall be subject to review and approval of the City Attorney and City Administrator.

SECTION 6:

The Mayor and City Administrator are authorized to execute any and all documents necessary to consummate such loans, sale of property at 201 South Walnut and any simple fee payments on behalf of the City of Reedsburg.

ADOPTED on this 13^h day of February, 2017.

David G. Estes, Mayor

Jacob Crosetto, City Clerk-Treasurer

Respectfully Submitted:

The above resolution has been authorized by the governing body of the City of Reedsburg by Resolution No. 4269-17, dated February 13, 2017.

Date Passed: February 13, 2017

Vote: _____

Attachment B – Development Agreement

DEVELOPMENT AGREEMENT

This Development Agreement (“Agreement”) is made effective the _____ day of February, 2017, by and between the following parties:

City of Reedsburg, a Wisconsin municipal corporation, 134 South Locust Street, Reedsburg, Wisconsin 53959 (“City”); and

Cohen-Esrey Affordable Partner, LLC, a limited liability corporation headquartered at 6800 West 64th Street, Overland Park, KS 66202 (“Developer”):

RECITALS:

1. The City believes that it is in the best interest to have a multilevel workforce housing development on currently blighted land in its downtown district; and
2. Said workforce housing project would provide a customer base to enhance its downtown vitality; and
3. City has purchased tax parcel 1015 and will sell the parcel to the Developer; and
4. Developer has secured control of tax parcels 1016 and 1017 through executed Purchase and Sale Agreements; and
5. Developer proposes to construct a 33 unit workforce housing apartment complex on parcels #276-1015-00000, #276-1016-00000 and #276-1017-00000 (the “Parcels”); and
6. The proposed site for the Project is located within the City’s Tax Incremental District No. 6 and a Redevelopment District which were created in 2010 for the purpose of eliminating blight and promoting the revitalization of the City’s downtown district; and
7. The Developer requires public financial assistance to make the Project feasible; and
8. The Developer has requested the City to provide assistance for the Project in the form of tax incremental financing (“TIF”). Said assistance shall be provided in the form of eighteen (18) annual “pay-as-you-go” TIF payments from the City to the Developer (the “TIF Grant”) in annual amounts equal to the annual TID No. 6 increment revenue generated by the Project (as defined below), or \$35,000, whichever is less, but up to a maximum of \$495,000. Developer shall use the annual “pay-as-you-go” TIF Grant from the City to pay debt service on a Three Hundred and Fifteen Thousand Six Hundred Nineteen Dollars (\$315,619) loan (the “TIF Loan”) obtained and secured by the Developer; and
9. The Developer has also requested the City to provide a Five Hundred Thousand (\$500,000) loan from the City to the Developer (the “City Loan”) at an annual interest rate of 2.5 percent and twenty (20) year amortization (as defined below); and
10. The City previously approved the Project as a Planned Development Group (“PDG”) which PDG contained various conditions that Developer will adhere to in constructing the Project.

11. The parties entered into a prior Development Agreement (and Amendment No. 1 thereto) related to the same project. That Agreement is intended to supersede the prior Agreement in all respects and the prior Agreement is terminated.

AGREEMENT

Now, therefore, in consideration of the foregoing recitals, and the mutual covenants, terms and conditions set forth below and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, it is agreed by the City and Developer as follows:

SECTION 1 **Obligations of the Developer**

The Developer has already done or agrees to do the following:

1. Developer shall purchase two Parcels (221 South Walnut Street, Parcel #27601016-00000 and 233 South Walnut Street, Parcel #276-1017-00000) from a private landowner pursuant to a Purchase and Sale Agreement, which is in effect until December 21, 2017.
2. Developer shall purchase parcel #276-1015-00000 from City for One Dollar (\$1.00).
3. Developer will build on said parcels a three-story building including at least 33 workforce housing apartments and associated parking lot. The apartment building shall be designed and constructed similar to the facility shown on Exhibit C1, C2 and C3.
4. The total Project cost to Developer is estimated to be Six Million, Two Hundred Seventy Five Thousand Two Hundred and Seven Dollars (\$6,275,207). The Project cost and source of funds is summarized on B2, Exhibit B.
5. Developer shall use the annual "pay-as-you-go" TIF Grant from the City to pay debt service on a Three Hundred and Fifteen Thousand Six Hundred and Nineteen Dollars (\$315,619) loan (the "TIF Loan") obtained and secured by the Developer, and otherwise solely for Project purposes. The estimated annual amount of the "pay-as-you-go" TIF Grant is shown on B1, Exhibit A. The Developer TIF Loan proceeds shall be used in connection with eligible Project costs.
6. Developer shall use the Five Hundred Thousand Dollar (\$500,000) City Loan to fund development costs for the Project. The City Loan shall have an annual interest rate of 2.5% and will be amortized over Twenty (20) Years. The City Loan shall be repaid pursuant to the Promissory Note attached as B3, Exhibit C.
7. Developer shall design the Project so as to be architecturally compatible to the surrounding buildings in the downtown district. The final building design and site plan will be submitted to the City for review and approval.
8. Developer agrees to operate and lease-out the Project for a period of thirty years in a manner such that the occupants of 28 of the 33 units in the Project shall have incomes at or below 60% of the County Median Income limits as determined by the Department of Housing and Urban Development for Sauk County, Wisconsin, adjusted for household size.

9. Developer will follow Wisconsin eminent domain procedures and pay for any relocation costs that may be incurred in the development of said Project, if applicable.
10. Developer will apply for WHEDA Section 42 Tax Credits and other funding necessary to complete the Project.
11. Developer agrees to obtain all applicable regulatory approvals and comply with all federal, state and local regulations that apply to the project.
12. Except as provided herein with respect to the TIF Grant and City Loan, any costs related to the site acquisition, demolition, improvements and construction of the Project shall be the responsibility of the Developer.

SECTION 2

Obligations of the City

The City has already done or agrees to do the following:

1. The City will sell to Developer parcel #276-1015-00000 for One Dollar (\$1.00). City will provide a quit claim deed for said Parcel to Developer. Closing will occur simultaneously with the closing by Developer with the tax credit investor in the Project, but not later than December 31, 2018.
2. The City shall provide the Developer a TIF Grant estimated to be \$495,000 for use in connection with eligible Project costs. Said grant to be paid from the City to the Developer using TID No. 6 increment revenue generated by the Project. The TIF Grant shall be paid to Developer as annual "pay-as-you-go" payments, with the first annual payment being due on July 1, 2020 and the last annual payment being due on July 1, 2037. The estimated annual amount of the "pay-as-you-go" TIF Grant is shown on B1, Exhibit A. The actual amount of the annual "pay-as-you-go" TIF Grant shall be equal to 95% of the increment revenue generated by the Project. The annual TID No. 6 increment revenue shall be equal to the total real estate tax revenue paid by the Project each year, less the existing real estate tax revenue due in 2017 from the real estate improvements to be razed as part of the project. For purposes of this Agreement, both parties agree the existing 2017 annual real estate tax revenue to be subtracted, due to the existing improvements being razed, equals \$_____. For purposes of this Agreement, both parties also agree the maximum annual "pay-as-you-go" TIF grant payment from the City to the Developer shall be Thirty Five Thousand Dollars (\$35,000) and will not be more than \$495,000 in the aggregate. The City shall only be obligated to make the annual "pay-as-you-go" TIF Grant payment if the Developer is in compliance with this Agreement. The City may prepay TID Grant to Developer in any year TID revenues are sufficient to close TID No. 6, at the rate of the last TID incentive payment, for remaining years of agreement.
3. The City shall loan to the Developer Five Hundred Thousand Dollars (\$500,000) (the "City Loan") for use in connection with eligible Project costs. The City Loan shall have an annual interest rate of 2.5% and twenty (20) year amortization. The City Loan shall be repaid pursuant to the Promissory Note attached as B3, Exhibit C. Closing on this Loan will be simultaneous with the closing of the property sale above.
4. City will provide documentation to the Developer that is required for the Developer's WHEDA Section 42 Tax Credit application.
5. The City will approve the Project as a Planned Development Group conditional use in accordance with Section 17.13(5), City Code of Ordinances.

6. Any money otherwise expended exclusively by the City for the Project will not be reimbursed by the Developer.

SECTION 3 **Financial Security Provisions**

In addition to its obligations in Section 1 above, Developer shall agree to the following:

1. In consideration of the City's agreement to perform this project, Developer agrees that the Five Hundred Thousand Dollar (\$500,000) City Loan shall be secured with a Real Estate Mortgage subordinate only to a mortgage securing a construction loan in an amount approved by the City Administrator during the construction phase, and a permanent loan following construction in an amount not to exceed \$250,001, and a mortgage securing the TIF Loan. The City Loan shall be repaid pursuant to the Promissory Note attached as B4, Exhibit D.
2. The Developer agrees that the annual "pay-as-you-go" TIF Grant payments, as determined in Section 3(2) and illustrated on B4, Exhibit D, shall only be made by the City to the Developer if the Developer, or its assignee is in compliance with this Agreement. It is further agreed that the repayment of the Developer's TIF Loan is the sole responsibility of the Developer and that the TIF Loan shall not be secured in any way by the City. The City may, at the time of closing, require that the Developer enter into a more formal TIF Agreement consistent with the terms of this Agreement.
3. Project costs funded through the Five Hundred Thousand Dollar (\$500,000) City Loan and Three Hundred and Fifteen Thousand Six Hundred and Nineteen Dollars (\$315,619) TIF Loan shall be deposited into an insured Escrow Account with the Title Company handling the closing and disbursements. The Title Company shall disburse the City Loan and TIF Loan proceeds upon receipt of the executed Development Agreement and upon Developer providing documentation they have spent an amount equal to or greater than the City Loan and TIF Loan on the Project. The Title Company shall provide the above documentation to the City prior to disbursing the funds.
4. During the repayment term of the City Loan and TIF Loan, the Developer will not be allowed to transfer the Project to an entity which changes the property to be tax exempt.

SECTION 4 **Miscellaneous Matters and Contingencies**

If in the reasonable discretion of either party to this Agreement, any other party has not complied with its obligations hereunder, the non-defaulting party may, by certified mail at the addresses stated on page 1 of this Agreement, inform the defaulting party of such non-compliance. If, after sixty (60) days of mailing of such notice, such non-compliance continues, the non-defaulting party may institute such proceedings as may be necessary or desirable in its reasonable opinion to cure the noncompliance, including, but not limited to, proceedings to compel specific performance by the party not in compliance with its obligation. Notwithstanding anything contained herein to the contrary, if any party is delayed from performing its obligations as required in this Agreement, or otherwise fails to achieve any requirement set forth in this Agreement, due to circumstances beyond the reasonable control of said party, including, but not limited to, strikes, Acts of God, or force majeure, the rights of the non-defaulting parties under this paragraph shall be postponed by the period of such delay. This provision is intended to be in addition to all remedies available at law. If the City determines there is a default under this Agreement, then it may withhold payments of the "pay as you go" TIF Grant pending notice and resolution of the default as above.

The parties to this agreement acknowledge the obligations of the City included in this Agreement are subject to satisfaction of the following conditions:

1. The Developer obtaining Section 42 Tax Credits and financing.
2. Approval of the Site Plan by the City.
3. City approval of the Conditional Use Permit.

