

CITY OF ELROY
PUBLIC NOTICE

COMMON COUNCIL MEETING

THE COMMON COUNCIL WILL HOLD THEIR REGULAR MONTHLY MEETING ON **TUESDAY, FEBRUARY 10, 2015, AT 7:00 P.M.** IN THE COUNCIL CHAMBERS OF CITY HALL LOCATED AT 225 MAIN STREET AND TO CONVENE INTO CLOSED SESSION PURSUANT TO WIS. STATS. § 19.85(1)(c) - CONSIDERING EMPLOYMENT, PROMOTION, COMPENSATION OR PERFORMANCE EVALUATION DATA OF ANY PUBLIC EMPLOYEE OVER WHICH THE GOVERNMENTAL BODY HAS JURISDICTION OR EXERCISES RESPONSIBILITY. DISCUSSION ON THE PERFORMANCE EVALUATION OF THE CITY ADMINISTRATOR. CLOSED SESSION PURSUANT TO WIS. STATS. § 19.85 (b) – CONSIDERING DISMISSAL, DEMOTION, LICENSING OR DISCIPLINE OF ANY PUBLIC EMPLOYEE OR PERSON LICENSED BY A BOARD OR COMMISSION OR THE INVESTIGATION OF CHARGES AGAINST SUCH PERSON, OR CONSIDERING THE GRANT OR DENIAL OF TENURE FOR A UNIVERSITY FACULTY MEMBER, AND THE TAKING OF FORMAL ACTION ON ANY SUCH MATTER; PROVIDED THAT THE FACULTY MEMBER OR OTHER PUBLIC EMPLOYEE OR PERSON LICENSED IS GIVEN ACTUAL NOTICE OF ANY EVIDENTIARY HEARING WHICH MAY BE HELD PRIOR TO FINAL ACTION BEING TAKEN AND OF ANY MEETING AT WHICH FINAL ACTION MAYBE TAKEN. THE NOTICE SHALL CONTAIN A STATEMENT THAT THE PERSON HAS THE RIGHT TO DEMAND THAT THE EVIDENTIARY HEARING OR MEETING BE HELD IN OPEN SESSION. THIS PARAGRAPH AND PAR. (F) DO NOT APPLY TO ANY SUCH EVIDENTIARY HEARING OR MEETING WHERE THE EMPLOYEE OR PERSON LICENSED REQUESTS THAT AN OPEN SESSION BE HELD. DISCUSSION AND POSSIBLE ACTION DISCIPLINARY ACTION ON A PUBLIC EMPLOYEE.

AGENDA

This meeting will follow Robert's Rules of Order, which provides common rules and procedures for deliberation and debate in order to place the whole membership on the same footing and speaking the same language.

- 1) Call to Order
- 2) Roll Call
- 3) Pledge of Allegiance
- 4) Approval of Minutes – Common Council January 13, 2015
- 5) Public Comment (5 minute limit, no action to be taken, items not on agenda)
- 6) Communications:
 - a) Mayor's Comments, Communications and Recommendations
 - b) Council's Communications
 - c) Administrator's Communications
- 7) Consent Agenda:
 - a) Discussion and possible action on Ordinance No. 407 the annexation of lands from the Town of Plymouth in Section 33, T15N, R2E
 - b) Discussion and possible action on a Resolution No. 978 Authorizing the Issuance of a \$260,000 Taxable Tax Increment Revenue Bond to Royal Bank
 - c) Discussion and possible action on Resolution No. 979 Supporting League of Wisconsin Municipalities Partnership for Prosperity: An Agenda for a Competitive 21st Century Wisconsin
 - d) Discussion and possible action on offer to purchase City owned property on Tilmar Street
 - e) Discussion and possible action on City Hall architectural report
 - f) Discussion and possible action on City Hall being an MG&E payment station
 - g) Discussion and possible action on Burn Permit for Robert Schroeder of 821 Main Street
 - h) Expenditures
- 8) Reports:
 - a) Citation and Housing Inspection Update
 - b) Utility Commission update; CDA Update,

- c) Update from Streets, Finance & Personnel, Ordinance, Parks, Long Range Planning and Tourism Committees
- d) Police report
- e) Administrator's report: Audit update; Mile Bluff update; Bardo Schedule and WEDC Grant resubmittal; Downtown demolition schedule; City owned properties; Community calendar

9) Closed Session

- a) Closed Session pursuant to WIS. STATS. § 19.85(1)(c) - considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility. For the discussion on the performance evaluation of the city administrator.
- b) Closed session pursuant to WIS. STATS. § 19.85 (b) – Considering dismissal, demotion, licensing or discipline of any public employee or person licensed by a board or commission or the investigation of charges against such person, or considering the grant or denial of tenure for a university faculty member, and the taking of formal action on any such matter; provided that the faculty member or other public employee or person licensed is given actual notice of any evidentiary hearing which may be held prior to final action being taken and of any meeting at which final action may be taken. The notice shall contain a statement that the person has the right to demand that the evidentiary hearing or meeting be held in open session. This paragraph and par. (f) do not apply to any such evidentiary hearing or meeting where the employee or person licensed requests that an open session be held. Discussion and possible action disciplinary action of a public employee.
- c) Reconvene into open session

10) Next meeting date – March 10, 2015

- a) Agenda Items?

11) Adjourn

Mark R. Stanek, Mayor

Notification of this meeting has been posted in accordance with Wisconsin's Open Meeting Laws. The Common Council may take action on any item on the agenda. It is possible that members or a quorum of members from other governing bodies may be in attendance at the above-stated meeting to gather information; no action will be taken by any governmental body at the above-stated meeting other than the governmental body specifically referred to above in this notice. Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through sign language interpreters or other auxiliary aids. For additional information or to request this service, contact Mark Steward City Administrator/Clerk/Treasurer (462-2400) or by writing to City Hall, 225 Main Street.

Common Council Meeting Minutes

January 13, 2015

UnApproved

Call to order at 7:00 pm by Mayor Stanek

Roll Call.

Klipstein – here
Lindemann - here
Garvin – here
Huber – here
Pfof – here
Stanek – here

Also in attendance: Carole Brown – Deputy Treasurer, William Jefferson - Attorney, Rodney Knuth – EAFA, Ed Brown - EAFA, Steve Shaw – Amb. President, Tyler Brown – Officer, Bob Schroeder.

Pledge of Allegiance

Klipstein/Pfof motion to approve minutes. All ayes. Carried.

Public Comment:

None

Communications:

No comments, communication, or recommendations from the Mayor.

Council communication: Pfof commented that the street light at the triangle isn't pointed toward the flag. Rinderer will be notified.

Administrator communications: Steward absent, however he provided correspondence from the DNR regarding the flood plain grant.

Agenda:

Discussion about Elroy Ambulance Service. Garvin asked members from the Elroy Area Fire & Ambulance Association and the Ambulance Service to update the Council regarding recent changes, where they are at, and where they are headed. Steve Shaw, Ambulance president, stated that in 2014 they tried to be a full time service without raising assessments to municipalities and using funds from the ambulance service to make up financial difference. The ambulance service has gone back to strictly volunteer service as of January 1, 2015. Shaw felt that they tried to do too many things all at once. There are currently 5 EMT's that volunteer from their homes. There is a hole in coverage during weekdays from 10:00 am to 6:00 pm. Training is expensive and time consuming which makes it difficult for people to become EMT's. Shaw will be placing a notice in the paper to recruit members. The Association will help pay for training if the member commits to putting in a certain amount of hours and time. Shaw will also approach business to see if they have employees that would be interested to become EMT's or if any already employed. Garvin asked about mutual aid with other communities. Shaw stated that if there is not enough people available to take calls that he contacts Juneau County to state that the ambulance service is unable to respond. Juneau County then dispatches another agency to respond to call. They are also considering adding first responders. Knuth stated that both ambulances were out of service due to mechanical issues last week. One is still out but the other is back in service. Brown stated that maybe the

City should make becoming an EMT part of their employees job duties. Brown also commented that one of the ambulances is 11-12 years old and a new one is about \$150,000. Some funds that had been set aside for a new ambulance have been used of operating expenses.

Introduction to annex lands from Town of Plymouth:

RBJ Development, LLC petitioned the City of Elroy to annex 12 acres for future expansion.

Discussion and possible on RBJ Developers Agreement:

A new agreement was drafted to include the 12 acre annexation property and current city property.

Garvin/Huber motion to approve RBJ Development, LLC Developers Agreement. Roll call. All ayes. Motion carried.

Discussion and possible action on Resolution 976 to raze 110 S. Main St.

Garvin/Pfost motion to approve Resolution 976. Roll call. All ayes. Motion carried

Discussion and possible action on Resolution 977 to raze 209 Academy St.

Garvin/Pfost motion to approve Resolution 977. Roll call. All ayes. Motion carried

Discussion and possible action on offer to purchase City property on Tilmar St.

The Council authorized Jefferson and Steward to continue with negotiations. Jefferson to add language to allow the City to take back property if no building is built and a new developer would want the property. Jefferson to change time frame for building from three years to two.

Citation/housing inspection update.

Officer Brown stated that citations will be issued for 1416 & 1421 Academy Street, and 306 2nd Main Street. Klipstein would like to have 114-116 Third Street looked at as well.

Review summary of 2014 key activities.

Garvin commented that grants the City has received over the last three years have accounted for 77% of funding for projects. Full summary included in packets.

Review 2015 Council goals.

Garvin asked Council to review these goals as they become Stewards goals as well. Garvin stated three areas of focus: Housing, Business, and Financial.

Pfost commented on the reality of razing four homes in 2015.

Discussion and possible action on Revenue Bond through Royal Bank.

Postponed until next meeting for more information.

Discussion and possible action on Petition for County Highway Aid.

Garvin/Huber motion to approve petition. Roll call. All ayes. Motion carried.

Discussion and possible action on Expenditures.

Klipstein/Garvin motion to approve expenditures. Roll call. All ayes. Carried.

Reports:

Citation and housing were already discussed earlier and also at Ordinance Committee meeting.

Community Development Update:

Garvin reported that Bardo is making progress. Garvin stated that the negotiations regarding the Koenecke and Strelow properties have been called off. He would like the City to move ahead with installing the alley as weather permits. He would like Steward to follow up on this issue.

Streets update:

Huber stated that they will need to get estimates from someone else to do tree cutting. Will be working on head stones in the spring. Sidewalk repair letters should be going out in February. Most things on the Street Department to do list are tabled until spring. They would like to look at a leaf vacuum truck and bring information back to Council.

Finance update:

Garvin indicated finances were on budget for 2014 year end and would know more once the audit is complete. He would like to work on debt reduction. He recommend the Council to stay on top of shared revenue discussions at the state level and get local representatives involved.

Ordinance update:

Klipstein reported that they are updating the ordinance book and mentioned a few areas that need correcting. They will continue reviewing the ordinances. She would like the citation spreadsheet monitored and updated. Next meeting February 10, 2015.

Parks update:

Huber brought Lindemann up to date from last meeting regarding park improvements done by all community groups that use the park.

Long Range Planning update:

Pfst stated that he will be gone for two weeks in February, but isn't sure of exact dates yet.

Tourism update:

Garvin reported that a meeting was held at the Library with the County, Omaha, DNR, 400 Trail and the Elroy Sparta Trail representatives. They will be planning activities for the 50th anniversary of the Elroy Sparta Trail. They discussed signage and trail improvements as well. The Council will need to discuss the Commons and how they want it to function, what to sell, and participation in the trail anniversary.

The Council did not convene in to closed session as the Administrator evaluation was postponed until February,

Next meeting date is February 10, 2015

Bob Schroeder commented that it is nice to see the City trying to make things look nice and clean up, however they need to look in their own back yard. He commented on the area by the barns at the park that seem to be an area that needs to be cleaned up.

Pfst/Garvin motion to adjourn at 8:30 p.m.

Carole Brown
Deputy Treasurer/Utility Clerk

		BEGINNING	TOTAL	TOTAL	ENDING	AVERAGE
		BALANCE	DEBITS	CREDITS	BALANCE	DAILY
						BALANCE
GENERAL FUND						
10 -100010	CASH	27.22CR	0.00	0.00	27.22CR	27.22CR
10 -100020	COMMONS CC ACCOU	0.00	0.00	0.00	0.00	0.00
10 -100030	TAX ACCOUNT	308,013.54	0.00	0.00	308,013.54	308,013.54
10 -100040	EC REV LOAN FUND	0.00	0.00	0.00	0.00	0.00
10 -100080	CDBG HOUSING FUN	0.00	0.00	0.00	0.00	0.00
10 -100090	LGIP#1 GENERAL	366,479.73	0.00	0.00	366,479.73	366,479.73
10 -100110	CITY TREE FUND	0.00	0.00	0.00	0.00	0.00
10 -100120	LGIP#4 LIBRARY C	0.23	0.00	0.00	0.23	0.23
10 -100180	LGIP#7 PUBLIC LI	0.49	0.00	0.00	0.49	0.49
10 -100225	ELROY EVENT FUND	0.00	0.00	0.00	0.00	0.00
10 -100227	ELROY PD/HUNTER	450.80	0.00	0.00	450.80	450.80
10 -100300	BRIDGET BAILEY C	54.86	0.00	0.00	54.86	54.86
10 -113000	CLAIM ON CASH	283,007.27	0.00	55,270.88CR	227,736.39	227,736.39
	FUND 10 TOTAL	957,979.70	0.00	55,270.88CR	902,708.82	902,708.82
	REPORT TOTALS	957,979.70	0.00	55,270.88CR	902,708.82	902,708.82

VENDOR SET: 01 City of Elroy
 BANK: * ALL BANKS
 DATE RANGE: 0/00/0000 THRU 99/99/9999

VENDOR I.D.	NAME	STATUS	CHECK DATE	AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
4260	LINCOLN BENEFIT LIFE							
	C-CHECK	VOIDED	V 1/22/2015			028576		4,623.68CR

* * T O T A L S * *

	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
REGULAR CHECKS:	0	0.00	0.00	0.00
HAND CHECKS:	0	0.00	0.00	0.00
DRAFTS:	0	0.00	0.00	0.00
EFT:	0	0.00	0.00	0.00
NON CHECKS:	0	0.00	0.00	0.00

VOID CHECKS:	1 VOID DEBITS	0.00		
	VOID CREDITS	4,623.68CR	4,623.68CR	0.00

TOTAL ERRORS: 0

	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
VENDOR SET: 01 BANK: TOTALS:	1	4,623.68CR	0.00	0.00
BANK: TOTALS:	1	4,623.68CR	0.00	0.00

VENDOR SET: 01 City of Elroy
 BANK: 3 POOLED CASH
 DATE RANGE: 0/00/0000 THRU 99/99/9999

VENDOR I.D.	NAME	STATUS	CHECK DATE	AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
1054	CITY OF ELROY							
I-01142015	TAXES-HAWKHUNTER	R	1/14/2015			028564		
10 5641-3900	REDEVELOPMENT & DEMOLITION	TAXES-HAWKHUNTER		326.44				326.44
1076	JUNEAU COUNTY TREASURER							
I-011415	JANUARY TAX SETTLEMENT	R	1/14/2015			028565		
10 216110	COUNTY & STATE TAXES	JANUARY TAX SETTLEME		67,626.18				67,626.18
1077	ROYALL SCHOOL DISTRICT							
I-011415	JANUARY TAX SETTLEMENT	R	1/14/2015			028566		
10 217110	SCHOOL DISTRICT TAXES	JANUARY TAX SETTLEME		117,134.04				117,134.04
2097	UW MADISON							
I-011415	GOVERNMENT AFFAIRS SEMINAR	R	1/14/2015			028567		
10 5145-3900	DUES/PROFESSIONAL DEVELOPMENT	GOVERNMENT AFFAIRS S		75.00				
64 5000-8570	SEWER CLASSES/TRAINING/TRAVEL	GOVERNMENT AFFAIRS S		75.00				150.00
5055	DAVE WAGNER							
I-011415	REFUND OVERPAYMENT OF PROP TAX	R	1/14/2015			028568		
10 411100	GEN PROP TAX FOR CITY	REFUND OVERPAYMENT O		392.83				392.83
6552	WESTERN TECHNICAL COLLEGE							
I-011415	JANUARY TAX SETTLEMENT	R	1/14/2015			028569		
10 217210	WWTI EDU TAXES	JANUARY TAX SETTLEME		16,135.88				16,135.88
6980	EHLER'S							
I-011415	WI PUBLIC FINANCE SEMINAR	R	1/14/2015			028571		
10 5145-3900	DUES/PROFESSIONAL DEVELOPMENT	WI PUBLIC FINANCE SE		420.00				420.00
6911	UNITED COOPERATIVE							
I-4848/3211232	UNLEADED AND DIESEL FUEL	R	1/22/2015			028573		
62 5000-9330	TRANSPORTATION EXPENSE	UNLEADED/DIESEL FUEL		304.98				
63 5000-9331	VEHICLE FUEL	UNLEADED/DIESEL FUEL		262.18				
64 5000-8280	SEWER VEHICLE FUEL	UNLEADED/DIESEL FUEL		178.72				
10 5330-3900	STREETS ALLEYS OTHER EXPENSES	UNLEADED/DIESEL FUEL		813.57				
10 5210-4020	SQUAD MAINTENANCE/FUEL	UNLEADED FUEL		922.91				
10 5220-4040	FIRE DEPT. FUEL	UNLEADED/DIESEL FUEL		511.77				
63 5000-6320	OPERATION SUPPLIES AND EXPENSE	POLY WASHER SET		5.58				2,999.71
6952	LEWIS COUNTY PRESS, LLC dba TH							
I-01202015	PUBLICATIONS	R	1/22/2015			028574		
10 5636-3900	PUBLISHING EXPENSES	RESOLUTIONS		41.00				
64 5000-8510	SEWER OFFICE SUPPLIES & EXPENS	RESOLUTIONS		22.00				63.00

