

CITY OF PRESCOTT, WISCONSIN
MEETING NOTICE
REGULAR CITY COUNCIL MEETING
MONDAY, SEPTEMBER 12, 2016 AT 6:30 P.M.
PRESCOTT MUNICIPAL BUILDING, 800 BORNER STREET
PRESCOTT, WI 54021
WEBSITE: PRESCOTTWI.ORG

AGENDA

1. CALL TO ORDER
2. ROLL CALL
3. PLEDGE OF ALLEGIANCE
4. PUBLIC COMMENTS – THE CITY COUNCIL WILL RECEIVE PUBLIC COMMENTS ON ANY ISSUE(S) NOT RELATED TO AGENDA ITEMS. LIMITED DISCUSSION BY THE CITY COUNCIL MAY TAKE PLACE, HOWEVER NO ACTION WILL BE TAKEN ON ANY ITEMS. THIS INCLUDES RECEIVING WRITTEN REQUESTS OR DOCUMENTATION AND POSSIBLE ACTION AT A FUTURE COUNCIL MEETING

PRESENTATION OF FLAG TO THE FAMILY OF POLICE OFFICER JACKIE RYDEN COMMEMORATING THE 10TH YEAR ANNIVERSARY OF HIS DEATH IN THE LINE OF DUTY

5. CONSENT AGENDA

1. AUGUST 22, 2016 REGULAR CITY COUNCIL MEETING MINUTES
2. AUGUST 22, 2016 PARKS AND PUBLIC PROPERTY COMMITTEE MEETING MINUTES
3. JULY 21, 2016 PRESCOTT PUBLIC LIBRARY BOARD OF TRUSTEE MEETING MINUTES
4. CASH BALANCES & BUDGET YEAR TO DATE
5. ACCOUNTS PAYABLE & PAYROLL
6. REVIEW OF RECEIVABLES

6. REPORTS OF STANDING COMMITTEES

A. PUBLIC WORKS

1. OPEN PUBLIC HEARING FOR VACATION ALL THAT PART OF A CERTAIN ALLEY LOCATED IN BLOCK 1, RODNEY JOHNSON'S ADDITION IN THE CITY OF PRESCOTT, PIERCE COUNTY WISCONSIN
2. CLOSE PUBLIC HEARING
3. RESOLUTION VACATING ALLEY IN THE CITY OF PRESCOTT, COUNTY OF PIERCE WISCONSIN

B. FINANCE COMMITTEE

1. ASSESSING SERVICES
2. FINAL PAY REQUEST FOR SOUTH LIFT STATION REHAB
3. FINAL PAY REQUEST FOR COURT AND LAURA STREET
4. NOTICE OF DISALLOWANCE OF INSURANCE CLAIM FROM BRICKSON MARINE
5. NOTICE FROM WISCONSIN DEPARTMENT OF TRANSPORTATION REGARDING NOT RECEIVING TRANSPORTATION ALTERNATIVE PROGRAM GRANT

C. LICENSE

D. PARKS & PUBLIC PROPERTY

1. MARINA LEASE WITH LEO'S LANDING
2. FARM LEASE FOR CITY'S COMPOST SITE WITH GERALD & JEFFREY KOSIN
3. REQUEST FROM SAILING CLUB TO USE COURTSEY DOCK OVERNIGHT OCTOBER 1, 2016

E. PUBLIC SAFETY

1. RESOLUTION 07-16 "JUSTFIXITWI TRANSPORTATION FUNDING"
2. REQUEST FOR NON-RENEWAL OF CODE RED EMERGENCY NOTIFICATION SYSTEM

F. ORDINANCE

G. PERSONNEL

H. HEALTH & SAFETY

I. PLANNING COMMISSION

J. COMMUNICATIONS & NEW BUSINESS

1. PUBLIC COMMENTS
2. OTHER BUSINESS
4. PROGRAM SPONSORED BY FREEDOM PARK – TRIBUTARY TALKS, SEPTEMBER 16 & OCTOBER 16, 2016
5. WISCONSIN TAXPAYER ALLIANCE
6. WISCONSIN TAXPAYER "THE 2016 STATE OF WISCONSIN'S CITIES AND VILLAGES
7. CLOSED SESSION PER WISCONSIN STATS. 19.85 (1) (E) DELIBERATING OR NEGOTIATING THE PURCHASING OF PUBLIC PROPERTIES, THE INVESTING OF PUBLIC FUNDS, OR CONDUCTING OTHER SPECIFIED PUBLIC BUSINESS, WHENEVER COMPETITIVE OR BARGAINING REASONS REQUIRE A CLOSED SESSION – POSSIBLE LAND PURCHASE IN TIF#4
8. RETURN TO OPEN SESSION
7. TAKE ACTION ON ITEMS DISCUSSED IN CLOSED SESSION
10. ADJOURNMENT