SECTION 5 **General Agreements**

The parties shall work reasonably cooperatively to assure that the Project is consistent in quality and appearance to the downtown as provided in Chapter 17, City Code of Ordinances.

SECTION 6 **Assignment**

The City hereby approves the Developers assignment of its rights and obligations under this agreement to Walnut Street Flats, LLC. on the condition that the sole managing member or manager of such entity is an entity owned and controlled exclusively by Preserving US, LLC, (hereafter "Preserving US") a Delaware not-for-profit.

The future rights and obligations of the Developer and Owner, as set forth herein, may be assigned provided that the City is reasonably assured that the assignee is capable of performing as required herein. No assignment shall be made by the Developer and/or Owner without the prior written consent of the City, which consent shall not be unreasonably withheld, delayed or conditioned. As stipulated in Section 3, the City will not approve the transfer of the Project to an entity which makes the property tax exempt.

Notwithstanding the foregoing, the City will consent to the collateral assignment of the Agreement to the financial institution providing the principal secured financing for the Project, and will permit performance of the Developer's obligations hereunder by such financial institution. The City will also consent to the management of the Developer being carried out by an affiliate of the tax credit investor if Preserving US defaults in its obligations under the Operating Agreement of the Developer. No such consent will release Developer from its obligations.

SECTION 7 **Complete Agreement**

This Agreement represents the complete agreement of the parties with respect to the subject matter hereof, and may be amended only by a written document signed by all of the parties hereto.

SECTION 8 **Choice of Law and Venue**

It is understood and agreed that the terms and conditions of this Agreement shall be governed by the laws of the State of Wisconsin and that in the event of a dispute between the parties with respect to this Agreement, venue shall lie in the Circuit Court for Sauk County.



City of Reedsburg
134 South Locust Street, P.O. Box 490
Reedsburg, WI 53959
Ph. 608-524-6404 Fax. 608-524-8458
www.reedsburgwi.gov

SECTION 9
Conditions Precedent

The obligations and commitments of the City and Developer created by this Agreement are conditional and contingent upon the approval of this Agreement by the Reedsburg Common Council. The approval by the Reedsburg Common Council shall occur by no later than February 27, 2017.

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

City of Reedsburg

By: _____
David G. Estes, Mayor

By: _____
Stephen P. Compton, Administrator

Cohen Esrey Affordable Partner, LLC

By: _____
, Member

By: _____
, Member



City of Reedsburg
 134 South Locust Street, P.O. Box 490
 Reedsburg, WI 53959
 Ph. 608-524-6404 Fax. 608-524-8458
 www.reedsburgwi.gov

Attachment B - 1 – Development Agreement Exhibit A - TIF Estimated Revenue

Equalized Base Value	\$ -	Assumptions
Equalized Tax Rate	0.02341	For County, City Technical College, and School District
Property Appreciation Rate	0.00%	For Existing Construction
Annual Change in Tax Rate	1.00%	
Construction Inflation Rate	0.00%	For New Construction After 2012

Year	Previous Valuation	Inflation Increment	TIF INCREMENT		Total Valuation	Cumulative Increment	TIF Tax Rate	TIF Revenue (**)
			Construction	Personal Prop.				
2017	\$0	\$0	\$0	\$0	\$0	\$0	0.023410	\$0
2018	\$0	\$0	\$1,056,000	\$0	\$1,056,000	\$1,056,000	0.023644	\$0
2019	\$1,056,000	\$0	\$0	\$0	\$1,056,000	\$1,056,000	0.023881	\$0
2020	\$1,056,000	\$0	\$0	\$0	\$1,056,000	\$1,056,000	0.024119	\$25,218
2021	\$1,056,000	\$0	\$0	\$0	\$1,056,000	\$1,056,000	0.024361	\$25,470
2022	\$1,056,000	\$0	\$0	\$0	\$1,056,000	\$1,056,000	0.024604	\$25,725
2023	\$1,056,000	\$0	\$0	\$0	\$1,056,000	\$1,056,000	0.024850	\$25,982
2024	\$1,056,000	\$0	\$0	\$0	\$1,056,000	\$1,056,000	0.025099	\$26,242
2025	\$1,056,000	\$0	\$0	\$0	\$1,056,000	\$1,056,000	0.025350	\$26,504
2026	\$1,056,000	\$0	\$0	\$0	\$1,056,000	\$1,056,000	0.025603	\$26,769
2027	\$1,056,000	\$0	\$0	\$0	\$1,056,000	\$1,056,000	0.025859	\$27,037
2028	\$1,056,000	\$0	\$0	\$0	\$1,056,000	\$1,056,000	0.026118	\$27,307
2029	\$1,056,000	\$0	\$0	\$0	\$1,056,000	\$1,056,000	0.026379	\$27,580
2030	\$1,056,000	\$0	\$0	\$0	\$1,056,000	\$1,056,000	0.026643	\$27,856
2031	\$1,056,000	\$0	\$0	\$0	\$1,056,000	\$1,056,000	0.026909	\$28,135
2032	\$1,056,000	\$0	\$0	\$0	\$1,056,000	\$1,056,000	0.027178	\$28,416
2033	\$1,056,000	\$0	\$0	\$0	\$1,056,000	\$1,056,000	0.027450	\$28,700
2034	\$1,056,000	\$0	\$0	\$0	\$1,056,000	\$1,056,000	0.027725	\$28,987
2035	\$1,056,000	\$0	\$0	\$0	\$1,056,000	\$1,056,000	0.028002	\$29,277
2036	\$1,056,000	\$0	\$0	\$0	\$1,056,000	\$1,056,000	0.028282	\$29,570
2037	\$1,056,000	\$0	\$0	\$0	\$1,056,000	\$1,056,000	0.028565	\$29,866
Total		\$0	\$1,056,000	\$0				\$494,642

Notes: ()** The estimated TIF amount does not include the 5% holdback. This provision is set up in the Development Agreement to allow for the Tax Increment District to maintain positive cash flow for this project during the initial years of the TIF Grant "Pay as you Go".

Attachment B-2 – Development Agreement – Exhibit B Sources and Uses

Proposed Project Funding & Segmentation of Units by Funding Source

SOURCES:	
1st Mortgage	250,001
LIHTC Credits - 9% Rehab	4,484,032
TIF Grant	315,619
WI BCPL Loan	500,000
Federal Home Loan Bank	420,000
Deferred Development Fee	305,555
Total Sources	6,275,207
USES:	
Land	250,001
Construction	4,590,920
Soft Costs (Architect, Taxes, Tax Credit Fees, Financing Fees, Attorneys, Closing Costs, Misc. Fees)	1,434,286
Total Uses	6,275,207

Attachment B-3 – Development Agreement – Exhibit C Page 1

PROMISSORY NOTE

\$500,000

February __, 2017

FOR VALUE RECEIVED, the undersigned Walnut Street Flats, LLC, a _____ limited liability company (the “**Borrower**”), promises to pay to the order of the City of Reedsburg (the “**Lender**”), the principal sum of Five Hundred Thousand Dollars (\$500,000).

1. **Interest.** Interest will accrue on the unpaid principal balance at a rate equal to 2.5% per annum, compounded monthly.
2. **Maturity.** Borrower shall pay all principal and accrued interest on February __, 2037 (the “**Maturity Date**”).
3. **Late Payment Fee.** If payment is not made on or before the Maturity Date, the Lender may collect a delinquency charge of 5% of the unpaid amount. Collection of the late payment fee shall not be deemed to be a waiver of the Lender’s right to declare a default hereunder.
4. **Calculation of Interest.** Interest will be computed for the actual number of days principal is unpaid, using a daily factor obtained by dividing the stated interest rate by 365.
5. **Default Interest Rate.** Principal amounts remaining unpaid after the maturity thereof, whether at the Maturity Date or by reason of acceleration of maturity, shall bear interest from and after maturity until paid at a rate of [–]% per annum.
6. **Maximum Rate.** In no event will the interest rate hereunder exceed that permitted by applicable law. If any interest or other charge is finally determined by a court of competent jurisdiction to exceed the maximum amount permitted by law, the interest or charge shall be reduced to the maximum permitted by law, and the Lender may credit any excess amount collected against the balance due or refund the amount to the Borrower.
7. **Prepayment.** This Note may be prepaid in full or in part at any time without premium.
8. **Financial Information.** The Borrower will maintain accounting records in accordance with generally recognized and accepted principles of accounting consistently applied throughout the accounting periods involved.
9. **Payments.** Borrower shall repay this Note as follows: (a) monthly payments of accrued and unpaid interest, commencing on March 1, 2017 and on the first day of each month through and including February 1, 2019, then (b) commencing on March 1, 2018 and on the first day of each month thereafter through and including February 1, 2037 an equal monthly payment of principal and interest, plus (c) a final payment of all outstanding principal and accrued but unpaid interest on February __, 2037.

Attachment B-3 – Development Agreement – Exhibit C Page 2

10. **Defaults.** Notwithstanding any cure periods described below, the Borrower shall immediately notify the Lender in writing when the Borrower obtains knowledge of the occurrence of any default specified below. Regardless of whether the Borrower has given the required notice, the occurrence of one or more of the following shall constitute a default

(a) **Nonpayment.** The Borrower shall fail to make any payment on this Note when due.

(b) **Nonperformance.** The Borrower or any guarantor of the Borrower's obligations to the Lender ("**Guarantor**") shall fail to perform or observe any agreement, term, provision condition, or covenant (other than a default occurring under (a), (c), (d), (e), (f), or (g) of this paragraph 10) required to be performed or observed by the Borrower or any Guarantor hereunder.

(c) **Misrepresentation.** Any financial information, statement, certificate, representation or warranty given to the Lender by the Borrower or any Guarantor (or any of their representatives) in connection with entering into this Note and/or any borrowing thereunder, or required to be furnished under the terms thereof, shall prove untrue or misleading in any material respect as of the time when given.

(d) **Breach under other Agreement.** Any material breach by Borrower under the Mortgage (as defined below), the Development Agreement between Lender and Borrower dated as of the date hereof, and any other instrument, document or agreement between Lender and Borrower currently in place or hereafter existing.

(e) **Judgments.** Any final, non-appealable judgment shall be obtained against the Borrower or any Guarantor which, together with all other outstanding unsatisfied, final, non-appealable judgments against the Borrower (or any Guarantor), shall exceed the sum of [\$100,000] and shall remain unvacated, unbonded or unstayed for a period of 30 days following the date of entry thereof.

(f) **Inability to Perform; Bankruptcy/Insolvency.** (i) the Borrower shall die or cease to exist; (ii) any Bankruptcy, insolvency or receivership proceedings, or an assignment for the benefit of creditors, shall be commenced under any Federal or state law by or against the Borrower, which is not dismissed or vacated within 60 days; (iv) the Borrower shall become the subject of any out-of-court settlement with its creditors; or (v) the Borrower is unable or admits in writing its inability to pay its debts as they mature.