VENDOR SET: 01 City of Elroy
 BANK: 3 POOLED CASH
 DATE RANGE: 0/00/0000 THRU 99/99/9999

VENDOR I.D.	NAME	STATUS	CHECK DATE	AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
4259	VFIS							
I-01202015	FIRE DEPT RETIREMENT	R	1/22/2015			028575		
10 5220-1320	FIRE RETIREMENT/LENGTH OF SERV			830.00				830.00
4260	LINCOLN BENEFIT LIFE							
I-01222015	FIRE DEPT RETIREMENT	V	1/22/2015			028576		4,623.68
4260	LINCOLN BENEFIT LIFE							
M-CHECK	LINCOLN BENEFIT LIFE	VOIDED V	1/22/2015			028576		4,623.68CR
6339	JESSICA BASHIRIAN							
I-01222015	REFUND OVERPAY ON TAXES	R	1/22/2015			028577		
10 411100	GEN PROP TAX FOR CITY	REFUND OVERPAY ON TA		415.12				415.12
6608	JUNEAU COUNTY PUBLIC WORKS							
I-01202015	COUNTY HIGHWAY AID 2015	R	1/22/2015			028578		
10 5330-8000	STREETS ALLEYS CAPITAL OUTLAY			2,000.00				2,000.00
6857	NECEDAR MEMORIAL LIBRARY							
I-5	BOOK PAGE SUBSCRIPTION	R	1/22/2015			028580		
10 5511-3970	LIBRARY BOOKS & MATERIALS	BOOK PAGE SUBSCRIPTI		75.00				75.00
2059	POSTMASTER/ELROY							
I-01272015	3 ROLLS OF STAMPS	R	1/27/2015			028583		
10 5142-3900	POSTAGE	3 ROLLS OF STAMPS		147.00				147.00
64110	AMAZON.COM							
I-02012015	BOOKS AND DVD'S	R	2/06/2015			028586		
10 5511-3970	LIBRARY BOOKS & MATERIALS	BOOKS AND DVD'S		291.99				291.99
1084	ARAMARK UNIFORM SERVICES							
I-02012015	SHOP SUPPLIES AND TOWELS	R	2/06/2015			028587		
10 5323-3900	GARAGES SHEDS OTHER EXPENSES	UNIFORMS/SUPPLIES		245.40				
62 5000-5400	OPERATION SUPPLIES AND EXPENSE	UNIFORMS/SUPPLIES		237.24				482.64
6352	BADGER WELDING SUPPLIES							
I-3254392	CYLINDER RENTAL	R	2/06/2015			028588		
10 5330-3900	STREETS ALLEYS OTHER EXPENSES	CYLINDER RENTAL		12.40				12.40
6044	BLOSSOMS & BOUQUETS							
I-288	PLANT FOR BARRY THOMAS FUNERAL	R	2/06/2015			028589		
10 5110-3900	COUNCIL OTHER EXPENSES	PLANT FOR BARRY THOM		35.00				35.00

VENDOR SET: 01 City of Elroy
 BANK: 3 POOLED CASH
 DATE RANGE: 0/00/0000 THRU 99/99/9999

VENDOR I.D.	NAME	STATUS	CHECK DATE	AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
6978	CAMERON ASLAKSEN ARCHITECTS, L							
I-15-014	CITY HALL SPACE NEEDS	R	2/06/2015			028591		
10 5170-3900	CITY HALL OTHER EXPENSES			4,038.70				4,038.70
1087	CENTURYLINK							
I-02012015	TELEPHONE BILLS	R	2/06/2015			028593		
10 5511-3960	LIBRARY INTERNET & TELEPHONE	LIBRARY		85.16				
10 5512-3900	MUSEUM OTHER EXPENSES	MUSEUM		4.00				
10 5210-3960	POLICE INTERNET & TELEPHONE	POLICE		189.59				
10 5143-3900	UTILITIES/PHONE	CLERK		356.22				
10 5143-3900	UTILITIES/PHONE	FAX		8.90				
10 5650-3920	COMMONS UTILITIES	COMMONS		39.98				
62 5000-9210	OFFICE SUPPLIES AND EXPENSES	MONTHLY PHONE/FAX CH		153.70				
63 5000-9210	OFFICE SUPPLIES AND EXPENSES	MONTHLY PHONE/FAX CH		136.39				
63 5000-6410	OPERATION SUPPLIES AND EXPENSES	MONTHLY PHONE/FAX CH		200.04				
64 5000-8510	SEWER OFFICE SUPPLIES & EXPENSES	MONTHLY PHONE/FAX CH		180.17				
10 5542-3900	SWIMMING POOL OTHER EXPENSES	POOL		38.90				1,393.05
3844	CITY OF ELROY UTILITIES							
I-02012015-2	UTILITY BILLS	R	2/06/2015			028594		
10 5512-3900	MUSEUM OTHER EXPENSES	UTILITIES		99.23				
10 5143-3900	UTILITIES/PHONE	UTILITIES		227.32				
10 5323-3900	GARAGES SHEDS OTHER EXPENSES	UTILITIES		198.16				
10 5366-3900	RECYCLING OTHER EXPENSES	UTILITIES		20.46				
10 5520-3900	PARKS OTHER EXPENSES	UTILITIES		54.64				
10 5650-3920	COMMONS UTILITIES	UTILITIES		187.55				
10 5511-3920	LIBRARY UTILITIES (GAS & ELECT)	UTILITIES		384.86				
10 5211-3900	TRAFFIC CONTROL OTHER EXPENSES	UTILITIES		7.33				
10 5200-3900	EMERGENCY GOVT OTHER EXPENSES	UTILITIES		8.92				
10 5520-3900	PARKS OTHER EXPENSES	UTILITIES		122.36				
10 5520-3900	PARKS OTHER EXPENSES	UTILITIES		55.52				
10 5542-3900	SWIMMING POOL OTHER EXPENSES	UTILITIES		55.51				1,421.86
6163	COMMUNITY ANTENNA SYSTEM							
I-02012015	INTERNET	R	2/06/2015			028595		
10 5210-3960	POLICE INTERNET & TELEPHONE	INTERNET SERVICE		21.00				
10 5143-3900	UTILITIES/PHONE	INTERNET SERVICE		21.00				
62 5000-9210	OFFICE SUPPLIES AND EXPENSES	INTERNET SERVICE		14.00				
63 5000-9210	OFFICE SUPPLIES AND EXPENSES	INTERNET SERVICE		14.00				
64 5000-8510	SEWER OFFICE SUPPLIES & EXPENSES	INTERNET SERVICE		13.99				83.99
3064	CRESCENT ELECTRIC SUPPLY COMPA							
I-S500195701.001	100W RPS BULB/XMAS DECORATIONS	R	2/06/2015			028596		
62 5000-5400	OPERATION SUPPLIES AND EXPENSES	100W RPS BULBS		224.23				
10 5530-3900	ENTERTAINMENT (FLAGS/DECORATIO)	CHRISTMAS BULBS		268.52				492.75

VENDOR SET: 01 City of Elroy
 BANK: 3 POOLED CASH
 DATE RANGE: 0/00/0000 THRU 99/99/9999

VENDOR I.D.	NAME	STATUS	CHECK DATE	AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
2036	DEMCO INC							
I-5498132	SUPPLIES	R	2/06/2015			028597		
10 5511-3910	LIBRARY OFFICE SUPPLIES	SUPPLIES		22.61				22.61
1020	DIGGERS HOTLINE							
I-02012015	1ST QUARTER BILLING-LOCATES	R	2/06/2015			028599		
10 5330-3900	STREETS ALLEYS OTHER EXPENSES	2ND PREPAYMENT FOR L		52.40				
62 5000-9300	MISC. GENERAL EXPENSES	2ND PREPAYMENT FOR L		52.40				
63 5000-9300	MISC. GENERAL EXPENSE	2ND PREPAYMENT FOR L		52.40				
64 5000-8560	SEWER MISC GEN EXPENSE	2ND PREPAYMENT FOR L		52.40				209.60
3883	DWD UI							
I-02012015	UNEMPLOYMENT-PITYER/SPENCE	R	2/06/2015			028600		
10 5196-3900	UNEMPLOYMENT COMPENATION	UNEMPLOYMENT--PITYER/		199.15				199.15
1065	ELROY AUTO SUPPLY							
I-02012015	PARTS AND SUPPLIES	R	2/06/2015			028601		
10 5210-4020	SQUAD MAINTENANCE/FUEL	WIPER BLADES		32.99				
10 5324-3900	MACHINERY & EQUIP OTHER EXPENS	BRAKE PADS/VAC TRUCK		118.75				
10 5323-3900	GARAGES SHEDS OTHER EXPENSES	DUAL LOCK FASTENING		144.93				
63 5000-9332	VEHICLE MAINTENANCE	VAC TRUCK REPAIRS		84.75				
64 5000-8270	SEWER SUPPLIES & EXPENSES	POSTAGE		24.21				
64 5000-8290	SEWER VEHICLE MAINT	VAC TRUCK REPAIRS		84.74				490.37
1063	ELROY FIRE & AMBULANCE ASSOCIA							
I-02012015	FIRE AND AMBULANCE ASSESSMENT	R	2/06/2015			028602		
10 5220-3900	FIRE OTHER EXPENSES	FIRE ASSESSMENT		3,949.67				
10 5230-3900	AMBULANCE OTHER EXPENSES	AMBULANCE ASSESSMENT		3,642.50				7,592.17
6800	EO JOHNSON CO, INC.							
I-16470374	COPIER LEASE PAYMENT	R	2/06/2015			028603		
62 5000-9210	OFFICE SUPPLIES AND EXPENSES	LEASE AGREEMENT LANI		25.34				
63 5000-9210	OFFICE SUPPLIES AND EXPENSES	LEASE AGREEMENT LANI		25.33				
64 5000-8510	SEWER OFFICE SUPPLIES & EXPENS	LEASE AGREEMENT LANI		25.33				
10 5210-3900	POLICE OTHER EXPENSES	LEASE AGREEMENT LANI		38.00				
10 5141-3900	GENERAL OFFICE SUPPLES	LEASE AGREEMENT LANI		38.00				152.00
1037	EO JOHNSON COMPANY							
I-CNIN752873	COPIER MAINTENANCE CONTRACT	R	2/06/2015			028604		
10 5511-3910	LIBRARY OFFICE SUPPLIES	COPIER MAINTENANCE C		48.99				48.99
6594	GALLS, AN ARAMARK COMPANY							
I-002942786	SHAWN UNIFORMS	R	2/06/2015			028605		
10 5210-4060	POLICE UNIFORMS	SHAWN UNIFORMS		283.51				
I-003050111	SHAWN UNIFORM	R	2/06/2015			028605		
10 5210-4060	POLICE UNIFORMS	SHAWN UNIFORM		147.39				
I-003928201	TODD UNIFORMS	R	2/06/2015			028605		
10 5210-4060	POLICE UNIFORMS	TODD UNIFORMS		154.92				585.82

VENDOR SET: 01 City of Elroy
 BANK: 3 POOLED CASH
 DATE RANGE: 0/00/0000 THRU 99/99/9999

VENDOR I.D.	NAME	STATUS	CHECK DATE	AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
1040	HANSENS IGA							
I-02012015	TRASH BAGS/TP/SUPPLIES	R	2/06/2015			028607		
64 5000-8270	SEWER SUPPLIES & EXPENSES	TP/SPRAY		11.98				
10 5511-3910	LIBRARY OFFICE SUPPLIES	TRASH BAGS/TP		10.97				22.95
6177	HERBECK EQUIPMENT							
I-02012015	SUPPLIES FOR VAC TRUCK MAINT	R	2/06/2015			028610		
10 5324-3900	MACHINERY & EQUIP OTHER EXPENS	SUPPLIES FOR VAC TRU		14.81				
63 5000-9330	TRANSPORTATION EXPENSE	SUPPLIES FOR VAC TRU		14.81				
64 5000-8290	SEWER VEHICLE MAINT	SUPPLIES FOR VAC TRU		14.81				44.43
3043	HILLSBORO EQUIPMENT INC							
I-C222716	LEASE 2015 SNOW BLOWER	R	2/06/2015			028612		
10 5324-8000	MACHINERY & EQUIP CAPITAL OUTL	LEASE 2015 SNOW BLOW		5,700.00				5,700.00
2028	JEFFERSON LAW OFFICE							
I-02012015	RBJ DEVELOPMENT REPORT TITLE	R	2/06/2015			028614		
10 5130-3900	LEGAL OTHER EXPENSES	RBJ DEVELOPMENT REPO		70.00				70.00
6798	JOHNSON BLOCK & COMPANY INC							
I-418282	AUDIT	R	2/06/2015			028615		
10 5156-3900	INDEPENDENT AUDITING OTHER EXP	AUDIT		250.00				
62 5000-9230	OUTSIDE SERVICES/AUDIT	AUDIT		175.00				
63 5000-9230	OUTSIDE SERVICES/AUDIT	AUDIT		345.00				
64 5000-8520	OUTSIDE SERVICES/AUDIT	AUDIT		100.00				870.00
9433	JUNEAU COUNTY CLERK							
I-02012015	SVRS PROVIDER FEE	R	2/06/2015			028616		
10 5144-3900	ELECTION OTHER EXPENSES	SVRS PROVIDER FEE		300.00				300.00
6335	L.G. NUZUM LUMBER COMPANY, INC							
I-304250	VAC TRUCK REPAIR/PARTS	R	2/06/2015			028617		
10 5324-3900	MACHINERY & EQUIP OTHER EXPENS	VAC TRUCK REPAIR/PAR		8.29				
63 5000-9330	TRANSPORTATION EXPENSE	VAC TRUCK REPAIR/PAR		8.28				
64 5000-8290	SEWER VEHICLE MAINT	VAC TRUCK REPAIR/PAR		8.28				24.85
5087	JAMIE J LADWIG							
I-02012015	CELL PHONE REIMBURSEMENT	R	2/06/2015			028618		
10 5330-3900	STREETS ALLEYS OTHER EXPENSES	CELL PHONE REIMBURSE		16.00				16.00
8361	LENORUD SERVICES, INC							
I-10680	RECYCLING EXPENSE	R	2/06/2015			028619		
10 5366-3900	RECYCLING OTHER EXPENSES	RECYCLING EXPENSE		2,886.67				2,886.67