NOTICE

ACCESS TO THE MUNICIPAL BUILDING FOR THE DISABLED IS AVAILABLE THROUGH THE REAR PARKING LOT ENTRANCE. ALL THOSE WITH SPECIAL NEEDS SHOULD CALL CITY HALL OFFICES (715-262-5544) IF ASSISTANCE IS NEEDED

AUGUST 22, 2016 REGULAR CITY COUNCIL MEETING MINUTES

Pursuant to due call and notice thereof, a regular meeting of the Prescott City Council was held on Monday, August 22, 2016 in the Prescott Municipal Building, 800 Borner St., Prescott, WI 54021.

Call to order/Roll Call: Mayor David Hovel called the meeting to order at 6:30 p.m. Members present were Galen Seipel, Jack Hoschette, Rob Daugherty, Joshua Gergen, Bill Dravis and Maureen Otwell. Public Works Director Hank Zwart, Finance Director Vanessa Norby and City Administrator Jayne Brand represented staff.

Pledge of Allegiance was said.

Public Comments: None were given.

Police Chief Gary Krutke and Investigator Jesse Neely presented a flag to the family of Police Officer Jackie Ryden commmerating the 10 year anniversary of his death in the line of duty.

Gergen/Otwell motion to approve the consent agenda which included the August 8, 2016 regular city council meeting minutes, August 15, 2016 public works committee meeting minutes and July 13, 2016 Prescott Housing Authority meeting minutes passed without a negative voice vote.

Gergen/Otwell motion to open public hearing for vacation all that part of a certain alley located in Block 1, Rodney Johnson's Addition in the City of Prescott, Pierce County Wisconsin passed without a negative voice vote.

Joe Ptacek, 121 Flora Street stated the alley goes right down the middle of his granddaughter's house so they are in favor of the vacation but doesn't understand how this can happen. Todd Langenfeld property owner adjacent to the alley stated he would not oppose the closing of the alley.

Dravis/Gergen motion to continue the public hearing to the September 12, 2016 city council meeting passed without a negative voice vote.

The Council discussed funding options for energy efficiency, deferred maintenance and solar installation projects. Kerry O'Connell of Trane reviewed the proposed projects with the Council. Ian of Eutectics discussed lease options. He explained with a lease it doesn't go against the city's general obligation debt. There is included in the Eutectics proposal a 2% fee. It is also in the city's best interest to have a lease option for more than one million. Finance Director Vanessa Norby presented a comparison of several financing options including Eutectics, State Trust Fund loan and general obligation borrowing. Finance Director Norby presented the pros and cons of all of the options. Alderperson Daugherty reviewed the recommendation of the Public Works Committee to do all of the projects at once. If the projects are not all completed at the same time the cost could be higher. O'Connell reminded the Council we had signed a commitment letter and if the solar is not completed it would cost the city \$25,000 for engineering services. O'Connell agreed to extend the commitment letter until October 19, 2016. Alderperson Hoschette asked about a time frame for the projects. O'Connell stated city hall projects would be completed in 2016 and the rest of the projects would be completed in 2017. City Administrator Jayne Brand expressed concerns where the funding would come from in the budget for this payment. It was felt the funding should be looked at as part of the entire budget. **Dravis/Otwell motion to move forward with the entire project and financing to be determined later failed with Gergen, Daugherty and Seipel voting nay. Mayor Hovel broke the tie by voting nay.** City staff will review financing options and bring this issue back to Council.

Finance Director Vanessa Norby presented the information currently known for the 2017 budget. The net new construction is 1.32%, state aids are expected to remain the same, small increase in retirement for non-protected employees and a larger increase in protected employees, increase in health insurance of approximately 3.3%, union wages set for 2.5%. Finance Director Norby explained if the council wished to increase by the 1.32% net new construction it would generate \$28,722 and it would increase the city millrate to \$8.18 per \$1,000 of assessment. In order for the city to receive expenditure restraint the general fund could only increase by \$20,320. Direction given to staff is zero increase in budget, 2.5% increase in wages, for health insurance employee portion of premium payment will increase to 13% and deductible for employee with increase \$50 for single and \$100 for family. Unfunded needs will need to be presented to council for possible inclusion in budget.