11. **Acceleration of Obligations.** Upon the occurrence of any of the events identified in paragraph 10(a) through 10(b) and 10(g), and the passage of any applicable cure periods, the Lender may at any time thereafter, by written notice to the Borrower, declare the unpaid principal balance of any obligations, together with the interest accrued thereon and other amounts accrued hereunder, to be immediately due and payable; and the unpaid balance shall thereupon be due and payable, all without presentation, demand, protest or further notice of any kind, all of which are

Attachment B-3 – Development Agreement – Exhibit C Page 3

hereby waived, and notwithstanding anything to the contrary contained herein. Upon the occurrence of any event under paragraph 10(d), the unpaid principal balance of any obligations, together with all interest accrued thereon and other amounts accrued hereunder, shall thereupon be immediately due and payable, all without presentation, demand, protest or notice of any kind, all of which are hereby waived, and notwithstanding anything to the contrary contained herein.

12. **Additional Lender Rights.** Without affecting the liability of any Borrower, endorser, surety or guarantor, the Lender may, without notice, renew or extend the time for payment, accept partial payments, or agree not to sue any party liable on it.

13. **Warranties.** The Borrower makes the following warranties: (a) Borrower is a validly existing limited liability company, in good standing under the laws of the State of [--], and has all requisite power and authority, corporate or otherwise, and possesses all licenses necessary, to conduct its business and own its properties; (b) the execution, delivery and performance of this Note (i) are within the Borrower's power; (ii) have been duly authorized by proper corporate action; (iii) do not require the approval of any governmental agency; and (iv) will not violate any law, agreement or restriction by which the Borrower is bound; and (c) this Note is the legal, valid and binding obligation of the Borrower, enforceable against the Borrower in accordance with its terms.

14. **Waivers; Relationship to Other Documents.** All Borrowers, endorsers, sureties and guarantors waive presentment, protest, demand, and notice of dishonor. The warranties, covenants and other obligations of the Borrower (and rights and remedies of the Lender) in this Note and all related documents are intended to be cumulative and to supplement each other.

15. **Expenses and Attorneys' Fees.** The Borrower will reimburse the Lender for all reasonable attorneys' fees and all other costs, fees and out-of-pocket disbursements incurred by the Lender in connection with the administration, defense and enforcement of this Note, including fees and costs related to any waivers or amendments with respect thereto. The Borrower will also reimburse the Lender for all costs of collection before and after judgment.

16. **Applicable Law and Jurisdiction; Interpretation.** This Note shall be governed by and interpreted in accordance with the internal laws of the State of Wisconsin, except to the extent superseded by Federal law. Invalidity of any provisions of this Note shall not affect any other provision. THE BORROWER AND THE LENDER HEREBY CONSENT TO THE JURISDICTION OF THE STATE OF WISCONSIN OR FEDERAL COURT SITUATED IN THE COUNTY OR FEDERAL JURISDICTION IN WISCONSIN AND WAIVES ANY OBJECTION BASED ON FORUM NON CONVENIENS, WITH REGARD TO ANY ACTIONS, CLAIMS, DISPUTES OR PROCEEDINGS RELATING TO THIS NOTE, OR ANY TRANSACTIONS ARISING THEREFROM, OR ENFORCEMENT AND/OR INTERPRETATION OF ANY OF THE FOREGOING. Nothing herein shall affect the Lender's rights to serve process in any manner permitted by law.

Attachment B-3 – Development Agreement – Exhibit C Page 4

17. **Waiver of Jury Trial.** THE BORROWER AND THE LENDER HEREBY JOINTLY AND SEVERALLY WAIVE ANY AND ALL RIGHT TO TRIAL BY JURY IN ANY ACTION OR PROCEEDING RELATING TO ANY OF THE LOAN DOCUMENTS, THE OBLIGATIONS THEREUNDER, ANY COLLATERAL SECURING THE OBLIGATIONS, OR ANY TRANSACTION ARISING THEREFROM OR CONNECTED THERETO. THE BORROWER AND THE LENDER EACH REPRESENTS TO THE OTHER THAT THIS WAIVER IS KNOWINGLY, WILLINGLY AND VOLUNTARILY GIVEN.

18. **Mortgage.** This Note is secured by that certain Mortgage, Security Agreement, Assignment of Rents and Leases, and Fixture Filing executed by Borrower in favor of Lender dated as of the date hereof (the "Mortgage").

(Signature Page Follows)



City of Reedsburg
134 South Locust Street, P.O. Box 490
Reedsburg, WI 53959
Ph. 608-524-6404 Fax. 608-524-8458
www.reedsburgwi.gov

Attachment B-3 – Development Agreement – Exhibit C Page 5

IN WITNESS WHEREOF, the undersigned has executed this Note as of the date and year first written above.

WALNUT STREET FLATS, LLC

By: _____
Name: _____
Title: _____

Address: 201 South Walnut Street
Reedsburg, WI 53959



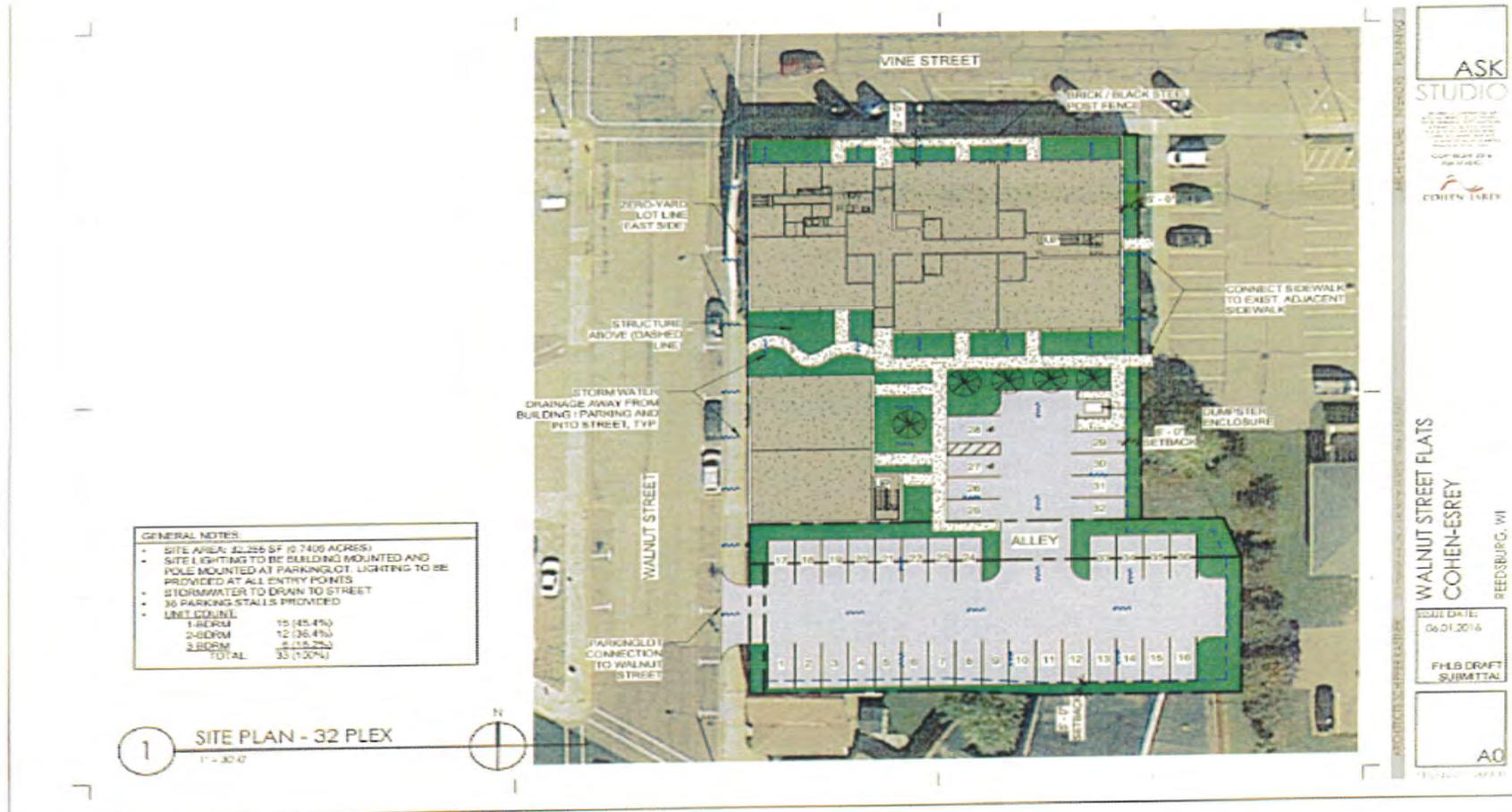
City of Reedsburg
134 South Locust Street, P.O. Box 490
Reedsburg, WI 53959
Ph. 608-524-6404 Fax. 608-524-8458
www.reedsburgwi.gov

Attachment B - 4 – Development Agreement – Exhibit D

PAGE IS BLANK AT THIS POINT

NOTE UNDER CONSTRUCTION (TIF GRANT – “Pay As You Go” Note)

Attachment C – Cohen – Esrey Property Information and Prior Agreements
 Exhibit C-1 Site Plan – Approved by Plan Commission



Attachment C – Cohen – Esrey Property Information and Prior Agreements
Exhibit C-2 Proposed Architectural and Landscape Plans



Attachment C – Cohen – Esrey Property Information and Prior Agreements
Exhibit C-3 Proposed Architectural and Landscape Plans



Attachment D – Cohen – Esrey Property Information and Prior Agreements
Exhibit D-1. Development Agreement Approved – January 11, 2016 Page 1

DEVELOPMENT AGREEMENT

This Development Agreement ("Agreement") is made effective the 11 day of January, 2016, by and between the following parties:

City of Reedsburg, a Wisconsin municipal corporation, 134 South Locust Street, Reedsburg, Wisconsin 53959 ("City"); and

Cohen-Esrey Affordable Partners, LLC, a limited liability corporation headquartered at 6800 West 64th Street, Overland Park, KS 66202 ("Developer");

RECITALS:

- A. The City believes that it is in the best interest to have a multilevel workforce housing development on currently blighted land in its downtown district; and
- B. Said workforce housing project would provide a customer base to enhance its downtown vitality; and
- C. Developer intends to purchase tax parcels 1015 and 1016 (the "Parcels") for the purpose of constructing a 25 unit workforce housing apartment complex; and
- D. The proposed site for the Project is located within the City's Tax Incremental District No. 6 and a Redevelopment District which were created in 2000 for the purpose of eliminating blight and promoting the revitalization of the City's downtown district; and
- E. The Developer requires public financial assistance to make the Project feasible; and
- F. The City will apply for WEDC Community Development Investment Grant to assist the Developer's Project by providing a grant to Developer to be used with respect to land acquisition, demolition, site improvements and other non-construction Project completion activities (the "WEDC Grant"); and
- G. The City agrees to provide additional assistance for the Project in the form of tax incremental financing ("TIF"), said assistance to be in an amount up to \$525,000 in the form of a grant from the City to the Developer (the "TIF Grant") from the proceeds of TID No. 6 (as defined below); and
- H. The City previously approved the Project as a Planned Development Group ("PDG") which PDG contained various conditions that Developer will adhere to in constructing the Project.