VENDOR SET: 01 City of Elroy
 BANK: 3 POOLED CASH
 DATE RANGE: 0/00/0000 THRU 99/99/9999

VENDOR I.D.	NAME	STATUS	CHECK DATE	AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
6970	MASS MUTUAL							
I-02012015	FIRE DEPT RETIEMENT	R	2/06/2015			028622		
10 5220-1320	FIRE RETIREMENT/LENGTH OF SERV			4,623.68				4,623.68
3725	METCO							
I-159399	ANNUAL TANK INSPECTIONS	R	2/06/2015			028623		
10 5330-3900	STREETS ALLEYS OTHER EXPENSES			58.25				
10 5210-3900	POLICE OTHER EXPENSES			58.25				
62 5000-9330	TRANSPORTATION EXPENSE			38.84				
63 5000-9330	TRANSPORTATION EXPENSE			38.83				
64 5000-8290	SEWER VEHICLE MAINT			38.83				233.00
1088	MG&E							
I-02012015	GAS BILLS	R	2/06/2015			028625		
10 5143-3900	UTILITIES/PHONE			492.63				
10 5323-3900	GARAGES SHEDS OTHER EXPENSES			607.79				
10 5511-3920	LIBRARY UTILITIES (GAS & ELECT)			569.33				
10 5512-3900	MUSEUM OTHER EXPENSES			290.16				
10 5520-3900	PARKS OTHER EXPENSES			24.96				
10 5542-3900	SWIMMING POOL OTHER EXPENSES			24.96				2,009.83
3737	MSA PROFESSIONAL SERVICES							
I-R00060053.0 5	GIS/UTILITY DATA/GIS UPGRADE	R	2/06/2015			028627		
10 5631-3900	SURVEYING & MAPPING OTHER			187.50				
62 5000-9230	OUTSIDE SERVICES/AUDIT			460.00				
62 5000-9230	OUTSIDE SERVICES/AUDIT			245.34				
63 5000-9230	OUTSIDE SERVICES/AUDIT			245.33				
64 5000-8520	OUTSIDE SERVICES/AUDIT			245.33				
10 5146-3900	TECHNOLOGY MANAGEMENT & SUPP			736.00				
I-R00060057.0	OIL SPILL RESPONSE	R	2/06/2015			028627		
10 5641-3900	REDEVELOPMENT & DEMOLITION			209.75				2,329.25
6290	TRINA NEWLUN							
I-02012015	CLEANING CITY HALL	R	2/06/2015			028628		
10 5141-3900	GENERAL OFFICE SUPPLES			25.00				
10 5210-3900	POLICE OTHER EXPENSES			12.50				
62 5000-9210	OFFICE SUPPLIES AND EXPENSES			4.25				
63 5000-9210	OFFICE SUPPLIES AND EXPENSES			4.25				
64 5000-8510	SEWER OFFICE SUPPLIES & EXPENS			4.00				50.00
6310	READER SERVICE							
I-02012015	BOOKS	R	2/06/2015			028631		
10 5511-3970	LIBRARY BOOKS & MATERIALS			96.35				96.35

VENDOR SET: 01 City of Elroy
 BANK: 3 POOLED CASH
 DATE RANGE: 0/00/0000 THRU 99/99/9999

VENDOR I.D.	NAME	STATUS	CHECK DATE	AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
1077	ROYALL SCHOOL DISTRICT							
I-02012015	MOBILE HOME TAX	R	2/06/2015			028634		
10 217610	OTHER ACCTS DUE SCHOOL DISTRICT			263.12				263.12
2085	SCHILLING PAPER COMPANY							
I-463182-00	PAPER TOWEL AND TP	R	2/06/2015			028636		
10 5141-3900	GENERAL OFFICE SUPPLES			73.82				
10 5511-3910	LIBRARY OFFICE SUPPLIES			73.81				147.63
1074	STAPLES ADVANTAGE							
I-3254079711	OFFICE SUPPLIES	R	2/06/2015			028638		
62 5000-9210	OFFICE SUPPLIES AND EXPENSES			9.72				
63 5000-9210	OFFICE SUPPLIES AND EXPENSES			9.72				
64 5000-8510	SEWER OFFICE SUPPLIES & EXPENS			9.72				
10 5141-3900	GENERAL OFFICE SUPPLES			98.16				127.32
6757	MARK STEWARD							
I-02012015	CELL PHONE REIMBURSEMENT	R	2/06/2015			028639		
10 5140-3900	CLERK OTHER EXPENSES			16.00				16.00
3839	THE O'BRIEN AGENCY, LLC							
I-45249	310 WINDOW ENVELOPES	R	2/06/2015			028640		
10 5141-3900	GENERAL OFFICE SUPPLES			46.75				
62 5000-9210	OFFICE SUPPLIES AND EXPENSES			46.75				
63 5000-9210	OFFICE SUPPLIES AND EXPENSES			46.75				
64 5000-8510	SEWER OFFICE SUPPLIES & EXPENS			46.75				187.00
4226	TOMAH WESTLAND INSURANCE							
I-110657	POLLUTION RENEWAL	R	2/06/2015			028641		
10 5190-5100	PROPERTY LIABILITY INSURANCE			459.38				
62 5000-9240	INSURANCE			918.76				
63 5000-9240	INSURANCE			229.70				
64 5000-8530	SEWER INSURANCE			229.68				1,837.52
6623	TYLER TECHNOLOGIES, INC.							
I-02012015	ANNUAL FEES	R	2/06/2015			028642		
62 5000-9210	OFFICE SUPPLIES AND EXPENSES			2,219.93				
63 5000-9210	OFFICE SUPPLIES AND EXPENSES			2,219.93				
64 5000-8510	SEWER OFFICE SUPPLIES & EXPENS			2,219.93				
10 5146-3900	TECHNOLOGY MANAGEMENT & SUPPOR			3,067.93				9,727.72
6615	US CELLULAR							
I-0070185874	POLICE CELL PHONES	R	2/06/2015			028644		
10 5210-3960	POLICE INTERNET & TELEPHONE			90.81				90.81

VENDOR SET: 01 City of Elroy
 BANK: 3 POOLED CASH
 DATE RANGE: 0/00/0000 THRU 99/99/9999

VENDOR I.D.	NAME	STATUS	CHECK DATE	AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
3763	MARY WAARVIK							
I-02012015	MILEAGE REIMBURSEMENT	R	2/06/2015			028645		
10 5511-3950	LIBRARY TRAINING, DUES & TRAVEMILEAGE REIMBURSEMEN			78.40				78.40
6196	WINDING RIVERS LIBRARY SYSTEM							
I-002435	CLOUD CONNECT MAINT	R	2/06/2015			028646		
10 5511-3960	LIBRARY INTERNET & TELEPHONE CLOUD CONNECT MAINT			32.00				32.00
2049	WISCONSIN DEPT OF JUSTICE							
I-T18260	TIME SYSTEM PAYMENT	R	2/06/2015			028647		
10 5210-3900	POLICE OTHER EXPENSES TIME SYSTEM PAYMENT			168.00				168.00
6337	WISCONSIN METALS							
I-249317	VAC TRUCK REPAIRS/MATERIALS	R	2/06/2015			028648		
10 5324-3900	MACHINERY & EQUIP OTHER EXPENSVAC TRUCK REPAIRS/MA			164.10				
63 5000-9330	TRANSPORTATION EXPENSE VAC TRUCK REPAIRS/MA			164.10				
64 5000-8290	SEWER VEHICLE MAINT VAC TRUCK REPAIRS/MA			164.10				492.30

* * T O T A L S * *	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
REGULAR CHECKS:	58	263,336.80	0.00	258,713.12
HAND CHECKS:	0	0.00	0.00	0.00
DRAFTS:	0	0.00	0.00	0.00
EFT:	0	0.00	0.00	0.00
NON CHECKS:	0	0.00	0.00	0.00
VOID CHECKS:	0 VOID DEBITS	0.00		
	VOID CREDITS	4,623.68CR	4,623.68CR	0.00

TOTAL ERRORS: 0

** G/L ACCOUNT TOTALS **

G/L ACCOUNT	NAME	AMOUNT
10 216110	COUNTY & STATE TAXES	67,626.18
10 217110	SCHOOL DISTRICT TAXES	117,134.04
10 217210	WWTI EDU TAXES	16,135.88
10 217610	OTHER ACCTS DUE SCHOOL DISTRIC	263.12
10 411100	GEN PROP TAX FOR CITY	807.95
10 5110-3900	COUNCIL OTHER EXPENSES	35.00
10 5130-3900	LEGAL OTHER EXPENSES	70.00
10 5140-3900	CLERK OTHER EXPENSES	16.00
10 5141-3900	GENERAL OFFICE SUPPLES	281.73
10 5142-3900	POSTAGE	147.00
10 5143-3900	UTILITIES/PHONE	1,106.07

VENDOR SET: 01 City of Elroy

BANK: 3 POOLED CASH

DATE RANGE: 0/00/0000 THRU 99/99/9999

** G/L ACCOUNT TOTALS **

G/L ACCOUNT	NAME	AMOUNT
10 5144-3900	ELECTION OTHER EXPENSES	300.00
10 5145-3900	DUES/PROFESSIONAL DEVELOPMENT	495.00
10 5146-3900	TECHNOLOGY MANAGEMENT & SUPPOR	3,803.93
10 5156-3900	INDEPENDENT AUDITING OTHER EXP	250.00
10 5170-3900	CITY HALL OTHER EXPENSES	4,038.70
10 5190-5100	PROPERTY LIABILITY INSURANCE	459.38
10 5196-3900	UNEMPLOYMENT COMPENATION	199.15
10 5200-3900	EMERGENCY GOVT OTHER EXPENSES	8.92
10 5210-3900	POLICE OTHER EXPENSES	276.75
10 5210-3960	POLICE INTERNET & TELEPHONE	301.40
10 5210-4020	SQUAD MAINTENANCE/FUEL	955.90
10 5210-4060	POLICE UNIFORMS	585.82
10 5211-3900	TRAFFIC CONTROL OTHER EXPENSES	7.33
10 5220-1320	FIRE RETIREMENT/LENGTH OF SERV	5,453.68
10 5220-3900	FIRE OTHER EXPENSES	3,949.67
10 5220-4040	FIRE DEPT. FUEL	511.77
10 5230-3900	AMBULANCE OTHER EXPENSES	3,642.50
10 5323-3900	GARAGES SHEDS OTHER EXPENSES	1,196.28
10 5324-3900	MACHINERY & EQUIP OTHER EXPENS	305.95
10 5324-8000	MACHINERY & EQUIP CAPITAL OUTL	5,700.00
10 5330-3900	STREETS ALLEYS OTHER EXPENSES	952.62
10 5330-8000	STREETS ALLEYS CAPITAL OUTLAY	2,000.00
10 5366-3900	RECYCLING OTHER EXPENSES	2,907.13
10 5511-3910	LIBRARY OFFICE SUPPLIES	156.38
10 5511-3920	LIBRARY UTILITIES (GAS & ELECT	954.19
10 5511-3950	LIBRARY TRAINING, DUES & TRAVE	78.40
10 5511-3960	LIBRARY INTERNET & TELEPHONE	117.16
10 5511-3970	LIBRARY BOOKS & MATERIALS	463.34
10 5512-3900	MUSEUM OTHER EXPENSES	393.39
10 5520-3900	PARKS OTHER EXPENSES	257.48
10 5530-3900	ENTERTAINMENT (FLAGS/DECORATIO	268.52
10 5542-3900	SWIMMING POOL OTHER EXPENSES	119.37
10 5631-3900	SURVEYING & MAPPING OTHER	187.50
10 5636-3900	PUBLISHING EXPENSES	41.00
10 5641-3900	REDEVELOPMENT & DEMOLITION	536.19
10 5650-3920	COMMONS UTILITIES	227.53
	*** FUND TOTAL ***	245,725.30
62 5000-5400	OPERATION SUPPLIES AND EXPENSE	461.47
62 5000-9210	OFFICE SUPPLIES AND EXPENSES	2,473.69
62 5000-9230	OUTSIDE SERVICES/AUDIT	880.34
62 5000-9240	INSURANCE	918.76
62 5000-9300	MISC. GENERAL EXPENSES	52.40
62 5000-9330	TRANSPORTATION EXPENSE	343.82
	*** FUND TOTAL ***	5,130.48

VENDOR SET: 01 City of Elroy

BANK: 3 POOLED CASH

DATE RANGE: 0/00/0000 THRU 99/99/9999

** G/L ACCOUNT TOTALS **

G/L ACCOUNT	NAME	AMOUNT
63 5000-6320	OPERATION SUPPLIES AND EXPENSE	5.58
63 5000-6410	OPERATION SUPPLIES AND EXPENSE	200.04
63 5000-9210	OFFICE SUPPLIES AND EXPENSES	2,456.37
63 5000-9230	OUTSIDE SERVICES/AUDIT	590.33
63 5000-9240	INSURANCE	229.70
63 5000-9300	MISC. GENERAL EXPENSE	52.40
63 5000-9330	TRANSPORTATION EXPENSE	226.02
63 5000-9331	VEHICLE FUEL	262.18
63 5000-9332	VEHICLE MAINTENANCE	84.75
	*** FUND TOTAL ***	4,107.37
64 5000-8270	SEWER SUPPLIES & EXPENSES	36.19
64 5000-8280	SEWER VEHICLE FUEL	178.72
64 5000-8290	SEWER VEHICLE MAINT	310.76
64 5000-8510	SEWER OFFICE SUPPLIES & EXPENS	2,521.89
64 5000-8520	OUTSIDE SERVICES/AUDIT	345.33
64 5000-8530	SEWER INSURANCE	229.68
64 5000-8560	SEWER MISC GEN EXPENSE	52.40
64 5000-8570	SEWER CLASSES/TRAINING/TRAVEL	75.00
	*** FUND TOTAL ***	3,749.97

VENDOR SET: 01	BANK: 3	TOTALS:	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
			58	258,713.12	0.00	258,713.12
BANK: 3	TOTALS:		58	258,713.12	0.00	258,713.12
REPORT TOTALS:			59	254,089.44	0.00	258,713.12



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Attorneys at Law in
Chicago
Indianapolis
Madison
Milwaukee
Naples
Phoenix
Tampa
Tucson
Washington, D.C.

January 26, 2015

VIA EMAIL AND REGULAR MAIL

Mr. Mark Steward
City Administrator/Clerk-Treasurer
City of Elroy
225 Main Street
Elroy, WI 53929

Scope of Engagement Re: Proposed Issuance of \$260,000 City of Elroy (the "City")
Taxable Tax Increment Revenue Bond

Dear Mr. Steward:

We are pleased to be working with you again as the City's bond counsel.

The purpose of this letter is to set forth the role we propose to serve and responsibilities we propose to assume as bond counsel in connection with the issuance of the above-referenced bond (the "Securities") by the City.

Role of Bond Counsel

Bond counsel is engaged as a recognized independent expert whose primary responsibility is to render an objective legal opinion with respect to the authorization and issuance of municipal obligations. If you desire additional information about the role of bond counsel, we would be happy to provide you with a copy of a brochure prepared by the National Association of Bond Lawyers.

As bond counsel we will: examine applicable law; prepare authorizing and closing documents; consult with the parties to the transaction, including the City's financial advisor (if any) or the purchaser, prior to the issuance of the Securities; review certified proceedings; and undertake such additional duties as we deem necessary to render the opinion. As bond counsel, we do not advocate the interests of the City or any other party to the transaction. We assume that the parties to the transaction will retain such counsel as they deem necessary and appropriate to represent their interests in this transaction.

Subject to the completion of proceedings to our satisfaction, we will render our opinion that:

- 1) the City has authority to issue the Securities for the purpose in question and has followed proper procedures in doing so;

- 2) the Securities are valid and binding limited obligations of the City according to their terms; and,
- 3) the interest paid on the Securities will be included in gross income for federal income tax purposes (subject to certain limitations which may be expressed in the opinion).

The opinion will be executed and delivered by us in written form on the date the Securities are exchanged for their purchase price (the "Closing") and will be based on facts and law existing as of its date. Upon delivery of the opinion, our responsibilities as bond counsel will be concluded with respect to this financing; specifically, but without implied limitation, we do not undertake (unless separately engaged) to provide any post-closing compliance services including any assistance with the City's continuing disclosure commitment (if any), ongoing advice to the City or any other party, or participating in an Internal Revenue Service, Securities Exchange Commission or other regulatory body survey or investigation regarding or audit of the Securities.

In rendering the opinion, we will rely upon the certified proceedings and other certifications of public officials and other persons furnished to us without undertaking to verify the same by independent investigation.

Diversity of Practice; Consent to Unrelated Engagements

Because of the diversity of practice of our firm, members of our firm other than those who serve you may be asked to represent other clients who have dealings with the City regarding such matters as zoning, licensing, land division, real estate, property tax or other matters which are unrelated to our bond counsel work. Ethical requirements sometimes dictate that we obtain the City's consent to such situations even though our service to you is limited to the specialized area of bond counsel. We do not represent you in legal matters regularly, although we may be called upon for special representation occasionally, and our bond counsel work does not usually provide us information that will be disadvantageous to you in other representations. We do not believe that such representations of others would adversely affect our relationship with you, and we have found that local governments generally are agreeable to the type of unrelated representation described above. We would like to have an understanding with you that the City consents to our firm undertaking representations of this type. Your approval of this letter will serve to confirm that the City has no objection to our representation of other clients who have dealings with the City, unrelated to the borrowing and finance area or any other area in which we have agreed to serve it. If you have any questions or would like to discuss this consent further, please call us.