City Administrator Jayne Brand presented information on assessing services. In 2016 the city will be in its fourth year of being out of compliance for municipal assessed values. Current assessor, Accurate Appraisal, presented several options for getting the assessments back into compliance. Alderperson Seipel felt the \$14,000 they are asking for three years of regular maintenance and one year of mark revaluation is too much money. Seipel felt \$10,000 per year over the four years was more in line for this type of work. **Daugherty/Otwell motion to approve the option for assessing to go with 3 years of regular maintenance and 1 year of market revaluation at the cost of \$14,000 per year, Daugherty/Otwell motion to only go with this option after contacting Accurate Appraisal and making an offer of \$10,000 per year and bring this item back to council after the offer passed without a negative voice.**

Gergen/Otwell motion to approve requests for use of public property, street closings and amplifier permits with a Gergen/Otwell motion to include amplifier permit for the fire hall passed without a negative voice vote.

Daugherty/Dravis motion to approve Class "B" temporary beer licenses to Prescott Daze Committee for fishing contest on Saturday, September 10, 2016, Prescott Daze Committee for September 9, 2016 for street dance at Mercord Mill Park, Prescott Knights of Columbus for Prescott Daze for Saturday, September 10, 2016, St. Joseph Fall Festival for September 17 & 18 and Ptacek Foundation for Saturday, October 8 for Barrels and Bacon passed without a negative voice vote.

Gergen/Dravis motion to approve operator license as presented passed without a negative voice vote.

Other Business: Alderperson Seipel reviewed Roberts Rules on making amendments to motions.

Gergen/Daugherty motion to go into closed session per Wisconsin Stats. 19.85 (1) (e) deliberating or negotiation the purchasing of public properties, the investing of public funds or conducting other specified public business whenever competitive or bargaining reasons require a closed session, possible incentives for proposed project in TIF #5 and 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 – separation agreement passed unanimously via roll call vote.

Gergen/Daugherty motion to come out of closed session passed unanimously via roll call vote.

Staff was directed to move forward as discussed in closed session.

Gergen/Dravis motion to adjourn passed without a negative voice vote.

Respectfully Submitted,

Jayne M. Brand
City Administrator

CITY OF PRESCOTT, WISCONSIN

AUGUST 22, 2016 PARKS AND PUBLIC PROPERTY COMMITTEE MEETING MINUTES

Pursuant to due call and notice thereof, a meeting of the Parks & Public Property Committee was held August 22, 2016 at the Municipal Building, 800 Borner St. Prescott, WI 54021.

Call to order/Roll Call: The meeting was called to order at 5:30 p.m. Members present were Jack Hoschette, Galen Seipel and Bill Dravis. Public Works Director Hank Zwart and City Administrator Jayne Brand represented staff. Also present resident, Neal Jensen.

Neal Jensen presented his request to construct a block retaining wall on city right of way. The height of the retaining wall would be 38 inches and the retaining wall would be tied in for full protection. Jensen has a landscaper who will be doing the work. The current deck is about 4 to 5 feet in the public right of way. The retaining wall will tie into the deck. The retaining wall will be concrete block covered by veneer stone. Alderperson Dravis stated it appears there are a number of things already in the block which are non-conforming. Alderperson Seipel stated he would to see a hold harmless agreement with the city. **Dravis/Seipel motion to allow Jensen to build the retaining wall in public right of way provided he signs a hold harmless agreement and understands if the city need the right of way the retaining wall will be removed at his expense passed without a negative voice vote.**

The committee reviewed the proposed lease with Leo's Landing which is due at the end of 2016. The committee is recommending the lease payment for 2017 be \$4,490.70 with a 3% annual increase escalator for the lease payment. The lease be for 5 years and the city be offered the first right of refusal to purchase if the property is sold. Another item of concern is asking for their help in not allowing people to park in the fire lane which comes under the bridge. Staff will make the changes to the lease and have council review before the lease is given to Richard Anderson owner of Leo's Landing.