Attachment C – Cohen – Esrey Property Information and Prior Agreements
Exhibit D-1. Development Agreement Approved – January 11, 2016 Page 2

AGREEMENT

Now, therefore, in consideration of the foregoing recitals, and the mutual covenants, terms and conditions set forth below and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, it is agreed by the City and Developer as follows:

SECTION 1

Obligations of the Developer

The Developer has already done or agrees to do the following:

1. Developer shall purchase the Parcels in the City's downtown district, including parcel 276-1015-00000 from City for \$1.
2. Developer will build on said parcels a three-story building including at least 25 workforce housing apartments and associated parking lot.
3. The total Project cost to Developer shall be at least \$3,500,000.
4. Developer shall use the proceeds of the WEDC Grant for land acquisition and other non-construction cost related to the Project.
5. Developer shall design the Project so as to be architecturally compatible to the surrounding buildings in the downtown district. The final building design and site plan will be submitted to the City for review and approval.
6. Developer agrees to operate and lease-out the Project for a period of thirty years in a manner such that the occupants of 21 of the 25 units in the Project shall have incomes at or below 80% of the County Median Income limits as determined by the Department of Housing and Urban Development for Sauk County, Wisconsin, adjusted for household size.
7. Developer will follow Wisconsin eminent domain procedures and pay for any relocation costs that may be incurred in the development of said Project, if applicable.
8. Developer will apply for WHEDA Section 42 Tax Credits and other funding necessary to complete the Project.
9. Developer will provide documentation to the City that is required for the City's WEDC Grant application.
10. Developer agrees to comply with all federal, state and local regulations that apply to the project.
11. Except as provided herein with respect to the TIF Grant and CDBG Grant, any costs related to the site acquisition, demolition, improvements and construction of the Project shall be the responsibility of the Developer.

Attachment C – Cohen – Esrey Property Information and Prior Agreements
Exhibit D-1. Development Agreement Approved – January 11, 2016 Page 3

SECTION 2

Obligations of the City

The City has already done or agrees to do the following:

1. The City will sell to Developer parcel 276-1015-00000 for \$1. City will provide a quit claim deed for said Parcel to Developer.
2. City will apply for a WEDC Community Development Investment Grant in the amount of \$250,000, said amount to be made available to the Developer by the City for use in connection with land acquisition and other non-construction costs related to the Project.
3. The City shall provide the Developer a grant of up to \$525,000 for use in connection with eligible Project costs, said grant to be from the City using TID Nol. 6 funds. The funds will be paid to Developer as pay-as-you-go TID incentive between 2017 and 2031, up to the amount of the actual taxes paid in each year or \$35,000, whichever is less. If City receives WEDC Grant, City will distribute said WEDC Grant to Developer immediately upon submission of appropriate expenses and TIF Grant will be reduced in total by the amount of the WEDC Grant. A full WEDC Grant of \$250,000 would reduce the TIF Grant from \$525,000 to \$275,000, or \$18,333 per year. Under full WEDC Grant, the City will pay to Developer as pay-as-you-go TID incentive between 2017 and 2031, up to the amount of actual taxes paid in each year or \$18,333, whichever is less. The City may prepay TID Grant to Developer in any year TID revenues are sufficient to close TID No. 6, at the rate of the last TID incentive payment, for remaining years of agreement.
4. City will provide documentation to the Developer that is required for the Developers WHEDA Section 42 Tax Credit application.
5. The City will approve the Project as a Planned Development Group conditional use in accordance with Section 17.13(5), City Code of Ordinances.
6. Any money otherwise expended exclusively by the City for the Project will not be reimbursed by the Developer.

SECTION 3

Financial Guarantee

In addition to its obligations in Section 1 above, Developer shall do the following:

1. In consideration of the City's agreement to perform this project, Developer agrees that upon the completion of this project, that project will have a taxable value for the duration of the TID district life, which is projected to be 15 years, with an estimated annual tax payment of at least \$18,000.

Attachment C – Cohen – Esrey Property Information and Prior Agreements
Exhibit D-1. Development Agreement Approved – January 11, 2016 Page 4

SECTION 4

Miscellaneous Matters and Contingencies

If in the reasonable discretion of either party to this Agreement, any other party has not complied with its obligations hereunder, the non-defaulting party may, by certified mail at the addresses stated on page 1 of this Agreement, inform the defaulting party of such non-compliance. If, after sixty (60) days of mailing of such notice, such non-compliance continues, the non-defaulting party may institute such proceedings as may be necessary or desirable in its reasonable opinion to cure the noncompliance, including, but not limited to, proceedings to compel specific performance by the party not in compliance with its obligation. Notwithstanding anything contained herein to the contrary, if any party is delayed from performing its obligations as required in this Agreement, or otherwise fails to achieve any requirement set forth in this Agreement, due to circumstances beyond the reasonable control of said party, including, but not limited to, strikes, Acts of God, or force majeure, the rights of the non-defaulting parties under this paragraph shall be postponed by the period of such delay. This provision is intended to be in addition to all remedies available at law.

The parties to this agreement acknowledge the commitments included in this document are subject to the following contingents:

1. The Developer obtaining an allocation of housing tax credits from the Wisconsin Housing and Economic Development Authority (WHEDA) in an amount acceptable to Developer.
2. Approval of the Site Plan by the City.
3. City approval of the Conditional Use Permit.

SECTION 5

General Agreements

The parties shall work reasonably cooperatively to assure that the Project is consistent in quality and appearance to the downtown as provided in Chapter 17, City Code of Ordinances.

SECTION 6

Assignment

The rights and obligations of the Developer, as set forth herein, may be assigned provided that the City is reasonably assured that the assignee is capable of performing as required herein. No assignment shall be made by the Developer without the prior written consent of the City, which consent shall not be unreasonably withheld, delayed or conditioned.

Attachment C – Cohen – Esrey Property Information and Prior Agreements
Exhibit D-1. Development Agreement Approved – January 11, 2016 Page 5

SECTION 7

Complete Agreement

This Agreement represents the complete agreement of the parties with respect to the subject matter hereof, and may be amended only by a written document signed by all of the parties hereto.

SECTION 8

Choice of law and Venue

It is understood and agreed that the terms and conditions of this Agreement shall be governed by the laws of the State of Wisconsin and that in the event of a dispute between the parties with respect to this Agreement, venue shall lie in the Circuit Court for Sauk County.

SECTION 9

Conditions Precedent

The obligations and commitments of the City and Developer created by this Agreement are conditional and contingent upon the approval of this Agreement by the Reedsburg Common Council. The approval by the Reedsburg Common Council shall occur by no later than January 25, 2016.

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

City of Reedsburg

By: David G. Estes
David G. Estes, Mayor

By: Kenneth L. Witt
Kenneth L. Witt, Administrator

Cohen Esrey Affordable Partners, LLC

By: [Signature]
Managing Director

Attachment C – Cohen – Esrey Property Information and Prior Agreements
Exhibit D-2. 1st Amended Development Agreement Approved – June 13, 2016 Page 1.

FIRST AMENDMENT TO DEVELOPMENT AGREEMENT

The Development Agreement dated January 11, 2016 between the City of Reedsburg, a Wisconsin municipal corporation, 134 South Locust Street, Reedsburg, Wisconsin 53959 ("City") and Cohen-Esrey Affordable Partners, LLC, a limited liability corporation headquartered at 6800 West 64th Street, Overland Park, KS 66202 ("Developer") is hereby amended as follows:

1. **SITE CONTROL:** Site control is secured by the developer through the following agreements:

- The January 11, 2016 Development Agreement states that "The City will sell to Developer parcel 276-1015-00000 (Plat #1015) for \$1. City will provide a quit claim deed for said Parcel to Developer.
- The Developer currently has a Purchase and Sale Agreement in place with a private landowner to purchase two of the three properties to be used for the development: (221 South Walnut Street, Plat #1016 and 233 South Walnut Street, Plat #1017). The Purchase and Sale Agreements are in effect through December 21, 2017.

2. **ASSIGNMENT:** Section 6 of the January 11, 2016 Development Agreement allows the Developer to assign the rights and obligations to another legal entity "provided that the City is reasonably assured that the assignee is capable of performing as required herein". The City approves the Developers assignment of its rights and obligations under the agreement to *Walnut Street Flats LLC*, who will purchase the city-owned parcel 276-1015-00000 (Plat #1015). Preserving US, Inc. a Delaware not-for-profit, will own 100% of the Managing Member of Walnut Street Flats, LLC.

3. **NUMBER OF UNITS:** It is understood that the developer intends to create 33 apartment units on the site, which replaces the 25 units noted previously in the Development Agreement.

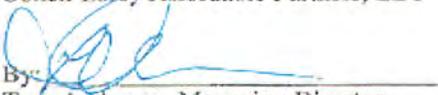
IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the 13th day of June, 2016.

City of Reedsburg

By: 
David G. Estes, Mayor

By: 
Stephen P. Compton, Interim City Administrator

Cohen-Esrey Affordable Partners, LLC

By: 
Tom Anderson, Managing Director

Attachment E – Public Award Letter



City of Reedsburg
134 South Locust Street, P.O. Box 490
Reedsburg, WI 53959
Ph. 608-524-6404 Fax. 608-524-8458
www.reedsburgwi.gov

February 13, 2017

Mr. Jon Atlas
Development Manager
Cohen-Esrey Development Group, LLP.
6800 w 64th street, Suite 101
Overland Park, KS. 66202

Re: Public Funding Award Letter
Walnut Street Flats, Reedsburg, Wisconsin

Dear Mr. Atlas:

This letter shall confirm that the City Council of the City of Reedsburg (the "City") approved funding for the project up to \$995,000 for Cohen-Esrey in loan financing from available Tax Increment District's Funds (TIF). No offset for City required engineering, connection, and/or impact fees is approved. This funding shall assist in the development of a 33-unit affordable development (the "Walnut Street Flats") to be located at 201 South Walnut Street in Reedsburg, Wisconsin.

The terms are subject to final underwriting which the City Administrator and City Attorney jointly have the authority to negotiate. If additional funding is needed, further City Council consideration may be required.

- Development Loan Term – \$500,000, 20 Years at 2.5% Simple.
- Permanent Financing Tax Increment – 95% of tax increment from project, subject to an annual maximum of \$35,000, and an aggregate maximum of \$495,000. Although it is anticipated that it will take 18 years to deliver the aggregate maximum, no guaranty is made that the aggregate maximum will be achieved since it is dependent upon increment created.

The terms are subject to final underwriting which the City Administrator and City Attorney jointly have the authority to negotiate. If additional funding is needed, further City Council consideration may be required.

These public funds have been firmly committed to the project and contingent upon award of Low Income Housing Tax Credit. Other than the proposed Development Agreement, there has been no consideration given by anyone connected to the project, for additional funds.

These firm funding commitments were approved by Resolution action on February 13, 2017.

Should you have any questions, please contact Stephen P. Compton, City Administrator at (608) 415-7162 or via email at scompton@ci.reedsburg.wi.us.