We also want to advise you that from time to time we represent underwriters and purchasers of municipal obligations, as well as other bond market participants. In past

transactions or matters that are not related to the issuance of the Securities and our role as bond counsel, we may have served as counsel to the financial institution that has or will underwrite, purchase or place the Securities or that is serving as the City's financial advisor. We may also be asked to represent financial institutions and other market participants, including the underwriter, purchaser or placement agent of the Securities or the City's financial advisor, in future transactions or matters that are not related to the issuance of the Securities or our role as bond counsel. By engaging our services under the terms of this letter, the City consents to our firm undertaking representations of this type.

A form of our opinion and a form of a Continuing Disclosure Certificate (which we may prepare) may be included in the Official Statement or other disclosure document for the Securities. However, as bond counsel, we will not assume or undertake responsibility for the preparation of an Official Statement or other disclosure document with respect to the Securities, nor are we responsible for performing an independent investigation to determine the accuracy, completeness or sufficiency of any such document. If an Official Statement or other disclosure document is prepared and adopted or approved by the City, we will either prepare or review any description therein of: (i) Wisconsin and federal law pertinent to the validity of the Securities and the tax treatment of interest paid thereon and (ii) our opinion.

Fees

Based upon: (i) our current understanding of the terms, structure, size and schedule of the financing, (ii) the duties we will undertake pursuant to this letter, (iii) the time we anticipate devoting to the financing, and (iv) the responsibilities we assume, we estimate that our fee as bond counsel would be approximately \$4,000 to \$5,000 including all out-of-pocket expenses, including travel costs, photocopying, faxes, deliveries, filing fees, and other necessary office disbursements. Such fee and expenses may vary: (i) if the principal amount of Securities actually issued differs significantly from the amount stated above, (ii) if material changes in the structure of the financing occur, or (iii) if unusual or unforeseen circumstances arise which require a significant increase in our time, expenses or responsibility. Our fees and expenses may increase if the Securities are insured by a municipal bond insurance company, as municipal bond insurance companies require additional opinions and documents. If at any time we believe that circumstances require an adjustment of our original fee estimate, we will make every attempt to consult with you. It is our understanding that the City is responsible for our fee.

If, for any reason, the financing is not consummated or is completed without the rendition of our opinion as bond counsel, we will expect to be compensated at our normal hourly rates for time actually spent, plus out-of-pocket expenses. Our fee is usually paid either at the Closing out of proceeds of the Securities or pursuant to a statement rendered shortly thereafter. We customarily do not submit any statement until the Closing unless there is a substantial delay in completing the financing.

Mr. Mark Steward
January 26, 2015
Page 4

Limited Liability Partnership

Our firm is a limited liability partnership ("LLP"). Because we are an LLP, no partner of the firm has personal liability for any debts or liabilities of the firm except as otherwise required by law, and except that each partner can be personally liable for his or her own malpractice and for the malpractice of persons acting under his or her actual supervision and control. As an LLP we are required by our code of professional conduct to carry at least \$10,000,000 of malpractice insurance; currently, we carry coverage with limits substantially in excess of that amount. Please call me if you have any questions about our status as a limited liability partnership.

Conclusion and Request for Signed Copy

If the foregoing terms of this engagement are acceptable to you, please so indicate by returning the enclosed copy of this letter dated and signed by an appropriate officer, retaining the original for your files. If we do not hear from you within thirty (30) days, we will assume that these terms are acceptable to you, but we would prefer to receive a signed copy of this letter from you.

We are looking forward to working with you and the City in this regard.

Very truly yours,

QUARLES & BRADY LLP



Rebecca A. Speckhard

RAS:TAB:mbp
Enclosures
#300020.00014

Accepted and Approved:

CITY OF ELROY

By: _____

Its: _____

Title

Date: _____

CLOSING CERTIFICATE

The undersigned hereby certify that we are the duly qualified and acting Mayor and City Administrator/Clerk-Treasurer of the City of Elroy, Juneau County, Wisconsin (the "City"), and further certify the following:

1. Organization.

1.1 Now and at all times mentioned in this Certificate, the City was duly organized, validly existing and operating under and by virtue of the laws of the State of Wisconsin and has duly created and established Tax Incremental District No. 6 of the City ("TID No. 6").

1.2 The City is a city of the fourth class governed under the General Charter Law for cities as provided in Chapter 62, Wisconsin Statutes. The City is governed by a Common Council composed of five members.

1.3 The duly qualified and acting officers and administrators of the City pertinent to this transaction are as follows:

Officers and Administrators

Mark R. Stanek, Mayor
Mark Steward, City Administrator/Clerk-Treasurer

Said officers and administrators were each duly qualified and acting at all times material to the authorization, issuance, sale and delivery of the \$260,000 Taxable Tax Increment Revenue Bond, dated February 24, 2015 (the "Bond").

1.4 There are no resolutions in effect which require any officers of the City, other than the Mayor and City Clerk, to execute the Bond or documents evidencing indebtedness of the City.

2. Record Book; Certification of Transcript; Legal Opinion.

2.1 In accordance with Section 67.05(12), Wisconsin Statutes, the City Administrator/Clerk-Treasurer has provided and kept a separate record book (the "Transcript") in which the City Administrator/Clerk-Treasurer has recorded a full and correct statement of every step or proceeding had or taken by the City in the course of issuing the Bond referred to in this Certificate. The Transcript attached hereto and made a part hereof is the true and complete transcript of proceedings.

2.2 Pursuant to Sections 67.025 and 893.77, Wisconsin Statutes, the City Administrator/Clerk-Treasurer has submitted a certified copy of the proceedings preliminary to this issue (i.e., the Transcript of which this Certificate is a part) including a sample of the Bond to Quarles & Brady LLP for its examination and certification. By execution of its Legal Opinion it has certified that the proceedings are regular and valid. The City Administrator/Clerk-Treasurer has also caused the Legal Opinion to be recorded at length in the Transcript.

3. Authorization; Open Meeting Law Compliance.

3.1 The resolution listed below and included in the Transcript was duly adopted by the Common Council of the City at open, lawful public meeting or meetings of the Common Council called, noticed, held and conducted in the manner established by the Common Council and required by pertinent Wisconsin Statutes.

3.2 The resolution listed below and included in the Transcript was on the agenda for said meeting and public notice thereof was given not less than twenty-four (24) hours prior to the commencement of said meeting by (i) posting notice of the meeting; (ii) providing notice to those news media which have filed a written request for notice of meetings; and (iii) providing notice to the official newspaper of the City or, if none exists, a news medium likely to give notice in the area.

3.3 At an open, lawful public meeting of the Common Council held on February 10, 2015, at which a quorum of the members of the Common Council was present in person, a resolution entitled: "A Resolution Authorizing the Issuance of a \$260,000 Taxable Tax Increment Revenue Bond to Royal Bank" (the "Bond Resolution") was duly adopted by the Common Council.

3.4 There are no obligations outstanding which are payable from the revenues of TID No. 6, other than the Bond.

4. No Litigation, Repeal, Revocation or Rescission or Charter Ordinance.

4.1 No controversy or litigation of any nature is now pending or threatened restraining or enjoining the issuance, execution or delivery of the Bond; challenging the establishment of TID No. 6, or the appropriation of revenues of TID No. 6 to pay the principal of and interest on the Bond; or in any manner questioning the proceedings and authority by which the same have been issued or affecting the validity of the same.

4.2 No authority or proceedings for the issuance of the Bond has been repealed, revoked or rescinded.

4.3 No litigation is now pending or threatened with respect to the corporate existence, organization, or boundaries of the City, or the right or title of any officer of the City to his or her respective office. No proceedings are now pending with respect to a change in the form of government of the City or the detachment of territories therefrom or from TID No. 6.

4.4 No charter ordinance under Section 66.0101, Wisconsin Statutes or direct legislation under Section 9.20, Wisconsin Statutes restricting borrowing by the City has been adopted by the Common Council or electors of the City and no proceedings for such purposes are now pending.

5. Wisconsin Securities Registration Exemption.

5.1 The Bond is an exempt security under Sec. 551.201(1)(a), Wisconsin Statutes, because the City is a political subdivision of the State of Wisconsin.

6. Execution of the Bond.

6.1 As Mayor and City Clerk we did officially execute and seal the Bond in the aggregate principal amount of \$260,000, and bearing interest as designated thereon.

6.2 The manual or facsimile signatures of the Mayor and City Clerk as shown on the Bond are hereby acknowledged, approved and adopted as our own. The seal as shown on the Bond is a printed facsimile of or an actual impression of the official or corporate seal of the City.

7. Delivery; Receipt.

7.1 The City has delivered the Bond to Royal Bank (the "Purchaser").

7.2 The City has received the agreed purchase price for the Bond.

7.3 The Purchaser has complied in all respects with its contract for the purchase of the Bond.

IN WITNESS WHEREOF, we have executed this Certificate in our official capacities effective the 24th day of February, 2015.

Mark R. Stanek
Mayor

Mark Steward
City Administrator/Clerk-Treasurer

(SEAL)

CLOSING CERTIFICATE

The undersigned hereby certify that we are the duly qualified and acting Mayor and City Administrator/Clerk-Treasurer of the City of Elroy, Juneau County, Wisconsin (the "City"), and further certify the following:

1. Organization.

1.1 Now and at all times mentioned in this Certificate, the City was duly organized, validly existing and operating under and by virtue of the laws of the State of Wisconsin and has duly created and established Tax Incremental District No. 6 of the City ("TID No. 6").

1.2 The City is a city of the fourth class governed under the General Charter Law for cities as provided in Chapter 62, Wisconsin Statutes. The City is governed by a Common Council composed of five members.

1.3 The duly qualified and acting officers and administrators of the City pertinent to this transaction are as follows:

Officers and Administrators

Mark R. Stanek, Mayor
Mark Steward, City Administrator/Clerk-Treasurer

Said officers and administrators were each duly qualified and acting at all times material to the authorization, issuance, sale and delivery of the \$260,000 Taxable Tax Increment Revenue Bond, dated February 24, 2015 (the "Bond").

1.4 There are no resolutions in effect which require any officers of the City, other than the Mayor and City Clerk, to execute the Bond or documents evidencing indebtedness of the City.

2. Record Book; Certification of Transcript; Legal Opinion.

2.1 In accordance with Section 67.05(12), Wisconsin Statutes, the City Administrator/Clerk-Treasurer has provided and kept a separate record book (the "Transcript") in which the City Administrator/Clerk-Treasurer has recorded a full and correct statement of every step or proceeding had or taken by the City in the course of issuing the Bond referred to in this Certificate. The Transcript attached hereto and made a part hereof is the true and complete transcript of proceedings.

2.2 Pursuant to Sections 67.025 and 893.77, Wisconsin Statutes, the City Administrator/Clerk-Treasurer has submitted a certified copy of the proceedings preliminary to this issue (i.e., the Transcript of which this Certificate is a part) including a sample of the Bond to Quarles & Brady LLP for its examination and certification. By execution of its Legal Opinion it has certified that the proceedings are regular and valid. The City Administrator/Clerk-Treasurer has also caused the Legal Opinion to be recorded at length in the Transcript.

3. Authorization; Open Meeting Law Compliance.

3.1 The resolution listed below and included in the Transcript was duly adopted by the Common Council of the City at open, lawful public meeting or meetings of the Common Council called, noticed, held and conducted in the manner established by the Common Council and required by pertinent Wisconsin Statutes.

3.2 The resolution listed below and included in the Transcript was on the agenda for said meeting and public notice thereof was given not less than twenty-four (24) hours prior to the commencement of said meeting by (i) posting notice of the meeting; (ii) providing notice to those news media which have filed a written request for notice of meetings; and (iii) providing notice to the official newspaper of the City or, if none exists, a news medium likely to give notice in the area.

3.3 At an open, lawful public meeting of the Common Council held on February 10, 2015, at which a quorum of the members of the Common Council was present in person, a resolution entitled: "A Resolution Authorizing the Issuance of a \$260,000 Taxable Tax Increment Revenue Bond to Royal Bank" (the "Bond Resolution") was duly adopted by the Common Council.

3.4 There are no obligations outstanding which are payable from the revenues of TID No. 6, other than the Bond.

4. No Litigation, Repeal, Revocation or Rescission or Charter Ordinance.

4.1 No controversy or litigation of any nature is now pending or threatened restraining or enjoining the issuance, execution or delivery of the Bond; challenging the establishment of TID No. 6, or the appropriation of revenues of TID No. 6 to pay the principal of and interest on the Bond; or in any manner questioning the proceedings and authority by which the same have been issued or affecting the validity of the same.

4.2 No authority or proceedings for the issuance of the Bond has been repealed, revoked or rescinded.

4.3 No litigation is now pending or threatened with respect to the corporate existence, organization, or boundaries of the City, or the right or title of any officer of the City to his or her respective office. No proceedings are now pending with respect to a change in the form of government of the City or the detachment of territories therefrom or from TID No. 6.

4.4 No charter ordinance under Section 66.0101, Wisconsin Statutes or direct legislation under Section 9.20, Wisconsin Statutes restricting borrowing by the City has been adopted by the Common Council or electors of the City and no proceedings for such purposes are now pending.

5. Wisconsin Securities Registration Exemption.

5.1 The Bond is an exempt security under Sec. 551.201(1)(a), Wisconsin Statutes, because the City is a political subdivision of the State of Wisconsin.

6. Execution of the Bond.

6.1 As Mayor and City Clerk we did officially execute and seal the Bond in the aggregate principal amount of \$260,000, and bearing interest as designated thereon.

6.2 The manual or facsimile signatures of the Mayor and City Clerk as shown on the Bond are hereby acknowledged, approved and adopted as our own. The seal as shown on the Bond is a printed facsimile of or an actual impression of the official or corporate seal of the City.

7. Delivery; Receipt.

7.1 The City has delivered the Bond to Royal Bank (the "Purchaser").

7.2 The City has received the agreed purchase price for the Bond.

7.3 The Purchaser has complied in all respects with its contract for the purchase of the Bond.

IN WITNESS WHEREOF, we have executed this Certificate in our official capacities effective the 24th day of February, 2015.

Mark R. Stanek
Mayor

Mark Steward
City Administrator/Clerk-Treasurer

(SEAL)

UNITED STATES OF AMERICA
STATE OF WISCONSIN
COUNTY OF JUNEAU
CITY OF ELROY

TAXABLE TAX INCREMENT REVENUE BOND
(TID NO. 6)

<u>Number</u>	<u>Date of Original Issue</u>	<u>Principal Amount</u>	<u>Interest Rate</u>
R-1	February 24, 2015	\$260,000	4.20%

FOR VALUE RECEIVED, the City of Elroy, Juneau County, Wisconsin (the "City"), promises to pay to Royal Bank, Elroy, Wisconsin, or registered assigns, but only in the manner, at the times, from the source of revenue and to the extent hereinafter provided, the Principal Amount stated above, in principal installments as described below, together with interest thereon from the Date of Original Issue stated above or the most recent date to which interest has been paid, to the stated due dates of the principal installments of this Bond, at a rate per annum equal to the Interest Rate stated above.

This Bond is issued to finance projects which are a part of the City's mixed-use development utility, pursuant to Article XI, Section 3 of the Wisconsin Constitution and Section 66.0621, Wisconsin Statutes and acts supplementary thereto, and is payable only from the income and revenues herein described, which income and revenues have been set aside as a special fund for that purpose and identified as the "Special Redemption Fund." This Bond is issued pursuant to a resolution adopted on February 10, 2015 by the Common Council of the City. This Bond does not constitute an indebtedness of the City within the meaning of any constitutional or statutory limitation or provision. The principal of and interest on this Bond shall be payable solely from Tax Increment (as defined below) received by the City with respect to its Tax Incremental District No. 6 (the "TID") which is appropriated by the Common Council to the payment of this Bond (the "Revenues"). Reference is hereby made to said resolution for a more complete statement of the revenues from which and conditions under which this Bond is payable, and the general covenants and provisions pursuant to which this Bond has been issued.

Installments of principal of and interest on this Bond shall be due and payable on the dates (each, a "Bond Payment Date") and in the amounts set forth on the Amortization Schedule attached hereto.

"Tax Increment" means an amount equal to the annual gross tax increment revenues actually received and retained by the City which is generated in the immediately preceding calendar year by the increment value of the property located within the TID.

If on any Bond Payment Date there shall be insufficient Revenues to pay the principal and interest due on this Bond, the amount due but not paid shall accumulate and be payable on the next Bond Payment Date until the final Bond Payment Date.

The City shall have no obligation to pay any amount of principal or interest on the Bond which remains unpaid after the final Bond Payment Date and the owner of the Bond shall have no right to receive payment of such amounts, unless there is Tax Increment which is appropriated by the Common Council to the payment of the Bond.

If for any reason (other than voluntary resolution of the Common Council) the TID terminates prior to the final Bond Payment Date, and there remain amounts outstanding and unpaid on the Bond, then the remaining balance of principal of and interest on the Bond shall be deemed paid in full, it being understood that upon such termination of the TID, the obligation of the City to make any further payments on the Bond shall also terminate. The City shall have no obligation to pay any amount of principal or interest on the Bond which remains unpaid upon termination of the TID and the owner of the Bond shall have no right to receive payment of such amounts.

This Bond is subject to prepayment in whole or from time to time in part at any time, at the option of the City.

THE CITY MAKES NO REPRESENTATION OR COVENANT, EXPRESS OR IMPLIED, THAT THE TAX INCREMENT OR REVENUES WILL BE SUFFICIENT TO PAY, IN WHOLE OR IN PART, THE AMOUNTS WHICH ARE OR MAY BECOME DUE AND PAYABLE HEREUNDER.

THE CITY'S PAYMENT OBLIGATIONS HEREUNDER ARE SUBJECT TO FUTURE ANNUAL APPROPRIATION BY THE COMMON COUNCIL OF THE TAX INCREMENT TO MAKE PAYMENTS DUE ON THIS BOND.

THIS BOND IS A SPECIAL, LIMITED REVENUE OBLIGATION AND NOT A GENERAL OBLIGATION OF THE CITY, AND IS PAYABLE BY THE CITY ONLY FROM THE SOURCES, TO THE EXTENT, AND SUBJECT TO THE QUALIFICATIONS STATED OR REFERENCED HEREIN. THIS BOND IS NOT A GENERAL OBLIGATION OF THE CITY, AND NEITHER THE FULL FAITH AND CREDIT NOR THE TAXING POWERS OF THE CITY ARE PLEDGED TO THE PAYMENT OF THE PRINCIPAL OF OR INTEREST ON THIS BOND, AND NO PROPERTY OR OTHER ASSET OF THE CITY, EXCEPT THE ABOVE-REFERENCED REVENUES, IS OR SHALL BE A SOURCE OF PAYMENT OF THE CITY'S OBLIGATIONS HEREUNDER.

This Bond is issued by the City pursuant to and in full conformity with the Constitution and laws of the State of Wisconsin.

This Bond may be transferred or assigned only with the consent of the City. In order to transfer or assign the Bond, the transferee or assignee shall surrender the same to the City either in exchange for a new fully registered bond or for transfer of this Bond on the registration records for the Bond maintained by the City. Each permitted transferee or assignee shall take this Bond subject to the foregoing conditions and subject to all provisions stated or referenced herein.

It is hereby certified and recited that all conditions, things and acts required by law to exist or to be done prior to and in connection with the issuance of this Bond have been done, have existed and have been performed in due form and time.

IN WITNESS WHEREOF, the Common Council of the City of Elroy, Juneau County, Wisconsin, has caused this Bond to be signed on behalf of said City by its duly qualified and acting Mayor and City Clerk, and its corporate seal to be impressed hereon, all as of the date of original issue specified above.

CITY OF ELROY,
JUNEAU COUNTY, WISCONSIN

(SEAL)

By _____
Mayor

By _____
City Clerk

REGISTRATION PROVISIONS

This Bond shall be registered in registration records kept by the City Clerk of the City of Elroy, Juneau County, Wisconsin, such registration to be noted in the registration blank below and upon said registration records, and this Bond may thereafter be transferred only upon presentation of this Bond together with a written instrument of transfer approved by the City and duly executed by the Registered Owner or his attorney, such transfer to be made on such records and endorsed hereon.

<u>Date of Registration</u>	<u>Name of Registered Owner</u>	<u>Signature of City Clerk</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

AMORTIZATION SCHEDULE

Funding Date:	2/24/2015
Interest Rate:	4.20%
Method:	30/360

Payment Number	Date of Payment	Payment Amount	Annual Payment	Interest Paid	Principal Paid	Loan Balance
1	3/1/2016	\$ 11,132.33		\$ 11,132.33	\$ -	\$ 260,000.00
2	9/1/2016	\$ 7,588.95		\$ 5,460.00	\$ 2,128.95	\$ 257,871.05
Sub-Total			\$ 18,721.28			
3	3/1/2017	\$ 5,415.29		\$ 5,415.29	\$ -	\$ 257,871.05
4	9/1/2017	\$ 13,305.99		\$ 5,415.29	\$ 7,890.70	\$ 249,980.35
Sub-Total			\$ 18,721.28			
5	3/1/2018	\$ 5,249.59		\$ 5,249.59	\$ -	\$ 249,980.35
6	9/1/2018	\$ 13,471.69		\$ 5,249.58	\$ 8,222.11	\$ 241,758.24
Sub-Total			\$ 18,721.28			
7	3/1/2019	\$ 5,076.93		\$ 5,076.93	\$ -	\$ 241,758.24
8	9/1/2019	\$ 13,644.35		\$ 5,076.92	\$ 8,567.43	\$ 233,190.81
Sub-Total			\$ 18,721.28			
9	3/1/2020	\$ 4,897.01		\$ 4,897.01	\$ -	\$ 233,190.81
10	9/1/2020	\$ 238,087.81		\$ 4,897.00	\$ 233,190.81	\$ -
Sub-Total			\$ 242,984.82			
Grand Totals:		\$ 317,869.94		\$ 57,869.94	\$ 260,000.00	

RESOLUTION NO. __

A RESOLUTION AUTHORIZING THE ISSUANCE OF A \$260,000
TAXABLE TAX INCREMENT REVENUE BOND
TO ROYAL BANK

WHEREAS the City of Elroy, Wisconsin (the "City") has created its Tax Incremental District No. 6 ("TID No. 6") for the purpose of promoting mixed-use development of property in the City; and

WHEREAS the mixed-use development projects in TID No. 6 constitute a revenue-producing enterprise of the City which is operated for a public purpose, and constitute a "public utility" within the meaning of Section 66.0621 of the Wisconsin Statutes; and

WHEREAS in order to finance its mixed-use development efforts in TID No. 6, the City proposes to obtain a loan from Royal Bank, Elroy, Wisconsin (the "Bank"); and

WHEREAS pursuant to Section 66.0621 of the Wisconsin Statutes, to evidence the loan, the City proposes to issue to the Bank a tax incremental revenue bond payable solely from tax increment revenues generated from the property within TID No. 6 (the "Development Site") which are appropriated by the Common Council;

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Elroy, Wisconsin, as follows:

Section 1. Authorization of Revenue Bond. For the purpose of financing mixed-use development projects in TID No. 6, the City shall issue its "Taxable Tax Increment Revenue Bond (TID No. 6)" (the "Bond") to the Bank in consideration for the loan made by the Bank to the City. The Bond shall be in the principal amount of \$260,000. The Bond shall be dated its date of issuance, and shall bear interest at the rate of 4.20% per annum.

Installments of principal of and interest on the Bond shall be due and payable on the dates (each, a "Bond Payment Date") and in the amounts set forth on the Amortization Schedule attached to the form of Bond attached as Attachment I hereto.

The Bond shall be issued in exchange for payment by the Bank of \$260,000, plus accrued interest, if any, to the date of delivery. The proceeds of the Bond shall be applied to reimburse the City for costs of financing mixed-use development projects in TID No. 6.

The Bond shall be subject to prepayment in whole or from time to time in part at any time, at the option of the City.

The schedule of payments on the Bond is found to be such that the amount of annual debt service payments is reasonable in accordance with prudent municipal utility practices.

The Bond shall be signed by the manual or facsimile signatures of the Mayor and City Clerk of the City (provided that, unless the City has contracted with a fiscal agent to authenticate the Bond, at least one of such signatures shall be manual), and sealed with the corporate seal of the City, or a facsimile thereof.

Section 2. Form of Bond. The Bond shall be in substantially the form set forth on Attachment I hereto.

Section 3. Payable Solely From Revenues. The Bond, together with interest thereon, shall be payable only out of the Special Redemption Fund as hereinafter provided, and shall be a valid claim of the owner thereof only against the Special Redemption Fund and from the revenues pledged to such fund, and shall be payable solely from Tax Increment (defined below) which has been received and retained by the City in accordance with the provisions of Section 66.1105 of the Wisconsin Statutes and appropriated by the Common Council to the payment of the Bond (hereinafter referred to as "Revenues").

"Tax Increment" means an amount equal to the annual gross tax increment revenues actually received and retained by the City which is generated in the immediately preceding calendar year by the increment value of TID No. 6.

As stated above, the application of the Tax Increment to payment of the Bond is subject to future annual appropriation by the Common Council. However, the City fully expects and anticipates that to the extent Tax Increment is generated and received by the City, it will appropriate such Tax Increment to the payment of the principal of and interest on the Bond.

Section 4. Special Redemption Fund. For the purpose of the application and proper allocation of the Revenues, and to secure the payment of the principal of and interest on the Bond, the Special Redemption Fund is hereby created and shall be used solely for the purpose of paying principal of and interest on the Bond in accordance with the provisions of the Bond and this Resolution.

Uninvested money in the Special Redemption Fund shall be kept on demand deposit with such bank or banks as may be designated from time to time by the City as public depositories under the laws of Wisconsin. Such deposits of Special Redemption Fund money shall be secured to the fullest extent required by the laws of Wisconsin and the general investment policy of the City.

Money in the Special Redemption Fund, if invested, shall be invested in direct obligations of, or obligations guaranteed as to principal and interest by, the United States of America, or in certificates of deposit secured by such obligations and issued by a state or national bank which is a member of the Federal Deposit Insurance Corporation and is authorized to transact business in the State of Wisconsin, maturing not later than the date such money must be transferred to make payments on the Bond, or deposited in the local government pooled-investment fund. All income from such investments shall be deposited in the Special Redemption Fund. Such investments shall be liquidated at any time when it shall be necessary to do so to provide money for any of the purposes for the Special Redemption Fund.

All Revenues shall be deposited in the Special Redemption Fund, and no other fund is created by this Resolution.

Section 5. Application of Revenues to Payment of the Bond. On each Bond Payment Date, the City shall apply to the payment of the principal and interest due on the Bond the Tax Increment which has been appropriated by the Common Council to the payment of the Bond. Revenues shall be applied first to the payment of any interest due on the Bond Payment Date and then to the payment of any principal due on that Bond Payment Date.

If on any Bond Payment Date there shall be insufficient Revenues to pay the principal or interest due on the Bond, the amount due but not paid shall accumulate and be payable on the next Bond Payment Date until the final Bond Payment Date. Interest at the rate of 4.20% per annum shall be paid on such unpaid amounts of principal and interest. The City shall have no obligation to pay any amount of principal or interest on the Bond which remains unpaid after the final Bond Payment Date and the owner of the Bond shall have no right to receive payment of such amounts, unless there is Tax Increment which is appropriated by the Common Council to the payment of the Bond.

If for any reason (other than voluntary resolution of the Common Council) TID No. 6 terminates prior to the final Bond Payment Date, and there remain amounts outstanding and unpaid on the Bond, then the remaining balance of principal of and interest on the Bond shall be deemed paid in full, it being understood that upon such termination of TID No. 6, the obligation of the City to make any further payments on the Bond shall also terminate. The City shall have no obligation to pay any amount of principal or interest on the Bond which remains unpaid upon termination of TID No. 6 and the owner of the Bond shall have no right to receive payment of such amounts.

Section 6. Persons Treated as Owners; Transfer of Bond. The City Treasurer shall keep books for the registration and for the transfer of the Bond. The person in whose name the Bond shall be registered shall be deemed and regarded as the absolute owner thereof for all purposes and payment of principal and interest on the Bond shall be made only to the registered owner thereof. All such payments shall be valid and effectual to satisfy and discharge the liability upon such Bond to the extent of the sum or sums so paid.

The Bond may be transferred or assigned by the registered owner thereof only with the consent of the City, by surrender of the Bond at the office of the City Treasurer accompanied by an assignment duly executed by the registered owner or his attorney duly authorized in writing. Upon such transfer or assignment, the City Treasurer shall record the name of the transferee or assignee in the registration book and note such transfer or assignment on the Bond and re-issue the Bond (or a new Bond or Bonds of like aggregate principal amount and maturity).

The Bond may be exchanged for a new Bond or Bonds of like aggregate principal amount and maturity.

Section 7. General Authorizations. The Mayor and City Clerk and the appropriate deputies and officials of the City in accordance with their assigned responsibilities are hereby each authorized to execute, deliver, publish, file and record such other documents, instruments, notices and records and to take such other actions as shall be necessary or desirable to accomplish the purposes of this Resolution and to comply with and perform the obligations of the City under the Bond.

In the event that said officers shall be unable by reason of death, disability, absence or vacancy of office to perform in timely fashion any of the duties specified herein (such as the execution of the Bond), such duties shall be performed by the officer or official succeeding to such duties in accordance with law and the rules of the City.

Section 8. Severability of Invalid Provisions. If any section, paragraph or provision of this Resolution shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph or provision shall not affect any of the remaining sections, paragraphs and provisions of this Resolution.

Section 9. Effective Date. This Resolution shall be effective immediately upon its passage and approval.

Adopted and approved this 10th day of February, 2015.

Mayor

Attest:

City Clerk

ATTACHMENT I

(Form of Tax Increment Revenue Bond)

UNITED STATES OF AMERICA
STATE OF WISCONSIN
COUNTY OF JUNEAU
CITY OF ELROY

TAXABLE TAX INCREMENT REVENUE BOND
(TID NO. 6)

<u>Number</u>	<u>Date of Original Issue</u>	<u>Principal Amount</u>	<u>Interest Rate</u>
R-1	_____, 2015	\$260,000	4.20%

FOR VALUE RECEIVED, the City of Elroy, Juneau County, Wisconsin (the "City"), promises to pay to Royal Bank, Elroy, Wisconsin, or registered assigns, but only in the manner, at the times, from the source of revenue and to the extent hereinafter provided, the Principal Amount stated above, in principal installments as described below, together with interest thereon from the Date of Original Issue stated above or the most recent date to which interest has been paid, to the stated due dates of the principal installments of this Bond, at a rate per annum equal to the Interest Rate stated above.

This Bond is issued to finance projects which are a part of the City's mixed-use development utility, pursuant to Article XI, Section 3 of the Wisconsin Constitution and Section 66.0621, Wisconsin Statutes and acts supplementary thereto, and is payable only from the income and revenues herein described, which income and revenues have been set aside as a special fund for that purpose and identified as the "Special Redemption Fund." This Bond is issued pursuant to a resolution adopted on February 10, 2015 by the Common Council of the City. This Bond does not constitute an indebtedness of the City within the meaning of any constitutional or statutory limitation or provision. The principal of and interest on this Bond shall be payable solely from Tax Increment (as defined below) received by the City with respect to its Tax Incremental District No. 6 (the "TID") which is appropriated by the Common Council to the payment of this Bond (the "Revenues"). Reference is hereby made to said resolution for a more complete statement of the revenues from which and conditions under which this Bond is payable, and the general covenants and provisions pursuant to which this Bond has been issued.

Installments of principal of and interest on this Bond shall be due and payable on the dates (each, a "Bond Payment Date") and in the amounts set forth on the Amortization Schedule attached hereto.

"Tax Increment" means an amount equal to the annual gross tax increment revenues actually received and retained by the City which is generated in the immediately preceding calendar year by the increment value of the property located within the TID.

If on any Bond Payment Date there shall be insufficient Revenues to pay the principal and interest due on this Bond, the amount due but not paid shall accumulate and be payable on the next Bond Payment Date until the final Bond Payment Date.

The City shall have no obligation to pay any amount of principal or interest on the Bond which remains unpaid after the final Bond Payment Date and the owner of the Bond shall have no right to receive payment of such amounts, unless there is Tax Increment which is appropriated by the Common Council to the payment of the Bond.