Sincerely,

Dave Estes, Mayor

Stephen P. Compton, City Administrator

cc: Hal Karas, City Attorney
Jacob Crossetto, City Clerk-Treasurer
Brian Duvalle, Community Development, Zoning Administrator, Building Safety



Walnut Street Flats

201 Walnut Street
Tax Increment District 6



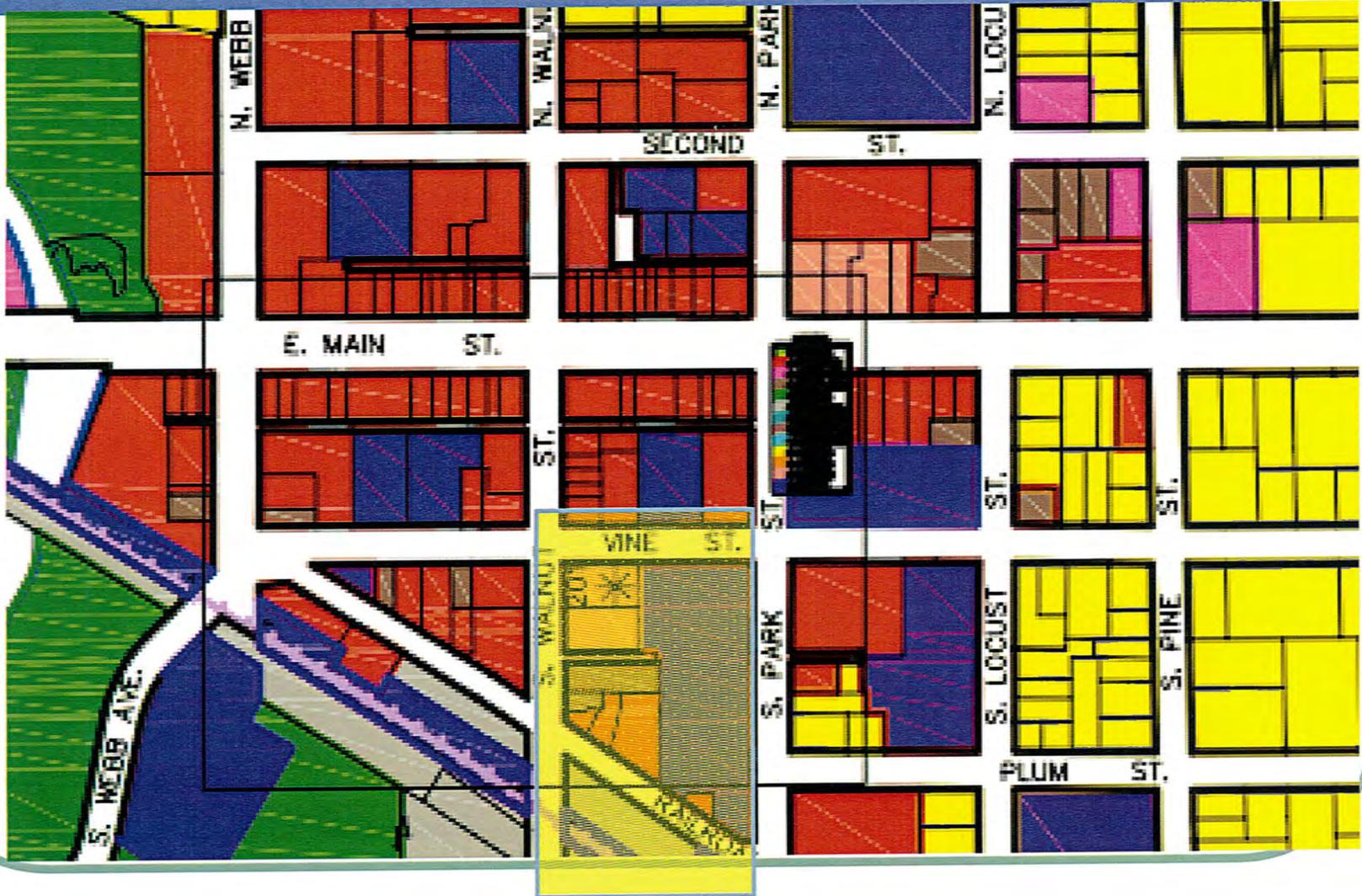
Walnut Street Flats





Walnut Street Flats

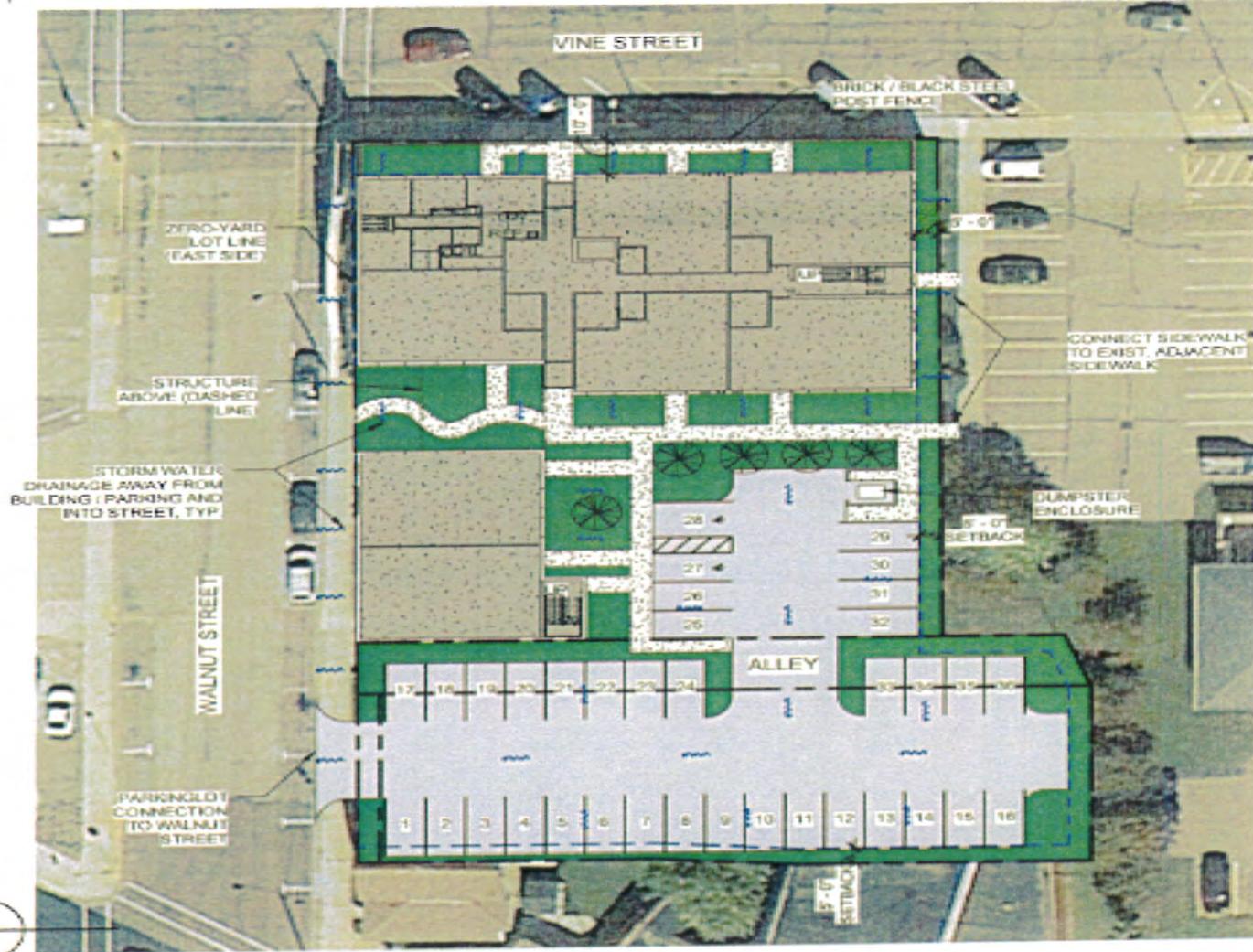
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Walnut Street Flats

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ASK
STUDIO
ARCHITECTURE INTERIOR PLANNING
CORHEN ESREY

WALNUT STREET FLATS
COHEN-ESREY
REEDSBURG, WI

ISSUE DATE:
06.01.2016
FHLB DRAFT
SUBMITTAL

A0



Walnut Street Flats

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Walnut Street Flats

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Affordability / Unit Mix

Number of Units	Type of Units	AMI Income Restriction	Monthly Rents	Number of Units	Totals
1	Studio Apt		\$ -	0	\$ -
1	Studio Apt		\$ -	0	\$ -
1	Bedroom Unit	30%	\$ 303+/-	7	\$ 2,121
1	Bedroom Unit	50%	\$ 555+/-	4	\$ 2,220
1	Bedroom Unit	60%	\$ 675+/-	2	\$ 1,350
1	Bedroom Unit	MKT	\$ 675+/-	2	\$ 1,350
1	Bedroom Unit	30%	\$ 358+/-	0	\$ -
2	Bedroom Unit	50%	\$ 661+/-	4	\$ 2,644
2	Bedroom Unit	60%	\$ 765+/-	6	\$ 4,590
2	Bedroom Unit	MKT	\$ 765+/-	2	\$ 1,530
2	Bedroom Unit	50%	\$ 750+/-	5	\$ 3,750
3	Bedroom Unit	MKT	\$ 900+/-	1	\$ 900
3	Bedroom Unit		\$ -	0	\$ -
	Average Rent		\$ 620	33	\$ 20,455

Table 1: Affordability / Unit Mix



Sources and Uses

SOURCES:

1st Mortgage	250,001
LIHTC Credits - 9% Rehab	4,484,032
TIF Grant (Pay As You Go)	315,619
WI BCPL Loan	500,000
Federal Home Loan Bank	420,000
Deferred Development Fee	305,555
Total Sources	<hr/> 6,275,207