If for any reason (other than voluntary resolution of the Common Council) the TID terminates prior to the final Bond Payment Date, and there remain amounts outstanding and unpaid on the Bond, then the remaining balance of principal of and interest on the Bond shall be deemed paid in full, it being understood that upon such termination of the TID, the obligation of the City to make any further payments on the Bond shall also terminate. The City shall have no obligation to pay any amount of principal or interest on the Bond which remains unpaid upon termination of the TID and the owner of the Bond shall have no right to receive payment of such amounts.

This Bond is subject to prepayment in whole or from time to time in part at any time, at the option of the City.

THE CITY MAKES NO REPRESENTATION OR COVENANT, EXPRESS OR IMPLIED, THAT THE TAX INCREMENT OR REVENUES WILL BE SUFFICIENT TO PAY, IN WHOLE OR IN PART, THE AMOUNTS WHICH ARE OR MAY BECOME DUE AND PAYABLE HEREUNDER.

THE CITY'S PAYMENT OBLIGATIONS HEREUNDER ARE SUBJECT TO FUTURE ANNUAL APPROPRIATION BY THE COMMON COUNCIL OF THE TAX INCREMENT TO MAKE PAYMENTS DUE ON THIS BOND.

THIS BOND IS A SPECIAL, LIMITED REVENUE OBLIGATION AND NOT A GENERAL OBLIGATION OF THE CITY, AND IS PAYABLE BY THE CITY ONLY FROM THE SOURCES, TO THE EXTENT, AND SUBJECT TO THE QUALIFICATIONS STATED OR REFERENCED HEREIN. THIS BOND IS NOT A GENERAL OBLIGATION OF THE CITY, AND NEITHER THE FULL FAITH AND CREDIT NOR THE TAXING POWERS OF THE CITY ARE PLEDGED TO THE PAYMENT OF THE PRINCIPAL OF OR INTEREST ON THIS BOND, AND NO PROPERTY OR OTHER ASSET OF THE CITY, EXCEPT THE ABOVE-REFERENCED REVENUES, IS OR SHALL BE A SOURCE OF PAYMENT OF THE CITY'S OBLIGATIONS HEREUNDER.

This Bond is issued by the City pursuant to and in full conformity with the Constitution and laws of the State of Wisconsin.

This Bond may be transferred or assigned only with the consent of the City. In order to transfer or assign the Bond, the transferee or assignee shall surrender the same to the City either in exchange for a new fully registered bond or for transfer of this Bond on the registration records for the Bond maintained by the City. Each permitted transferee or assignee shall take this Bond subject to the foregoing conditions and subject to all provisions stated or referenced herein.

It is hereby certified and recited that all conditions, things and acts required by law to exist or to be done prior to and in connection with the issuance of this Bond have been done, have existed and have been performed in due form and time.

IN WITNESS WHEREOF, the Common Council of the City of Elroy, Juneau County, Wisconsin, has caused this Bond to be signed on behalf of said City by its duly qualified and acting Mayor and City Clerk, and its corporate seal to be impressed hereon, all as of the date of original issue specified above.

CITY OF ELROY,
JUNEAU COUNTY, WISCONSIN

(SEAL)

By _____
Mayor

By _____
City Clerk

REGISTRATION PROVISIONS

This Bond shall be registered in registration records kept by the City Clerk of the City of Elroy, Juneau County, Wisconsin, such registration to be noted in the registration blank below and upon said registration records, and this Bond may thereafter be transferred only upon presentation of this Bond together with a written instrument of transfer approved by the City and duly executed by the Registered Owner or his attorney, such transfer to be made on such records and endorsed hereon.

<u>Date of Registration</u>	<u>Name of Registered Owner</u>	<u>Signature of City Clerk</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

COPY

AMORTIZATION SCHEDULE

Funding Date:	2/24/2015
Interest Rate:	4.20%
Method:	30/360

Payment Number	Date of Payment	Payment Amount	Annual Payment	Interest Paid	Principal Paid	Loan Balance
1	3/1/2016	\$ 11,132.33		\$ 11,132.33	\$ -	\$ 260,000.00
2	9/1/2016	\$ 7,588.95		\$ 5,460.00	\$ 2,128.95	\$ 257,871.05
Sub-Total			\$ 18,721.28			
3	3/1/2017	\$ 5,415.29		\$ 5,415.29	\$ -	\$ 257,871.05
4	9/1/2017	\$ 13,305.99		\$ 5,415.29	\$ 7,890.70	\$ 249,980.35
Sub-Total			\$ 18,721.28			
5	3/1/2018	\$ 5,249.59		\$ 5,249.59	\$ -	\$ 249,980.35
6	9/1/2018	\$ 13,471.69		\$ 5,249.58	\$ 8,222.11	\$ 241,758.24
Sub-Total			\$ 18,721.28			
7	3/1/2019	\$ 5,076.93		\$ 5,076.93	\$ -	\$ 241,758.24
8	9/1/2019	\$ 13,644.35		\$ 5,076.92	\$ 8,567.43	\$ 233,190.81
Sub-Total			\$ 18,721.28			
9	3/1/2020	\$ 4,897.01		\$ 4,897.01	\$ -	\$ 233,190.81
10	9/1/2020	\$ 238,087.81		\$ 4,897.00	\$ 233,190.81	\$ -
Sub-Total			\$ 242,984.82			
Grand Totals:		\$ 317,869.94		\$ 57,869.94	\$ 260,000.00	

Excerpts of Minutes of Meeting
of the
Common Council of the
City of Elroy

A regular meeting of the Common Council of the City of Elroy, Juneau County, Wisconsin, was duly called, noticed, held and conducted in the manner required by the Common Council and the pertinent Wisconsin Statutes on February 10, 2015. The Mayor called the meeting to order at _____ .m.

The following members were present:

The following members were absent:

(Here occurred business not pertinent to the financing.)

The following resolution was then moved by _____ and seconded by _____:

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE ISSUANCE OF A \$260,000 TAXABLE TAX
INCREMENT REVENUE BOND TO ROYAL BANK

(A true copy of the resolution as adopted is attached hereto and incorporated herein by reference.)

Upon the vote being taken, the following voted

Aye:

Nay:

Abstaining:

and the resolution was declared adopted.

(Here occurred business not pertinent to the financing.)

Upon motion made and seconded, the Common Council adjourned.

Certification of Minutes Excerpt

I, Mark Steward, am the duly qualified and acting City Clerk of the City of Elroy, Juneau County, Wisconsin.

I hereby certify that the foregoing is a true and correct excerpt of the official minutes of the Common Council meeting of February 10, 2015 with respect to Common Council action to authorize the issuance and sale of a \$260,000 Taxable Tax Increment Revenue Bond.

I further certify that the attached is a true and correct copy of the resolution adopted by the Common Council at such meeting.

IN WITNESS WHEREOF, I have executed this Certificate in my official capacity on February 10, 2015.

(SEAL)

Mark Steward
City Clerk

3. **Notification of Media.** On the _____ day of _____, 20__ at approximately _____ o'clock __.m., I communicated or caused to be communicated, the time, date, place and subject matter (including specific reference to the borrowing) of said meeting to those news media who have filed a written request for such notice, and to the official newspaper of the _____, or, if none exists, to a news medium (County, City, etc.) likely to give notice in the area.

4. **Open Meeting Law Compliance.** Said meeting was a _____ meeting of the (regular, special, adjourned annual, etc.) _____ which was called, noticed, held and (County Board, Common Council, etc.) conducted in open session in compliance with Subchapter V of Chapter 19 of the Wisconsin Statutes and any other applicable local rules and State statutes.

Attest: _____
Name:
Title:

Name:
Title:

(SEAL)

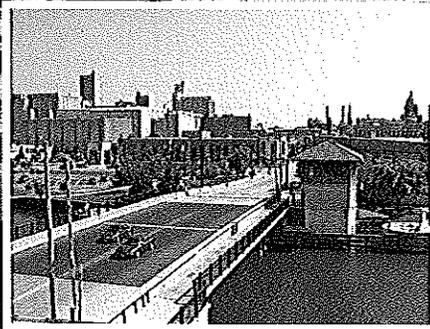
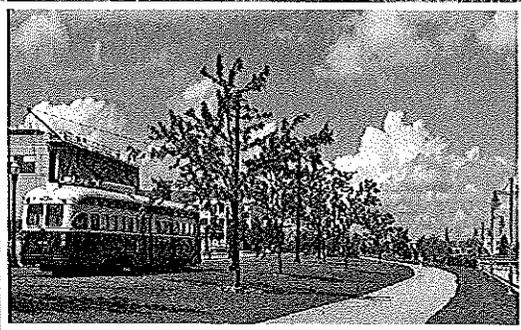
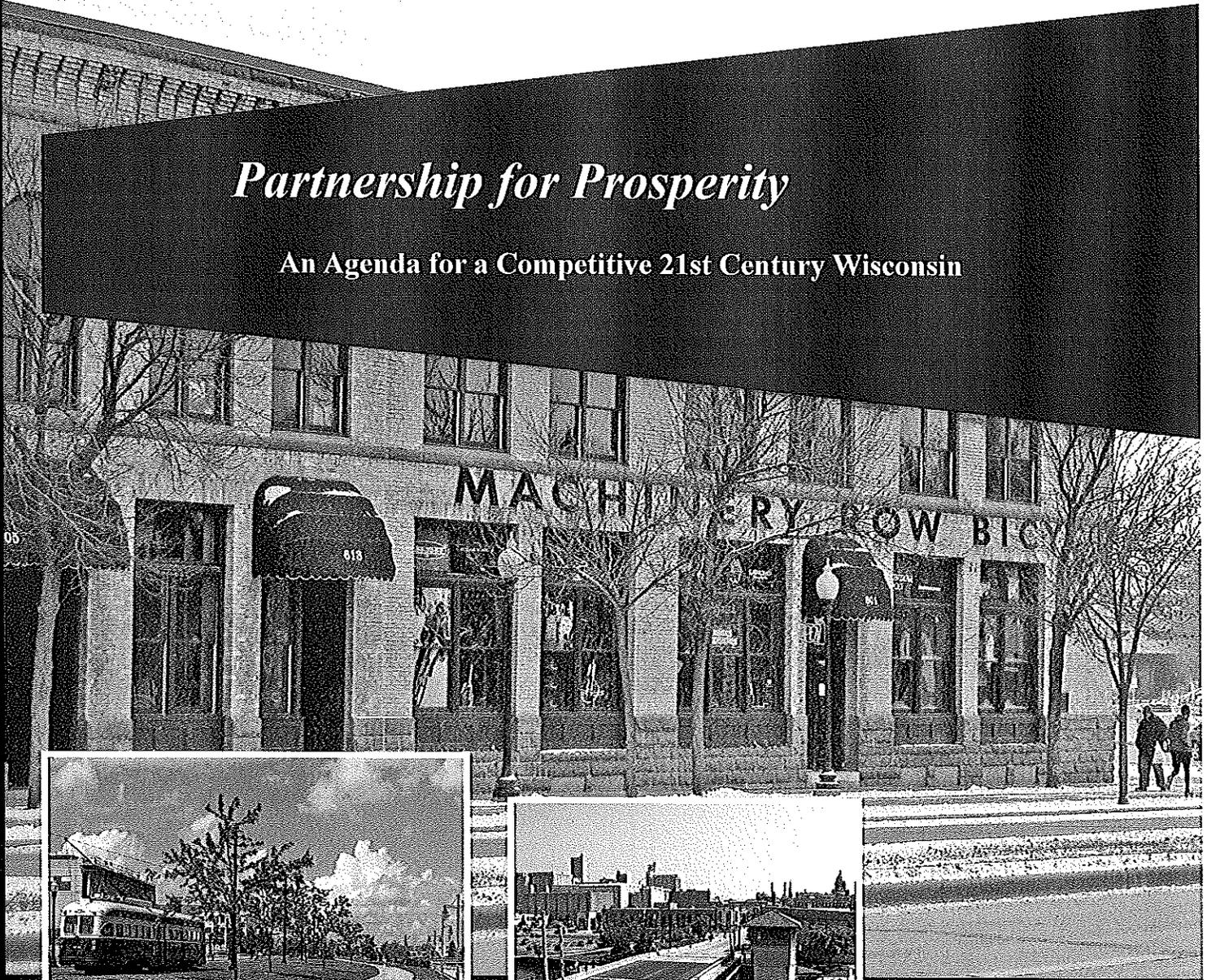
(Note: Questions regarding this form or open meeting law compliance generally should be directed to local counsel or Quarles & Brady LLP.)



LEAGUE OF
WISCONSIN
MUNICIPALITIES

Partnership for Prosperity

An Agenda for a Competitive 21st Century Wisconsin



An Agenda for a Competitive 21st Century Wisconsin

Thriving cities and villages are a key to Wisconsin's long-term economic success. To compete globally, Wisconsin needs to develop quality communities that can attract and retain talent and enterprise and spur job creation. Wisconsin cities and villages provide the core services that businesses and people expect and need from their local governments, including police and fire protection, sewer and water, roads and other transportation infrastructure, garbage collection, recycling, libraries, and parks.

At a time when our state and local resources are diminishing, it is imperative the state receive a strong return on its investment in local services. The state should invest its limited resources where most of the state's economic activity is already occurring and where the most jobs are being created. By doing so, the state is more efficiently targeting its resources to maximize job growth outcomes. The state should focus its support and limited resources for local government on cities and villages because:

- Wisconsin's metropolitan regions already account for 75 percent of the state's Gross Domestic Product.
- Wisconsin cities and villages are home to:
 - ◆ 70 percent of the state's population
 - ◆ 87 percent of all manufacturing property
 - ◆ 89 percent of all commercial property
- Most of the small businesses created in Wisconsin get their start in cities and villages.
- Cities and villages are where nearly all technology based entrepreneurship and knowledge based economic activity occurs in Wisconsin.

This agenda proposes a commitment of action in partnership between the state and its municipalities to assist communities in providing key services and amenities that contribute to a high quality of life and facilitate Wisconsin's economic growth and job creation. The following proactive legislative agenda is designed to create a new state-local partnership for prosperity to drive the state's economy forward by:

- Helping communities continue to provide quality local services while controlling property taxes.
- Investing in local transportation infrastructure.
- Enhancing and promoting economic development best practices, like the expansion of the historic tax credit that was accomplished last session (2013 Wisconsin Act 62).

Partnership for Prosperity Legislative Agenda

SUSTAINABLE FUNDING FOR LOCAL SERVICES

Municipalities are responsible for providing the public services necessary for a high quality of life and economic vitality. The delivery of quality services depends on having reliable and sufficient revenues. Wisconsin municipalities receive most of their revenue from two sources: property taxes and state revenue sharing programs. We recommend the following policy changes to ensure financial stability and flexibility for municipalities:

A. REDI FOR JOBS PLAN

Create a new Regional Economic Development Incentive (REDI) program to supplement and ultimately replace shared revenue. A version of REDI was originally introduced as 2009 Assembly Bill 833/Senate Bill 532. REDI calls for increasing funding for the shared revenue program annually by the same percentage that the state general fund expenditures grew over the previous budget. Under REDI, the

current shared revenue appropriation would continue to be distributed to municipalities in the same manner it has been in recent years. Any new dollars added to the program would be distributed to cities, villages and towns according to the following formula:

Distribute any additional dollars to shared revenue according to the following formula:

- b. One-third to be distributed by economic regions based on the percentage growth in *new private sector jobs* created from the previous year.
- a. Two-thirds to be distributed statewide on a per capita basis to cities, villages, and towns that levy at least 1 mill. Percentage adjustments would be made to each municipality's population based on an average of the following two factors: per capita property value and per capita adjusted gross income.

B. TIE LEVY LIMITS TO RATE OF INFLATION

The current state imposed levy limit allows a municipality to increase its levy over the prior year by the percentage increase in equalized value from net new construction. While every community is different, in 2014, the growth in the state's total equalized value from net new construction was 1.12 percent. Levy limits this strict are unsustainable and are negatively impacting the ability of municipalities to provide the services necessary for economic development and job growth. The minimum allowable annual growth in a community's tax levy should be at least the rate of inflation.

C. MODIFY NEW CONSTRUCTION ADJUSTMENT FOR LEVY LIMITS

A municipality's current maximum allowable levy is the percentage increase in equalized value from *net* new construction. Net new construction is new construction minus buildings demolished. A limit based on net new construction negatively impacts older urban areas engaged in redevelopment projects. The maximum allowable levy should be the percentage change in the municipality's equalized value due to new construction, not *net* new construction.

D. CREATE ECONOMIC DEVELOPMENT EXEMPTION FROM LEVY LIMITS

Exempt from levy limits the amount municipalities spend on economic development.