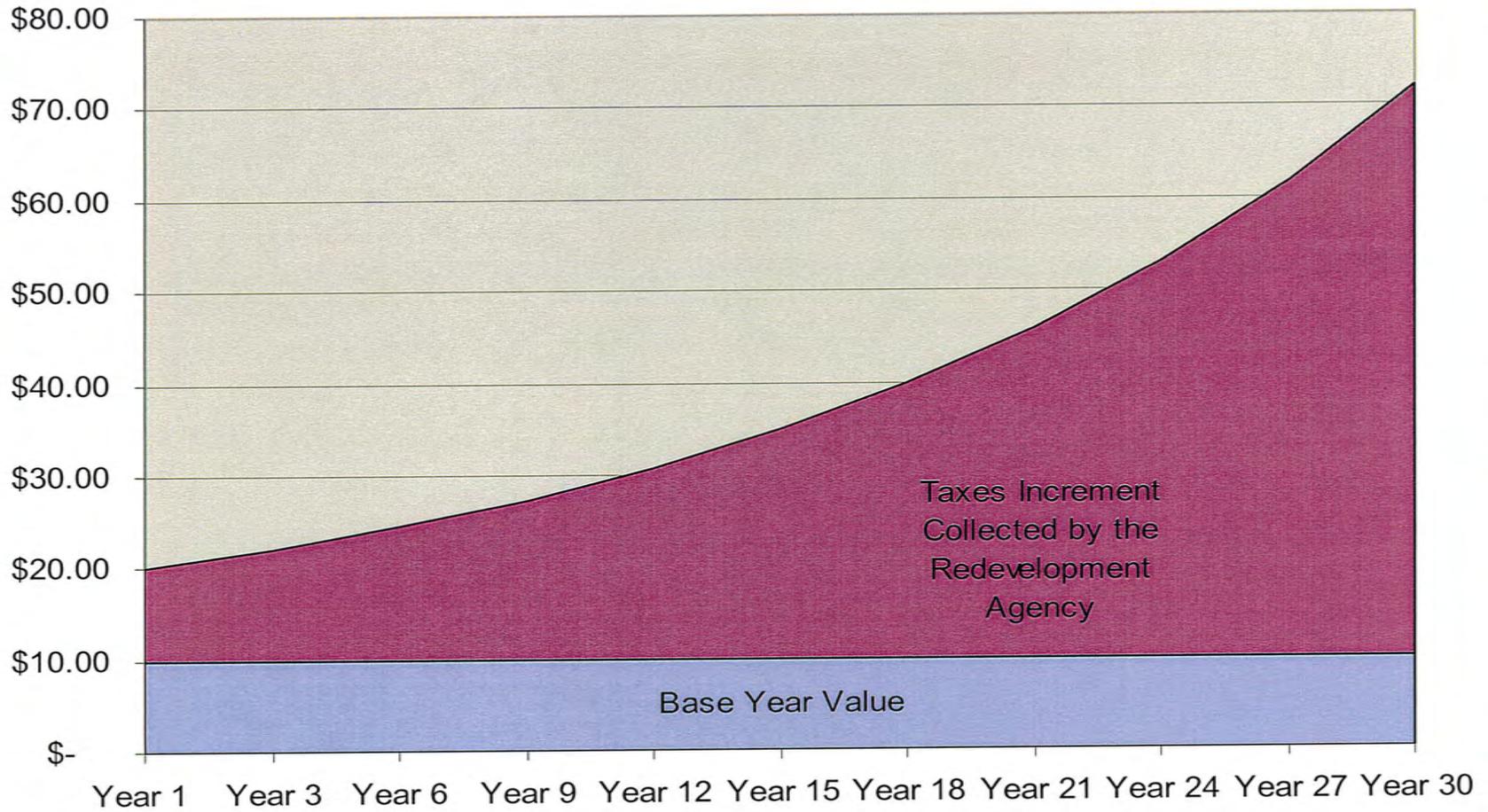
USES:

Land	250,001
Construction	4,590,920
Soft Costs (Architect, Taxes, Tax Credit Fees, Financing Fees, Attorneys, Closing Costs, Misc. Fees)	1,434,286
Total Uses	<hr/> 6,275,207

Table 2: Proposed Project Funding & Segmentation of Units by Funding Source



Tax Increment





TIF - GRANT (“Pay as you Go”)

A.V. Generates Tax Increment

- 35K+ each Year →
- 18 years *
- Max \$315,619

•* TIF Expenditure Period

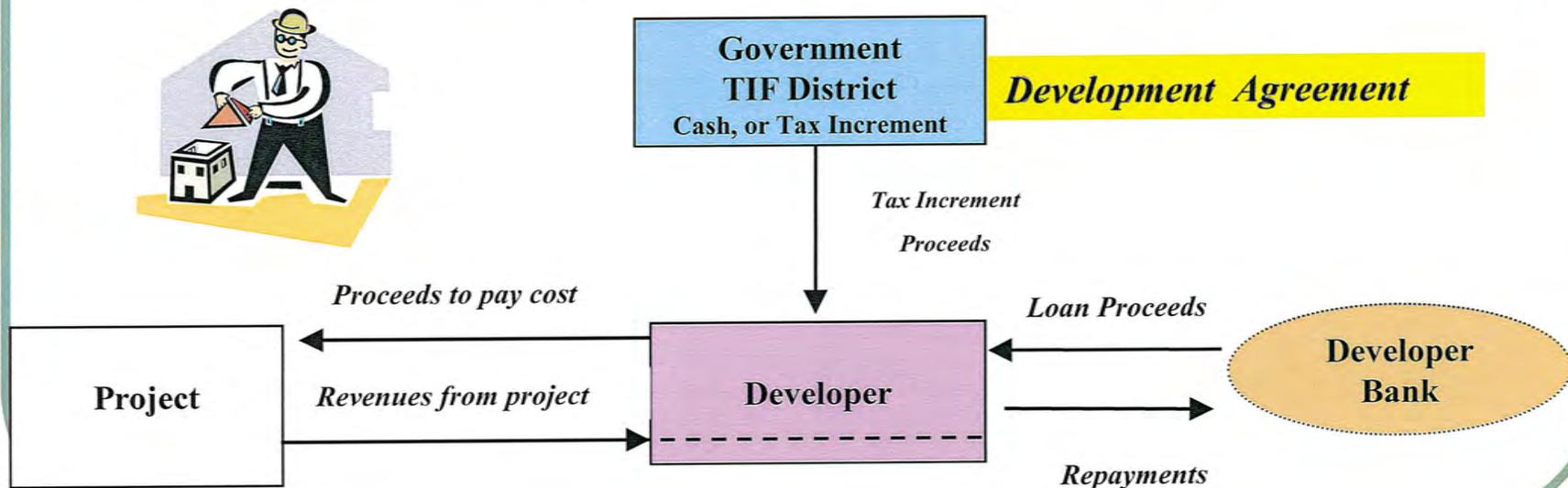
Developer Obtains Bridge Loan

- Revenue Stream
- from City Tax Increment
- 18 Years



TIF Grant (“Pay as you Go”)

- The public partner may participate providing funds to a developer from source: Cash, Loan or bonds.
- Annual TIF Tax Increment funds passed to Developer.
- Developer obtains a loan (\$315,619) for project. Developer uses TIF proceeds to repay annual loan payments.





LOAN (“Conduit Loan”)

Board of Commissioners of Public Lands

- \$500,000 Loan →
- Term 20 years
- 4% Interest

City Loans Funds to Developer *

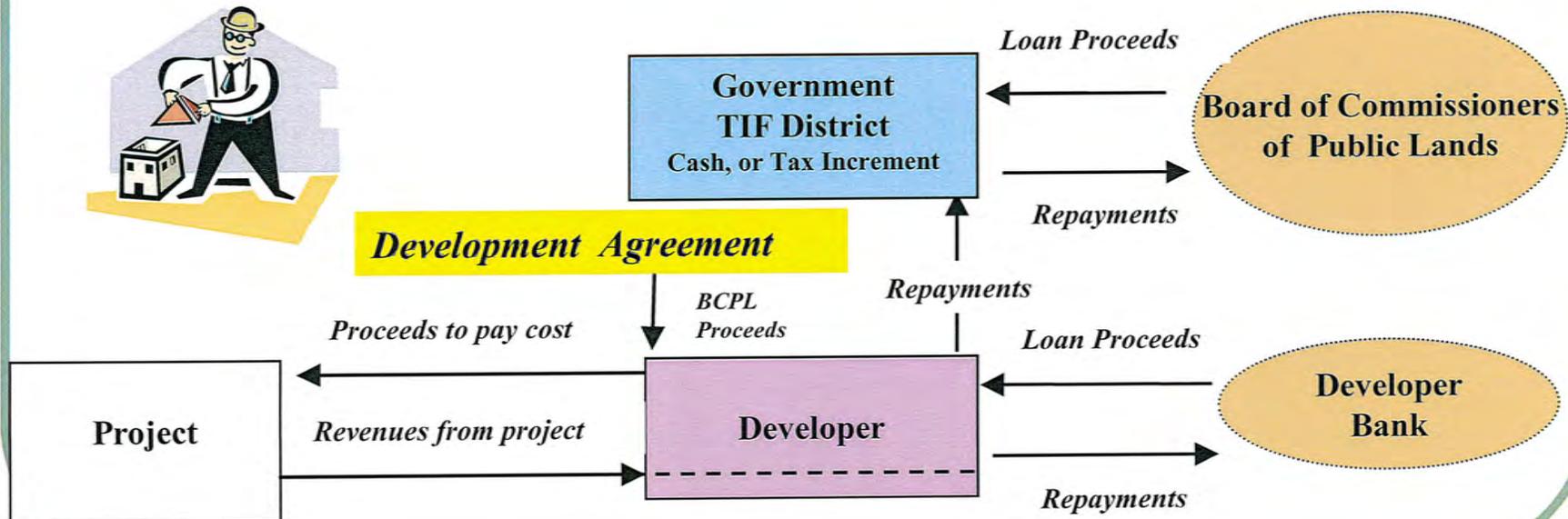
- Revenue Stream
- Term 20 years
- 2.5% Interest
- Repayment Note

*1.5% partially paid to City as Fees



Conduit Financing Loan

- The public partner may participate providing funds to a developer from source: Cash, Loan or bonds.
- \$500,000 BCPL Loan proceeds passed through City to Developer.
- Repayment annual proceeds paid from Developer to City to BCPL.





Timing

Milestone	Approximate Date
Site Control	Completed
Land Use Approvals	Completed
Planning Level Entitlements Issued	2/13/2017
Firm Financing Commitment Letters (LIHTC Equity Investor LOI and Soft Loan Commitments)	3/1/2017
Award of Tax Credits – Estimated	6/10/2017
Environmental Clearances Issued (Engineering)	8/15/2017
Construction Finance Closing & Construction Start	10/1/2017
Certificate of Occupancy; Begin Lease-Up & Operations	10/1/2018

Table 3: *Development Schedule*



Questions?

BUILDING BLOCKS FOR
EFFECTIVE HOUSING ELEMENTS



Increase the quantity of safe, quality, affordable rental housing throughout Wisconsin.

Preservation of existing affordable rental housing throughout Wisconsin.



Support State of Wisconsin job creation goals and increase the quantity of affordable workforce housing near employment centers.

STAFF REPORT

AGENDA ITEM: III-2-B

To: Mayor and Common Council

Prepared By: Stephen P. Compton, City Administrator *SPC*

Date of Meeting: February 13, 2017

Subject: Reedsburg Area Ambulance Services Inc. Sale Property - Resolution 4270-17

BACKGROUND

In August 1, 1998 the City of Reedsburg City Council approved a 99 long term ground lease (Vacant Land at that time) to the Reedsburg Area Ambulance Service, Inc. (Ambulance Service). The agreement established a period of time for the lease to run until July 31, 2097 for a \$1.00 annual payment on or before August 15 of each year.

In a City Attorney letter dated July 2, 2006 “the notations are made concerning the Ambulance Service once located, until the late 1990’s, in the City’s facility between the Reedsburg Fire Department garage and the City Hall. The Ambulance moved to the location at 230 Railroad Street in Reedsburg in 1998.”

“The property was paid for by the Ambulance Service but title was taken by the City.”

The City then entered into a long term (99 year) lease agreement at rental of \$1.00 per year. The City Attorney indicated that this was done to facilitate some financing for construction of the new facility, which was paid for by the Ambulance Service, and insurance for the facility which is carried by the City through its CVMIC coverage. The contents, and personal property, which belong to the Ambulance Service, are insured by it.

The City in developing a “Cost Allocation Plan” identifies general fund services provided to all City Departments and Non-City Departments (Allied agencies). In developing the CAP review the insurance coverage was discovered on the leased property.

The City Administrator developed the 2017 Budget and reviewed Insurance coverage and active leases of city property. Joshua Kowalke, Director of the Ambulance provided me with the long term lease agreement between the City and the Ambulance Service.

At the present time the Insurance cost for the “Land” is embedded in the City Insurance costs but not recovered as the “Land Lease” provides an exception.

ANALYSIS

The City and Reedsburg Area Ambulance Service Inc. Agreement both have the right to exit the long term lease. The City Administrator posed the questions to the Director to take the item before the Ambulance Board for review and consideration.

At the meeting of January 18, 2017 the Reedsburg Ambulance Service Commission met and discussed the providing insurance and purchase of the land as allowed for in section 11 of the lease agreement. A copy of the letter and minutes of the meeting are included for review.

The exercise of the option to purchase the land contemplates a purchase price for \$1.00.

It is the intent the City Administrator to bring to the City Council the option to sale the leased property and to place the Reedsburg Area Ambulance Service in total control and responsibility for:

- a.) Action by the City Council to declare the leased land excess and no longer needed by the City; and
- b.) Authorize the Reedsburg Ambulance under the rights of the current lease agreement to purchase the property; and
- c.) Ambulance Company to become responsible for Insurance and property maintenance.
- d.) Authorize the Mayor, City Administrator and the City Attorney to complete the real estate sale of the property.

FINANCIAL IMPACT

The fiscal impact will be the decreased property insurance, at a saving of approximately \$700.00 annually, savings from Public Works no longer maintain the property, loss of the annual \$1.00 lease payment.

STAFF RECOMMENDATION

Staff recommends the City Council approve moving forward with the sale of the land as authorized in the Lease Agreement dated August 1, 1998 and adopt Resolution 4270-17.

ATTACHMENTS:

- Resolution 4270-17
- Letter Dated January 18, 2017 from the Reedsburg Area Ambulance Service Inc.
- Minutes of the January 17, 2017 Meeting of the Reedsburg Area Ambulance Service.
- Lease Agreement between City of Reedsburg (Landlord) and Reedsburg Area Ambulance Service, INC. (Tenant).

RESOLUTION

FILE NO. 4270 -17

A RESOLUTION AUTHORIZING THE SALE OF CITY PROPERTY TO REEDSBURG AREA AMBULANCE SERVICE, INC.

WHEREAS, the City Council of Reedsburg Wisconsin has made the following agreement:

1. In August 1, 1998 the City (Landlord) and the Reedsburg Area Ambulance Service, INC. (Tenant) entered into a 99 Year long-term agreement (Until July 31, 2097) for the land at 230 Railroad Street, Reedsburg Wisconsin.
2. The long-term lease agreement was done under mutual agreement that the Reedsburg Area Ambulance Service INC. would pay an annual \$1.00 lease payment.
3. The purpose of the lease agreement would be for Reedsburg Area Ambulance Service to acquire the property but the land title would rest with the City to facilitate new construction on the property and facility improvements paid for by the tenant.
3. The lease agreement in Section 11 allows for the purchase of the land for \$1.00 from the City.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Reedsburg, Wisconsin:

1. This City Council does hereby agree to sale the land for \$1.00 to the Reedsburg Area Ambulance Service, INC. and,
2. Upon sale of the property the long-term lease shall no longer be needed and will end on the date of the property transfer.
3. The Mayor and City Administrator, City Clerk-Treasurer are authorized to execute any and all documents necessary to consummate sale of the property.

PASSED AND DULY ADOPTED this 13th day of February 2017.

ADOPTED on this 13^h day of February, 2017.

David G. Estes, Mayor

Jacob Crosetto, City Clerk-Treasurer

Respectfully Submitted:

The above resolution has been authorized by the governing body of the City of Reedsburg by Resolution No. 4290-17, dated February 13, 2017.

Date Passed: February 13, 2017

Vote: _____

Reedsburg Area Ambulance Service

230 Railroad Street

P.O. Box 412

Reedsburg, WI 53959-0412

Phone (608)-524-3074 Fax (608)-768-0907

E-Mail: raasljs@rucls.net



director@reedsburgambulance.com

Linda Schommer, Business Manager

Joshua T Kowalke, Director

January 18, 2017

Stephen Compton
Reedsburg City Administrator
134 S. Locust Street
Reedsburg, WI 53959

Mr. Compton,

On January 17, 2017 the Reedsburg Ambulance Service Commission met and discussed the land lease agreement with the City of Reedsburg. From previous conversations, we understand that this discussion was brought forth by the City as they examine all expenses within the City and have found that the City is providing insurance coverage to the ambulance building as part of the lease agreement.

The Ambulance Commission discussed the arrangement and agrees that the commission should be providing their own insurance. The Ambulance Commission further would like to purchase the land, as prescribed in the lease agreement, Section 11. The Ambulance Commission did vote to approve the purchase of the land and also voted to take over the insurance for the building.

Please see the attached minutes for our meeting on January 17, 2017.

Respectfully,

A handwritten signature in black ink, appearing to read "David Estes".

David Estes
Commission President

Delivering the highest quality pre-hospital care for all we serve.

REEDSBURG AREA AMBULANCE SERVICE
REGULAR MEETING MINUTES

January 17, 2017
7:30 PM

Present:

Ballweg*	Baumgarten*	Brooks/Allen *
Broughton *	Churchill exc.	Estes*
Frutiger*	Giebel*	Lucht*
Luther*	Seamans exc.	Kowalke*
Schommer*		

The meeting of the Reedsburg Area Ambulance Service Commission was called to order by President Estes at 7:30 pm.

Roll call was recorded.

Open meeting law certify compliance affirmed.

Motion by Ballweg to approve the agenda. Second by Lucht, motion carried.

Motion by Luther to approve minutes from November 8, 2016. Second by Frutiger, motion carried.

Motion by Ballweg to approve the financial statements from November and December. Second by Lucht, motion carried.

Public Comment: None

Commission:

LifeQuest rate survey reviewed along with bundled supply charge. Motion by Allen to approve presented charges. Second by Broughton, motion carried.

Land lease proposal reviewed with purchase price of \$1.00 along with insurance coverage on ambulance building which is currently paid by City of Reedsburg. Motion by Ballweg to approve purchase of the land for \$1.00 and to take over insurance coverage for building at \$900.00 annually through Lichte Insurance. Second by Broughton, motion carried.

The City had a discussion with the Ambulance about the possible need for a Health Officer, after further investigation that was found to not be needed. No action needed at this time.

Paramedic Director:

Monthly report/training was presented. November training was OB emergencies and 12 lead and axis deviaton. December training was advanced trauma and BBP.

MIH total for 2016 was 107. Followed discharge from hospital, 68 patient referrals accepted the program which consists of one home visit and four follow-up telephone calls. 39 patient referrals refused the program.

Ambulance crew bowling tournament is upcoming February 10, 11, 17, 18, 24 and 25. Raffle tickets are available for purchase.

No further discussion of business, motion by Ballweg to adjourn at 8:15 pm. Second by Luther, motion carried.

Respectfully submitted,

Linda Schommer

Linda Schommer
Business Manager

LEASE AGREEMENT

CITY OF REEDSBURG, Landlord

and

REEDSBURG AREA AMBULANCE SERVICE, INC., Tenant

Dated: August 1, 1998

This document drafted by:
Joseph J. Hasler
Assistant City Attorney
SBN: 01010308
CITY OF REEDSBURG
P O Box 231
Reedsburg, WI 53959
(608) 524-8231

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LEASE AGREEMENT

Landlord: City of Reedsburg, a municipal corporation

Tenant: Reedsburg Area Ambulance Service, Inc., a Wisconsin non-profit corporation

Purpose: A long-term lease of vacant land on which the Reedsburg Area Ambulance Service will construct and maintain a garage, office space, living quarters and training facilities along with the right to expand and remodel

Term: Ninety-nine (99) years, commencing August 1, 1998, through and including July 31, 2097

Rental: One (\$1.00) Dollar per year payable annually on or before August 15 of each and every year this lease is in existence with the first payment being made on or before August 15, 1998

Leased Property: See Exhibit A attached
(Street address: 230 Railroad Street, Reedsburg)

1. LEASE OF PROPERTY.

Landlord leases to Tenant the Leased Property for the term and at the rental set forth above upon the following provisions, each of which shall be both covenants and conditions, and Landlord and Tenant covenant and agree to abide by and perform each and every provision thereof.

2. PURPOSE AND USE OF PROPERTY.

Tenant is hereby permitted to use and occupy the property for the purpose specified above. Any change in the use of the property shall require the prior written consent of Landlord. Landlord warrants that the business anticipated by Tenant is not prohibited by zoning or by any title restriction or occupancy permits.

3. RENTAL PAYMENTS.

Tenant agrees to pay the foregoing rental in the manner above described to Landlord at the address hereinafter specified for notices, or at such other place as Landlord may from time to time designate in writing.

4. **TAXES.**

Tenant shall pay all real estate and personal property taxes, special assessments, and other charges of every nature levied upon, assessed against, or attributable to the Leased Property during the term of this agreement and any extensions or renewals hereof.

5. **UTILITIES.**

Tenant shall pay all utility charges including, but not limited to, heat, air conditioning, water, sewer, electricity and telephone. All such utility charges shall be directly to Tenant.

6. **MAINTENANCE.**

Tenant, at Tenant's expense, shall maintain the Leased Property and all improvements located thereon in good condition and repair, except that, Landlord will remove snow and mow the grass on a no-cost basis.

7. **INSURANCE.**

Landlord presently provides insurance coverage for Tenant by including Tenant on Landlord's broad policy issued through the local government insurance pool. Landlord shall continue to provide such coverage as long as such coverage is available at reasonable cost.

If such coverage cannot be continued at reasonable cost, Tenant, at Tenant's expense, shall maintain fire and extended coverage insurance on its building, equipment, fixtures, leasehold improvements and other property to the reasonable value thereof. Said insurance shall name Tenant and Tenant's mortgagee, if any, as the loss payee.

Landlord and Tenant shall each maintain public liability insurance with limits of at least one million (\$1,000,000) dollars per occurrence insuring the interest of Landlord and Tenant as they may appear. Each party shall furnish the other party with certificates of such insurance on demand.

8. **ASSIGNMENT & SUBLETTING BY TENANT.**

Tenant may assign this lease for collateral purposes in connection with any mortgages Tenant may place against any buildings or building additions constructed by Tenant in the future on the Leased Property.

Tenant may not otherwise assign this lease or sublet the property or any portion thereof without the written permission of Landlord, which consent Landlord may not unreasonably withhold. Any such assignment or subletting granted with the permission of Landlord shall not release Tenant from its liability to pay rent as provided herein or from its liability to carry out and perform in the manner herein set forth any of the other covenants and conditions of this lease.

9. **ASSIGNMENT OR MORTGAGE BY LANDLORD.**

Landlord may assign Landlord's interest in said lease by collateral assignment of lease or by mortgage, provided, however, that any such mortgage shall recognize this lease and provide that Tenant, while not in default shall be entitled to the full possession of, and full use and enjoyment of the Leased Property on the terms and conditions set forth in this lease. Landlord may not otherwise assign this lease without the written permission of Tenant, which consent Tenant may not unreasonably withhold.

10. **OPTION TO RENEW.**

Tenant is hereby granted the option to renew this lease for a successive term of ninety-nine (99) years on the same terms and conditions. Tenant shall give Landlord written notice of its intention to renew this lease at least ninety (90) days prior to the expiration of the initial term.