Define "economic development" to include development incentives and grants, recruitment and retention efforts, community branding and marketing, urban service area extensions, land acquisition, brownfields clean-up, infrastructure improvements necessary for particular developments, and salaries for staff engaged in economic development.

E. CREATE AN INCENTIVE FOR CLOSING TIDS EARLY

Allow Municipalities to treat more of the growth in value within a terminated TID as net new construction for levy limit purposes. When a TIF district terminates, allow up to 85 percent of the value increment of the former district to be treated as net new construction and added to the municipality's allowable levy. Current law allows up to 50 percent of the value increment to be added to the allowable levy.

F. ENCOURAGE MUNICIPALITIES TO HOLD DOWN SPENDING BY EXPANDING THE EXPENDITURE RESTRAINT PROGRAM

To receive payments under the Expenditure Restraint Program (ERP), municipalities must limit the year-to-year growth in their budgets to a percentage equal to CPI plus

60 percent of the percentage change in the municipality's equalized value due to net new construction. To receive aid, a municipality must also have a municipal purpose tax rate in excess of five mills.

To be eligible for a 2014 payment, municipalities had to limit their 2013 general fund increases to 2.4 percent plus 60 percent of the percentage change in the municipality's equalized value due to net new construction. There are over 1,800 cities, villages and towns in Wisconsin. Out of the 454 municipalities that had tax rates exceeding 5 mills and were potentially eligible for a 2014 payment, only 359 met the budget test. The other 95 municipalities either did not meet the test or did not submit budget worksheets to DOR in a timely manner.

We recommend increasing funding for this successful program, which has been frozen at \$58 million since 2003. Increased funding will create more of a financial incentive for eligible communities to strive to meet the program's spending limits and qualify for ERP dollars. We also recommend that a portion of any funding increase be set aside in a separate pot as a bonus payment available only to those communities that limit their general fund increases a certain percentage (e.g., 5 percent) below the current budget test of CPI plus 60 percent of net new construction.

TRANSPORTATION FUNDING

The State's Transportation Fund must be adequately funded to build and maintain a modern transportation system that works seamlessly to move commerce and people. A safe, efficient and well-maintained transportation system, including transit, is critical to Wisconsin's economic prosperity and quality of life. Wisconsin needs to reverse its chronic underfunding of our state and local transportation systems.

According to the most recent (2012) figures available, the condition of Wisconsin's highway system is below average. The pavement on less than half of it is rated "good" based on smoothness. Thirty-five states had highways in better condition, including three neighboring states. The situation is significantly worse in the state's 15 urbanized areas. There, only 15 percent of the highway system is rated good; just over half is considered "acceptable." (Source: *Filling the Potholes: Addressing Local Transportation Funding in Wisconsin*; A Wisconsin Taxpayers Alliance Study for the Local Government Institute.)

If Wisconsin is to compete successfully with other states for jobs and workers over the next 30 years, it will need high-quality infrastructure. That means the system of state and Interstate highways needs to be modern and efficient for producers looking to deliver their goods to consumers. It also means local transportation infrastructure must be able to move

workers efficiently from where they live to where jobs are. Yet, the percentage of local transportation related costs that the state reimburses has steadily declined, shifting ever more of the cost onto property taxpayers. When the current general transportation aid formula was established in 1988, cities and villages received payments covering 24 percent of their costs. Today, general transportation aid payments equal on average about 13 percent of municipal costs.

To counter this unsustainable trend we propose the following recommendations:

A. INCREASE FUNDING FOR GTA

At a minimum, restore the \$30 million cut that was made to the share of cost component of the program in the 2011-2012 state budget.

B. MODIFY GTA DISTRIBUTION FORMULA

The current method of distributing GTA is based on 20th century goals of making sure dairy and other farm products get to market. Such an exclusive focus no longer makes sense if Wisconsin is to succeed in today's global economy. The formula should be modified to direct more resources to where most job creation and economic activity takes place, which is in Wisconsin cities and villages. GTA currently covers nearly 40 percent of towns' reported costs and only 13% of municipal transportation related costs. The proposed solution: Eliminate the rate per-mile payment option and distribute GTA to all local governments, including towns, exclusively on a share of cost basis.

C. REALIGN DISTRIBUTION OF LOCAL ROAD IMPROVEMENT PROGRAM (LRIP)

Prioritize spending in cities and villages, where 70 percent of state's population resides and most of the state's economic activity occurs. The state should reprioritize how it distributes limited LRIP dollars to better reflect where the state's population lives and works. LRIP was established in 1991 to assist local governments in improving seriously deteriorating local streets and roads. Total funding for the program is \$59 million. LRIP has an entitlement and a discretionary component.

The \$27 million discretionary component is currently distributed as follows: 43 percent to counties; 48 percent to towns; and 8.3 percent to municipalities. A portion of the program is also earmarked for certain specific projects.

The \$32 million entitlement program is currently distributed as follows: 43 percent to counties; and 28.5 percent to municipalities; and 28.5 percent to towns.

A higher percentage of LRIP dollars should be allocated to projects in cities and villages where the economic payoff will be greater and the investment is more likely to stimulate additional economic opportunities and job creation.

D. ENACT REGIONAL TRANSPORTATION AUTHORITY ENABLING LEGISLATION

Enact legislation similar to 2009 Assembly Bill 282/Senate Bill 205, authorizing local governments to create RTAs with ability to levy a sales tax to raise sufficient revenue to finance both road and transit capital costs and operations.

ABOUT THE LEAGUE

The League of Wisconsin Municipalities is a voluntary not-for-profit, non-partisan association of Wisconsin cities and villages working to advance municipal government. First established in 1898, the League provides a variety of services to its members including, legislative advocacy, information sharing, legal advice, education and training, and insurance options. The League's membership consists of 394 villages and all 190 cities. For more information about the League's legislative agenda contact: Jerry Deschane, Executive Director <jdeschane@lwm-info.org>; or Curt Witynski, Assistant Director <witynski@lwm-info.org>; or visit <www.lwm-info.org>.



League of Wisconsin Municipalities
131 W. Wilson St.
Suite 505
Madison, WI 53703
www.lwm-info.org

Resolution 979
League of Wisconsin Municipalities

Partnership for Prosperity:
An Agenda for a Competitive 21st Century Wisconsin

Whereas, the state Legislature and the Governor understand that job creation and economic growth is a top priority; and

Whereas, municipalities are the foundation of Wisconsin's economy and local leaders share the same goal of job creation and economic vitality;

Whereas, the state should focus its support and limited resources for local government on incorporated communities, which are the economic engines of the state as evidenced by the following:

- Wisconsin's metropolitan regions already account for 75% of the state's Gross Domestic Product.
- Wisconsin's cities and villages are home to 70 percent of the state's population, 87 percent of all manufacturing property, and 89 percent of all commercial property.
- Most of the small businesses created in Wisconsin get their start in cities and villages.
- Cities and villages are where nearly all technology based entrepreneurship is occurring in Wisconsin.
- Startups and other knowledge-based economic activity occur almost exclusively within cities and villages.

Whereas, to compete globally, Wisconsin needs to develop and maintain quality communities that can attract and retain talent and enterprise and spur job creation;

Whereas, for the state's economy to flourish, state and local leaders must work collaboratively;

Whereas, the League's *Partnership for Prosperity* legislative agenda recognizes that thriving municipalities are critical to a successful state economy and calls for a new state-local partnership to drive the state's economy forward and spur job creation by:

- 1) Helping communities continue to provide quality local services while holding the line on property taxes.
- 2) Investing in local transportation infrastructure.
- 3) Enhancing and promoting economic development best practices, like the expansion of the historic tax credit that was accomplished in the 2013-2014 legislative session.

Now, Therefore, Be It Resolved, that the City of Elroy urges the Governor and the Legislature to work collaboratively with municipal leaders to accomplish the critical goals of job creation and economic growth.

Be it Further Resolved, that the City of Elroy urges the Legislature and the Governor to enact the League's *Partnership for Prosperity* agenda.

Dated this _____ day of _____, 2015.

CITY OF ELROY
By:

Mark Stanek, Mayor

Attest:

Mark Steward, City Administrator

**CITY OF ELROY
FIRE/BURN PERMIT APPLICATION**

NOTICE: Burning of garbage, trash, leaves, chemically treated wood (ex. railroad ties) or other materials that create a noxious or annoying smoke discharge is not allowed even with an approved burning permit.

Applicant Name: Robert Schroeder

Mailing Address: 821 Main St

Phone Number: 548-2910 Cell Phone: _____

Address of fire location: 821 Main St

Date(s) of burning: Feb & March

Material to be burned: brush

I, Robert Schroeder (print your name), hereby agree to follow burning restrictions that might be placed on my permit and will be responsible for any and all damage that results from fires ignited by the above named person, organization, or designee. I agree that I will notify Juneau County Dispatch before igniting the fire, so that the fire department is not called needlessly. I acknowledge violation(s) of any restrictions will mean that all fires will be extinguished and the responsible person will be held liable for the expense of the fire department's response to extinguish the fire. To be valid, this permit must be signed by the fire chief and city clerk (or their respective designees).

APPLICANT'S SIGNATURE: Robert Schroeder DATE: 1/13/15

Official Use Only
To Be Completed by Fire Chief
RESTRICTIONS: Access to phone and water hose handy Someone in attendance at all times over the age of 18 years No materials may be burned upon any street, curb, gutter or sidewalk No Burning during windy or other adverse weather conditions Burning shall be done in the evenings after 6:00 p.m. (unless approved by fire chief) Follow any restrictions imposed by the DNR and/or Fire Department Notification of Juneau County Dispatch prior to burning by calling 847-5649
ADDITIONAL RESTRICTIONS: <input type="checkbox"/> Other: _____ <input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> Recommend Approval <input type="checkbox"/> Recommend Denial
Fire Chief: <u>Janice Ludwig</u> Date: <u>1-20-15</u>
To Be Completed by City Clerk
Date of Approval by Common Council: <u> / / </u> This permit is valid for thirty (30) days from the date of approval by the Common Council.
Clerk: _____ Date: _____

Holloway Appraisal Service

PO Box 834
Tomah, WI 54660

Phone: (608)374-4207
Email: ianholloway@centurylink.net

February 2, 2015

Nicole L. Maryott
W10130 Kratche Rd
Elroy, WI 53929

Dear Nicole L. Maryott:

The City of Elroy, Juneau County has contracted Holloway Appraisal Service to conduct a complete walk thru revaluation for the 2014 assessment year. During this complete walk thru revaluation, real estate transactions in your community will be used to convey actual market value based on local, up-to-date, selling prices. In order to establish the true market value, Holloway Appraisal Service must first collect up-to-date information (building measurements, physical condition, desirability, and usefulness) of all homes and buildings within your community. In order to collect such data, we will be going on a door-to-door basis without making appointments unless so desired. During the inspection, we will be measuring the exterior and listing every improvement (homes and buildings) on your parcel, as well as taking exterior photographs of the homes and buildings. If no contact is made on the first visit, we will leave an orange "please call" card on your front door. You are then expected to contact us to schedule an appointment to view the interior of your home. It is to your benefit to allow us to view the interior of your home in order to make a fair and equitable assessment. If we do not view the interior, we will be making an educated guess at its style and condition.

Please take the time to assist us in reviewing your land and buildings. This process is very important to accurately and fairly establish market values.

All landowners will be notified of any changes made to their assessment by mail prior to the open book. The open book meeting is the landowners' opportunity to discuss the opinion of value placed upon your property with the assessor. It is also an opportunity to view the values of other properties in the City of Elroy. Along with the notice of assessment, you will receive a letter stating the times and dates of the hearings, as well as an estimated mill rate to figure your new estimated tax bill.

We will be starting the field inspections in February of 2015. We will be having the open book and board of review in the fall of 2015. Dates will be finalized and posted later in the summer or early fall.

If you have any questions regarding this walk thru revaluation, please feel free to contact us by phone at **(608) 374-4207**.

Thank you for your cooperation!

Please note that we will be driving a Tan or White Chevy Truck.

Sincerely,

Ian A. Holloway

Ian Holloway
Assessor for the City of Elroy

Mark Steward

From: League of Wisconsin Municipalities <witynski@lwm-info.ccsend.com> on behalf of League of Wisconsin Municipalities <league@lwm-info.org>
Sent: Friday, January 30, 2015 2:08 PM
To: mselroy@comantenna.com
Subject: Register Today! Practical Municipal Approaches to Energy Net Zero

Having trouble viewing this email? [Click here](#)



boardman
& clark llp
LAW FIRM



On the Road to Energy Self-Sufficiency: Practical Approaches to Net Zero

Wednesday, March 4, 2015
Olympia Resort
Oconomowoc, Wisconsin

This one-day Seminar, provided by the League and Boardman and Clark LLP will provide you with practical take-aways that you can apply in your community. [See the Full Program & Register](#)

Many municipalities are facing higher energy costs, as well as growing interest from local residents and businesses in efforts to promote energy efficiency, renewable energy and improved air quality. This one day workshop, on Wednesday, March 4, 2015, at the Olympia Resort in Oconomowoc, Wisconsin, will provide attendees with inspiration and nuts-and-bolts information on how to reduce energy costs and work towards achieving energy self-sufficiency.

The workshop features a keynote address from Jeff Rich of Gundersen Health Systems in La Crosse explaining how and why they became the first health system in the nation to achieve energy independence. A luncheon presentation by noted municipal energy specialist Mike Bull will highlight the City of Minneapolis's efforts to achieve its energy policy goals by working collaboratively with their electric utility. Throughout the day, Wisconsin local government officials will conduct working sessions on a wide-range of energy projects, including biogas production at a wastewater treatment plant; a public-private collaborative solar project; an LED street light replacement program; and production of compressed natural gas to fuel city vehicles. The presenters will explain how their community chose the project, how the project was implemented, how it is performing, the costs of the project, and the project's return on investment. Each presentation will be followed by discussion in order to provide attendees with the opportunity to get questions answered and share their own experiences.

[Get the Details and REGISTER.](#)

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Wisconsin City/County Management Association (WCMA)
Wisconsin Association of Municipal & County Assistant Managers (WAMCAM)



2015 Winter Professional Development Conference
Pewaukee, WI
March 4- 6

Session Information

Wednesday, March 4

- 11:00 a.m. – 2:30 p.m. Registration Open
11:00 a.m. – 4:00 p.m. Exhibitor set-up
Noon – 2:45 p.m. WCMA Executive Board Meeting
Noon – 4:00 p.m. ICMA RC appointments
2:45 – 4:00 p.m. WAMCAM Session—Career Path - What's yours? Early - Mid - Late Strategies
5:30 – 8:30 p.m. Dinner/Social Event at Waukesha County Museum
9:00 – 10:30 p.m. Welcome Reception in Exhibit Hall

Thursday, March 5

- 8:00- 9:00 a.m. Breakfast
8:30 – 9:00 a.m. Welcome and Introductions
9:00 a.m. – 4:00 p.m. ICMA RC appointments
9:00 – 10:15 a.m. Civic Engagement - *Cheryl Hilvert*
10:15 – 10:30 a.m. **Break & Exhibit Hall Open**
10:30 – Noon Civic Engagement (continued)
Noon – 1:30 p.m. **Lunch & Business Meeting**
1:45 – 3:00 p.m. Interesting Legal Cases and What You Can Learn from Them
3:00 – 3:15 p.m. **Break & Exhibit Hall Open**
3:15 – 4:30 p.m. Session 1: Secrets from the Recruiters
Session 2: Using Utility Districts in a TID \times
4:30 – 6:00 p.m. Live Long, Die Healthy
6:00 p.m. **Dinner on your own –or-**
WAMCAM Dinner-meet in the hotel lobby
8:00 – 10:30 p.m. Member Reception and Game Night

Friday, March 6

- 7:15 – 8:15 a.m. Breakfast
8:15 – 9:15 a.m. Session 1: Spreading Innovation
Session 2: Leveraging your Website as a Digital Communications Tool \times
9:15 – 9:30 a.m. Break
9:30 – 10:30 a.m. The Courage to Take Command - *Colonel Jill Morganthaler*

Dress—Business Casual

Session Descriptions:

Wednesday, March 4

2:45 – 4:00 p.m.

WAMCAM Event - Career Path - What's Yours? Early - Mid - Late Strategies

This session will provide advice and counsel on preparation of a resume and cover letter as well as interviewing skills and networking tips for the early career professional; discussion of career progression and issues that occur mid career such as relocation issues with family, when to leave a position (how to recognize the signs that you might be in trouble with your board); and, later career considerations such as an encore career -- what are the different retirement "models".

Learning Objectives:

1. Development of a resume and cover letter that will stand out.
2. How to effectively progress through your career.
3. How to know when you might be in trouble with your board or council.
4. What are the various options for "life after city hall?"

Presenters:

Heidi Voorhees, Co-Owner, GovHR USA
Joellen Earl, Co-Owner, GovHR USA.

Addresses ICMA Practice Area 18 (Personal Development)

Thursday, March 5

9:00 – 10:15 a.m.

10:30 – Noon

Ehlers Presents:

Civic Engagement: Developing an Understanding, an Appreciation and a Plan!

"Recognizing that citizen engagement is the 'right thing to do', many local governments still experience, at best, only mixed results with their community engagement efforts. Poorly designed or misaligned engagement strategies can frustrate residents and community stakeholders, create incivility among participants, erode public trust, incur project delays and increase costs, and seriously impact the personal health and well-being of local officials.

While no longer viewed as the "center for all citizen engagement activities," local government can play a unique 'convener'

role for community dialogue and public problem solving. Doing so effectively, however, requires a solid grounding in leading engagement practices and a clear understanding of how to develop community strategies that align engagement objectives, tools, and practices with community needs. Increasingly this also must be done in the context of rebuilding civility, trust, and mutual respect among citizens, elected officials, and professional staff in public participation and problem solving settings. Designed with the unique needs of local government managers in mind, this half-day workshop will build a foundation for assessing and improving public participation skills

Learning Objectives:

1. Develop a deeper understanding for contemporary citizen engagement and why an effective and ongoing program for engagement is essential for 21st century leadership in local government.
2. Recognize that effective engagement requires more than one-way communication or "three minutes at the microphone," and that you can achieve more effective engagement outcomes—including enhanced civility--by matching the "promise" of engagement to the "situation" at hand.
3. Understand the components of a plan for building a more effective engagement strategy for your community.
4. Identify and overcome common barriers to effective engagement programs.
5. Assess your current engagement efforts and identify a plan for your organization to move forward in this important work.

Speaker: Cheryl A. Hilvert, Director, Center for Management Strategies, ICMA

Addresses ICMA Practice Areas 2 (Policy Facilitation), 3 (Operational Expertise and Planning), 8 (Democratic Advocacy and Citizen Participation), and 14 (Advocacy and Interpersonal Communication)

1:45 – 3:00 p.m.

Interesting Legal Cases and What You Can Learn From Them

Every day, local municipalities and counties are fighting challenging legal battles that cost valuable time and legal defense costs. What are some of those interesting cases that may change how we do business in the future. Three long-standing attorney's form this entertaining and interesting panel discussion giving you insight on how these cases can serve as a learning tool for you and your community.

Learning Objectives:

1. FMLA Laws and how it gets documented, how it can be used and interesting cases that pushed the envelope.
2. Retiree Health Care. Do they get treated the same as actives or only those actives that do what they did?
3. Lakefront assessments. Town of Delavan explains lawsuit from wealthy waterfront home owners. Who's pushing these suits?

Pannelists:

Nancy L. Pirkey, Esq., Buelow Vetter
Joe Wirth, Esq., Piper Schmidt
Bennett Brantmeier, Esq., Brantmeier Law

Addresses ICMA Practice Areas 3 (Functional and Operational Expertise and Planning) and 12 (Human Resources Management)

Concurrent Sessions

3:15 – 4:30 p.m.

Session 1: Secrets from the Recruiters - Tips to Finding and Keeping Talented Employees

Recruitment firms are often hired because a community cannot fill a particular position. Typically, these positions are technical positions such as finance, accounting, engineering and information technology. The current and future labor shortage is only going to make these recruitments more complicated. There are simple steps communities can take to improve their success in recruiting. In addition, it is important in today's competitive environment that communities provide a workplace that has a positive reputation and is one their current employees would recommend to colleagues. Finally, communities must adapt to the needs of the changing workforce. Understanding today's employees is critical to staying competitive. (Hint: it is not all about the money!)

Learning Objectives:

1. How to draft a job/position announcement-what are the key concepts?
2. Where to advertise (not in the local newspaper!)
3. How to assess your workplace and what to do if you have a negative reputation.
4. An outline of different staffing models that adapt to today's employees and might even save you money!

Presenters:

Heidi Voorhees, Co-Owner, GovHR USA
Joellen Earl, Co-Owner, GovHR USA.

Addresses ICMA Practice Areas 12 (Human Resources Management)

Session 2: Using Utility Districts in a TID

In this session the presenters will review a case where a TID (Tax Incremental Financing District) was distressed, requiring tax levy support, and a utility district was used to relieve the tax payers.

Learning Objectives:

1. The legality of using a utility district to support a TID
2. The philosophy of using a utility district to support a TID
3. The barriers or debate of using a district to support a TID

Presenters:

Matt Heiser, Village Administrator, Kewaskum
Timothy D. Fenner, Attorney, Axley Brynelson

Addresses ICMA Practice Areas 3(Functional and Operational Expertise and Planning)

4:30 – 6:00 p.m.

Live Long, Die Healthy

For the first time in history, most of us have the chance to live the full human life span of 90 to 100 years. Our challenge is to maintain good health throughout our lives. And the first step in maintaining health is learning and understanding more about it. In the 21st Century, our medical system is not a true "health-care" system. It remains a "sickness-care" system. No individual can hope to change our entire medical system. But if each of us takes more responsibility and control for our own wellness, the system will surely change. In the 21st Century, more than ever before, patients and physicians must become partners, working together and sharing knowledge. Together we can transform the American "sickness care system" into a true "health care system". The new system will focus not only on curing the sick but also on preventing disease and maintaining health.



Presenter: John Shier, RN, PhD.

Addresses ICMA Practice Areas 18 (Personal Development)

Friday, March 6

Concurrent Sessions

8:15 – 9:15 a.m.

Session 1: Spreading Innovation

Innovation is any idea or action that is new to a given organization and, when implemented produces a better result. But we can't stop there! Success of innovation is reflected by the extent to which it is shared and adapted in other organizations. This interactive session will look at how we in local government need to be mindful of the dual goals of creating innovative ideas and spreading those ideas that lead to positive change. We will take a look at how ideas spread, look at past, current and future practices in local government, and discuss lessons learned from studying these practices.

Learning Objectives:

1. Learn why decentralization is essential for diffusion of new ideas
2. The importance of local governments continuing to learn from each other.
3. Why and how a cutting-edge idea becomes a best practice.

Speaker: Greg Stopka, Regional Director, Alliance for Innovation.

Addresses ICMA Practice Area 6(Initiative, Risk Taking, Vision, Creativity, and Innovation)

Session 2: Leveraging Your Website as a Digital Communications Tool

The way government operates is changing. Gone is the day of arriving at City/County offices between the hours of 8 a.m. and 4 p.m. to take a number and wait in line. Much like the business sector embraced technology to change how it interacts with customers, government is finding ways to better the citizen experience. Interacting through government websites has become the norm. The key to this improved service is e-Government--the process of delivering information and processing government transactions digitally through web and mobile applications. How can an organization rethink its institutional online practices to develop an engaging website that enhances overall communication efforts and improves services? This session by CivicPlus, along with client guest speakers from Richfield, Waunakee, and Monroe will provide insight into how local government communicators and administrators can leverage the website as a digital communications tool.

Learning Objectives:

1. Modern government website best practices

2. Mobile apps and modules for Cities and Counties
3. Ways that technology can improve services
4. Case studies from clients; Richfield, Waunakee and Monroe.

Speakers:

Bryan Hahlbeck, Great Lakes Regional Saes Manager, CivicPlus

Jim Healy, Village Administrator, Richfield

Todd Schmidt, Village Administrator/
Economic Development Director, Waunakee

Philip Rath, City Administrator, Monroe
Addresses ICMA Practice Area 7(Technological Literacy)

Closing Keynote

9:30 – 10:30 a.m.

The Courage to Take Command : Leadership Lessons from a Military Trailblazer

Organizations face unpredictability every day. Cities worldwide are plagued with natural disasters and man-made emergencies. Unfortunately, municipalities cannot rule out terrorism. Recent events have shown how the lack of leadership or poor leadership exacerbates the situation. What do you need to know to effectively save lives, property and reputations? Jill Morgenthaler will cover five core leadership components necessary for facing a crisis, showing you how to apply specific leadership skills for managing the change or crisis. An award-winning speaker and storyteller, she will enthrall the audience while sharing concrete information on what a leader must be, know and do during times of chaos. Crisis Leadership skills are necessary to save lives, property, and the reputation of organizations. Crisis leadership involves skills that are vital to recovery in the midst of a disaster. The question is what leadership skills are essential to define the crisis beyond the obvious, gain confidence of the responders, survivors and stakeholders, forecast consequences of decisions, assess the impact of the crisis on core assets and make decisive lifesaving decisions.

Learning Objectives:

1. Universal and essential leadership strategies.
2. The H.O.O.A.H. method - five skills to lead during change and crisis.

Speaker: Colonel (Ret.) Jill Morgenthaler, Author of *The Courage to Take Command*
Addresses ICMA Practice Areas 1(Staff Effectiveness), 2(Policy Facilitation), 14 (Advocacy and Interpersonal Communication)

LWMMI

League of Wisconsin Municipalities Mutual Insurance

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SAVE THE DATE

**SUBJECT: 6TH ANNUAL LWMMI
POLICYHOLDER CONFERENCE**

WHEN: THURSDAY AND FRIDAY, APRIL 16 AND 17, 2015

**WHERE: CHULA VISTA RESORT AND WATER PARK
2501 RIVER ROAD
WISCONSIN DELLS, WI 53965
855-388-4782 OR 608-254-8366**

**COST: NO CHARGE FOR ROOM (ONE NIGHT) OR
MEALS (2 LUNCHESES, 1 DINNER, 1 BREAKFAST)
ONE REPRESENTATIVE FROM EACH POLICYHOLDER**

The LWMMI Directors, after 13 successful years of providing insurance coverages and services to League Members, have scheduled a member's conference to share stories about how claims and coverages affect people and communities.

- 8 Hours of presentations
- 5 Sessions including "The Rest of the Story" about the 2008 Lake Delton Flood
- Current topic updates including cyber liability and drones
- Opportunities for networking with other LWMMI members, agents and Directors
- Meet the claims people who service your program from Statewide Services and United Heartland
- Special room rates will apply for those who wish to stay more than one night

More information will be coming as plans unfold.

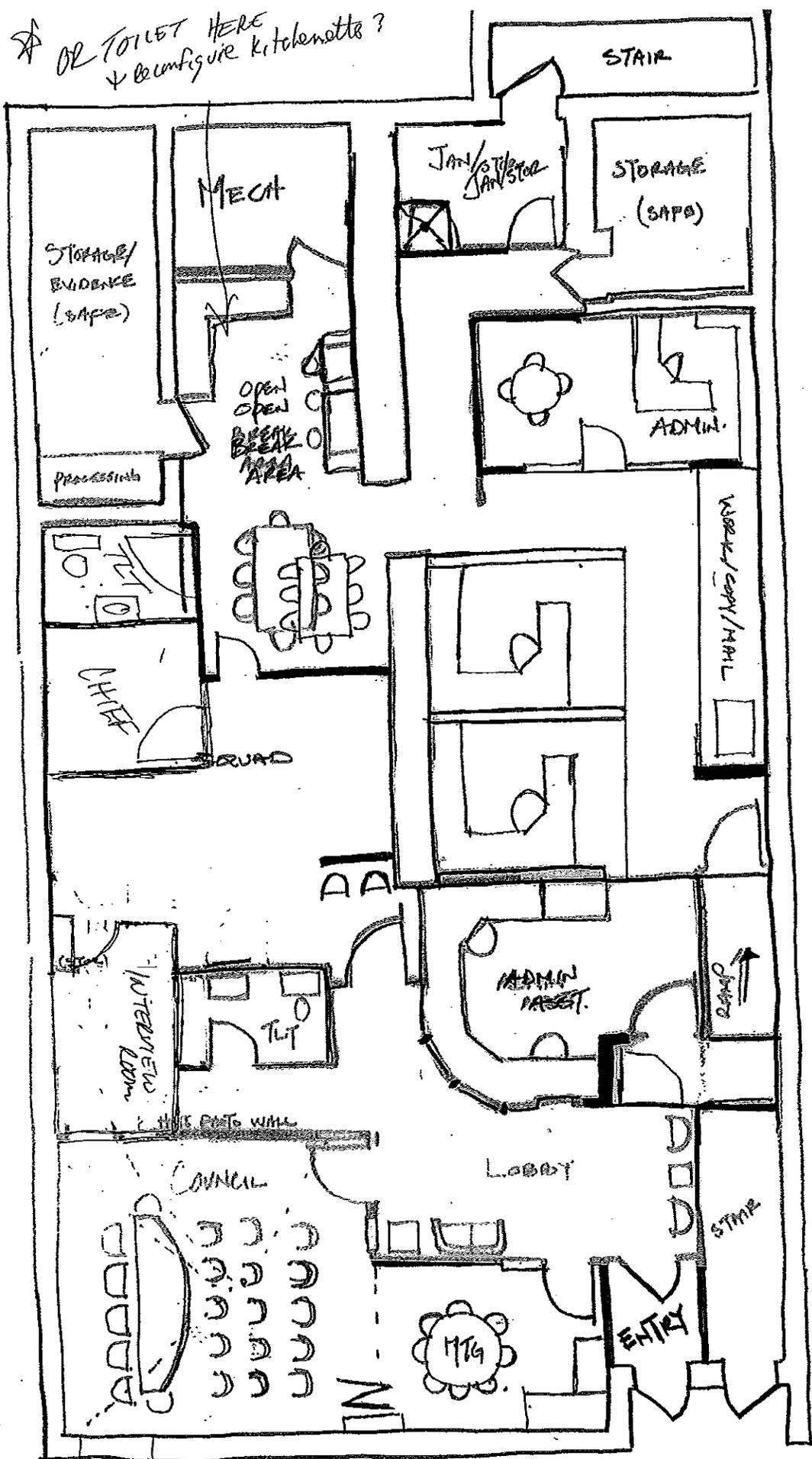
IN THE MEANTIME – SAVE THE DATE – APRIL 16 AND 17, 2015.

For more information, contact Sandy at 608-833-9595 or sandra@lwmmi.org.

Sincerely,

Dennis Tweedale
CEO

* OR TOILET HERE
↓ reconfigure kitchenette?



* KEEP DOOR
FOR FIRE ERT??
ONLY USED FOR EMERGENCY
MAYBE HIDDEN IN FACADE?

OPTION A
1-15-15

2015 Goals of the City Administrator

FINANCE

1. Reduce operating expenses by \$10,000
2. Review budget YTD and projected year ending position quarterly with the Council
3. Add \$1,000,000 in new tax base
4. Reduce or maintain current tax levy
5. Monitor TID 3-4-5-6 to maximize benefits
6. Proceed with Revenue Bond for TID 6
7. Update CIP annually. Review quarterly to make adjustments
8. Complete a 5 Year Financial Plan addressing expenses, CIP, debt reduction, and tax levy. This will become part of the City's Financial Policy Manual
9. Maintain Contingency Fund of \$10,000
10. Increase Principal/Interest payment by \$20,000/year
11. Prepare 2015 budget, starting in August and completing in November
12. Complete Re-Assessment of all properties

PERSONNEL

1. Conduct Performance Reviews of all Department Heads by 4/1/15

HOUSING

1. Make two home improvement loans from the City/Regional Revolving Loan Fund.
2. Assist two home owners in obtaining \$7500 grants from Rural Development.
3. Conduct four (4) home inspections to determine if raze is required.
4. Raze four (4) distressed homes by working with current owners.
5. Sell two City owned residential lots.
6. Work with owner of Trailer Park to improve his operation-Conduct quarterly inspections.
7. Resolve code violations/citations within 60 days.
8. Provide a written update to the Council monthly on all housing violations/citations/actions.

BUSINESS

1. Implement Downtown Redevelopment Plan including acquiring property for a new business.
2. Assist three businesses in expanding their operations.
3. Raze two (2) commercial buildings on Main Street to allow a new business opportunity.
4. Sell two City owned commercial lots.
5. Update/improve signage at entrances to City, along Main Street and along the Bike Trails.
6. Issue quarterly newsletters to citizens (along with utility bills).
7. Obtain \$100,000 in grants to assist with business development.

PROJECTS

1. Update Ordinances
2. Coordinate the removal of the trees noted in the 2013 DNR report by 11/15/15.
3. Complete three (3) Street projects (Cedar, Academy, Royall)