11. **OPTION TO PURCHASE - TENANT.**

If Landlord elects to sell or otherwise transfer the Leased Property during the term of this lease or extension or renewal hereof, Tenant shall have an option to purchase the Leased Property for One (\$1.00) dollar. The rationale for this purchase price is as follows: Tenant purchased the subject premises with its funds and conveyed the subject premises to Landlord for One (\$1.00) dollar. Landlord shall give Tenant written notice of its election to sell or otherwise transfer the Leased Property. Tenant shall have sixty (60) days after receipt of the above notice in which to exercise the option to purchase. If the option to purchase is exercised by Tenant, the transaction shall close within ninety (90) days of the date of exercise of the option to purchase.

Landlord, at Landlord's expense, shall provide Tenant with a title insurance commitment showing that Landlord has merchantable title to the Leased Property. Conveyance shall be by warranty deed, free and clear of all liens and encumbrances.

Rent and general taxes shall be prorated to the date of closing.

It is agreed that time is of the essence as to the exercise of this option. Should Tenant fail to exercise the option within the time herein specified, all rights and privileges granted hereunder shall be deemed completely surrendered and the option terminated.

12. **OPTION TO PURCHASE - LANDLORD.**

After July 31, 2018, if Tenant elects to relocate and to sell or otherwise transfer any buildings, building additions, or other improvements constructed by Tenant on the Leased Property during the term of this lease or extension or renewal hereof, Landlord shall have an option to purchase as follows: Landlord shall first convey the real estate covered by this lease to Tenant. Landlord shall have an option to purchase the land and improvements for the fair market value of

the property as determined by an appraisal prepared by a qualified, independent appraiser acceptable to both parties. Tenant shall give Landlord written notice of its election to sell or otherwise transfer said building or buildings. Landlord shall have sixty (60) days after receipt of the above notice and appraisal in which to exercise the option to purchase. If the option to purchase is exercised by Landlord, the transaction shall close within ninety (90) days of the date of exercise of the option to purchase.

Tenant, at Tenant's expense, shall provide Landlord with a UCC search from the Secretary of State's office showing all of Tenant's outstanding liens and encumbrances. Conveyance shall be by bill of sale, free and clear of all liens and encumbrances.

Rent and general taxes shall be prorated to the date of closing.

It is agreed that time is of the essence as to the exercise of this option. Should Landlord fail to exercise the option within the time herein specified, all rights and privileges granted hereunder shall be deemed completely surrendered and the option terminated; except that, Landlord, upon demand by Tenant shall convey the Leased Property to Tenant.

13. COMPLIANCE WITH LAW.

Tenant will not commit any waste on or to the Leased Property and will conform with all applicable laws and ordinances respecting the use and occupancy of the property.

14. SURRENDER AT END OF TERM.

Tenant covenants, upon the last day of the term of this lease or any extensions or renewals hereof or of any sooner termination hereof as provided herein, to peaceably and quietly surrender to Landlord the entire Leased Property and all buildings, improvements, and fixtures located thereon. Thereafter, all buildings, improvements, and fixtures located on the Leased Property shall be the property of Landlord.

15. HOLDING OVER.

If Tenant holds over or remains in possession or occupancy of the Leased Property after the expiration of the term of this lease, (except pursuant to any extension or renewals hereof) or after any sooner termination hereof, without a new lease of said property being actually made and entered into between Landlord and Tenant, such holding over or continued possession or occupancy after the initial term or any extensions or renewals hereof shall, if rent is paid by Tenant and accepted by Landlord for or during any period of time it so holds or remains in possession or occupancy, create only a tenancy from month to month at the last previous rental and upon the agreement, covenants, and conditions hereof (other than the term herein provided), said month to month tenancy may be terminated by either party by giving to the other thirty (30) days written notice of such intention to terminate the same.

16. QUIET ENJOYMENT.

Landlord covenants and warrants that it has title to the Leased Property, that Landlord has full right to make this lease and can deliver possession of the Leased Property to Tenant at the commencement of the term hereof; and that said Tenant, upon paying the rental and performing the covenants hereof on their part to be performed, shall and may peaceably and quietly have, hold, and enjoy the Leased Property through the term hereof, and any extensions or renewals hereof.

17. DAMAGE TO THE PROPERTY.

If any buildings located on the Leased Property and owned by Tenant shall, during the term of this lease, be destroyed or damaged, Tenant may, at Tenant's option, either:

- (a) rebuild the building so damaged or destroyed at Tenant's cost and expense; or
- (b) restore the Leased Property to its original condition prior to construction of said buildings and improvements and terminate this lease by written notice to Landlord upon completion of such restoration. If this lease is terminated pursuant to such notice, the option to purchase provisions of Section 12 should apply.

18. DEFAULT.

In the event that Tenant shall default in the payment of rentals when due or in any of the terms and provisions of this lease, Landlord may forward written notice of such default by certified mail addressed to Tenant as hereinafter set forth and failure on the part of Tenant to cure such default within 60 days after the date of mailing said notice shall, at the option of Landlord, work a forfeiture of this lease.

19. BANKRUPTCY, INSOLVENCY, ETC.

Neither bankruptcy, nor insolvency, nor assignment for the benefit of creditors, nor the appointment of a receiver or trustee shall affect this lease so long as the covenants on the part of Tenant to be performed are being performed by Tenant or by the then owner of the leased term, and providing there is no default in the payment of rent or any other charges due Landlord hereunder.

20. NOTICES.

A. All notices to Tenant shall be sent by registered or certified mail addressed to Tenant at 230 Railroad Street, Reedsburg, Wisconsin 53959.

B. All notices to Landlord shall be sent by registered or certified mail addressed to Landlord at Reedsburg City Hall, 134 South Locust Street, Reedsburg, Wisconsin 53959.

C. All notices shall be deemed to have been given when deposited in the U. S. Mail in

sealed envelopes with postage prepaid thereon.

21. MODIFICATION.

No modification of this lease shall be binding unless in writing and executed and acknowledged in due form for record. The words "Landlord" and "Tenant" wherever used herein shall be construed as plural wherever the number of parties to this lease so requires, and the necessary grammatical changes to make the provisions hereof apply either to corporations or to individuals, men or women, shall be assumed as though in each case fully expressed.

22. SUCCESSORS, ETC.

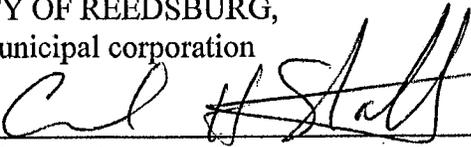
The covenants and agreements herein contained shall be binding upon and shall inure to the benefit of the parties hereto, their heirs, personal representatives, successors, and assigns.

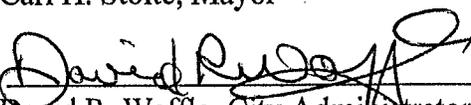
23. ARCHITECTURAL CONTROL.

Tenant agrees to consult with Landlord prior to undertaking the construction or any remodeling or making any major additions or modifications to the building to be constructed and located on the Leased Property.

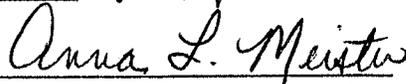
IN WITNESS WHEREOF, the parties hereto have set their hands this 11th day of September, 1998.

LANDLORD
CITY OF REEDSBURG,
a municipal corporation

By: 
Carl H. Stolte, Mayor

By: 
David R. Waffle, City Administrator

Subscribed and sworn to before me
this 11th day of September, 1998.


Notary Public, Sauk County, WI
My Commission expires/is: 6-10-2001.

TENANT
REEDSBURG AREA AMBULANCE
SERVICE, INC.,
a Wisconsin non-profit corporation

By: Keith Pelton
Keith Pelton, Chairperson

By: Arold Hamburg
Arold Hamburg, Vice Chairperson

Subscribed and sworn to before me
this 11th day of September, 1998.

David Ruffalo
Notary Public, Sauk County, WI
My Commission expires/is: 4/23/2001



City of Reedsburg
 134 South Locust Street, P.O. Box 490
 Reedsburg, WI 53959
 Ph. 608-524-6404 Fax. 608-524-8458
 www.reedsburgwi.gov

STAFF REPORT

AGENDA ITEM: III-4-B

To: Mayor and Common Council
Prepared By: Brian Duvalle, Planning and Building
Thru: Stephen P. Compton, City Administrator
Date of Meeting: February 13, 2017

Subject: Monthly Building Permit Report

BACKGROUND AND REQUEST

On a routine basis the building inspector presents to the Common Council the actions of the proceeding monthly activity.

ANALYSIS

Description	Zoning Activity	Building Activity
Jan 2016	\$24,945 value	\$208,226 value
Jan 2017	\$5,500 value	\$109,812 value
Jan 2016	2 permits	12 permits
Jan 2017	1 permit	5 permits
Total Change	\$(19,445) value	\$(98,414) value

STAFF RECOMMENDATION

Recommend the Monthly Building Permit Report be received and filed by the Common Council.

NOTE(S)

CC: Monthly Building Permit Report

Monthly Building Permit Report

Run Date: 01/31/2017 7:01 PM

Accessory Structure

Create Date	Reference No	Address 1	First Name	Last Name	PER Description of Work	PER Estimated Project Cost
1/12/2017	<u>P007461-011217</u>	100 Viking Dr.	Dan	Martens	Cold Storage	50,000
1/23/2017	<u>P007462-012317</u>	100 Viking Dr.	Dan	Martens	Storage Building	50,000
						Total Items: 100000

Electrical

Create Date	Reference No	Address 1	First Name	Last Name	PER Description of Work	PER Estimated Project Cost
1/3/2017	<u>P007457-010317</u>	1425 Lancer Court	Patrick & Kelli	Fish	Redoing master bedroom, bath & closet	10000
						Total Items: 10000

HVAC

Create Date	Reference No	Address 1	First Name	Last Name	PER Description of Work	PER Estimated Project Cost
1/3/2017	<u>P007457-010317</u>	1425 Lancer Court	Patrick & Kelli	Fish	Redoing master bedroom, bath & closet	10000
1/23/2017	<u>P007463-012317</u>	2155 E Main Street	Therapy Without Walls		New duct work.	34,000
						Total Items: 44000

Maintenance

Create Date	Reference No	Address 1	First Name	Last Name	PER Description of Work	PER Estimated Project Cost
1/26/2017	<u>P007465-012617</u>	1401 8th Street	Wayne	Degner	Replace two window units & one patio door.	3812.00
						Total Items: 3812

Plumbing

Create Date	Reference No	Address 1	First Name	Last Name	PER Description of Work	PER Estimated Project Cost
1/3/2017	<u>P007457-010317</u>	1425 Lancer Court	Patrick & Kelli	Fish	Redoing master bedroom, bath & closet	10000
1/11/2017	<u>P007459-011117</u>	2155 East Main	Therapy without Walls		Remodeling Old Building	12,000.00
						Total Items: 22000

Zoning

Create Date	Reference No	Address 1	First Name	Last Name	PER Description of Work	PER Estimated Project Cost
1/23/2017	<u>P007464-012317</u>	1610 Canterbury Court	Nicholas	Jacobe	Fence in backyard.	5,500
						Total Items: 5500