The committee reviewed the lease extension for the farm land at the compost site. The committee agreed to lease to Gerald and Jeffrey Kosin at the rate of \$10,800 for 2017, removed the language about the compost site operations and the lease be for one year. **Dravis/Seipel motion to recommend to council the farm land lease at the compost site land to Gerald and Jeffrey Kosin at the rate of \$10,800 for 2017 and remove the language about the compost site operations passed without a negative voice vote.**

Dravis/Seipel motion to adjourn passed without a negative voice vote.

Respectfully Submitted,

Jayne M. Brand
City Administrator

Prescott Public Library Board of Trustees Monthly Meeting Minutes July 21, 2016

Present: Colleen Harris, Peter Kelly, Charity Lubich, Jane Enright, Kate Otto, Galen Seipel, Anne Kressly
Absent: Jim Baran

Call to Order: President Harris called the meeting to order at 6:32pm. with a roll call of Board Members confirming that a quorum was present. This meeting is in compliance with the open meeting law.

Agenda: A motion to approve the agenda for July 21, 2016 was made by Kate Otto, seconded by Anne Kressly, and carried.

Approval of Minutes:

A motion to approve the June 16, 2016 meeting minutes with the correction of Kate Otto's name spelling in the Elections/Bylaws section was made by Kate Otto, seconded by Charity Lubich and carried.

Financial Report:

Recent purchases and expenses for the Summer Reading Program were reviewed. A motion was made by Pete Kelly to reimburse the City of Prescott for items purchased on their Visa account for purchases to the Apple Store with the reimbursement being made from the Board of Trustees account. The motion was seconded by Anne Kressly and carried.

Library Expenditures:

A motion to approve the presented Library Expenditures for July 21, 2016 was made by Pete Kelly; seconded by Anne Kressly, and carried.

**Director's Report:
July 2016**

June 2016 Programming Statistics

Age Levels	Storytime (7)	Volunteer Orientation	For the Win SLP 2016	Animal Athletics SLP 2016	Coloring Craze	Mission Nutrition SLP 2016	Totals
Adults	31	0	9	11	2	6	59

Teens	0	6	7	11	0	9	33
Children	50	0	10	19	0	9	88
Totals	81	6	26	41	2	24	180

Event Attendance

Number of times event occurred is (1), unless otherwise noted.

Outreach

Activity	Location	Date(s)	Attendance			Total
			Adults	Teens	Children	
6 th Grade SLP Promo	Prescott Middle School	06/01	1	19	0	20
Kick Off the Summer	Prescott Middle School	06/03	15	3	33	51
6 th Grade SLP Promo	Prescott Middle School	06/03	1	22	0	23
Middle School SLP Promo	Prescott Middle School	06/03	0	150	0	150
Totals			17	194	33	244

On-going Programs

Summer Library Program

Registrations as of June 30 = 174
Game boards turned in as of June 30 = 70

1000 Books
30 = 126



Before Kindergarten Registrations as of June

Paint Like an
Elephant
from *Animal
Athletics*

ended the program as of June 30.

**Total
and**

**nt
O**

**ple served by Programming
ine 2016 was 424.**

Make Your
Own Frisbee
from *For the
Win - Family
Game June
2016*



Revenue	Fines & Fees	Copies & Fax
06/30/16	\$188.89	\$136.65
07/19/16	\$323.05	\$60.00
Total:	\$511.94	\$196.65

Door Count	2016	2015	2014
	3,580	3,313	3,233

Prescott population (2014) was 4,227. In one month your library served 647 fewer people than the City of Prescott's population!!!

Circulation	2016	2015	2014
	9,234	8,428	9,065
Overdrive checkouts			
	476	334	288
Pharos Internet Management			
	327	398	321
June Wireless Sessions =	1,067		
June Website Visits=	1,635		

Library News

The City has agreed to a plan for a new Trane HVAC system. We currently have containers sitting on top of the ceiling tiles collecting dripping water. There will be four thermostat controls in the library. Trane gave a product demonstration and showed examples of LED fixtures similar to the ones we already have. They feel that they can match solutions to energy saving needs with LED options. I spoke with the Trane contact person and explained the problem that libraries and books have with mold and all of the moisture issues and wet ceiling tiles we have dealt with for a decade. I suggested that we replace the ceiling tiles. He said if that is what is necessary we could use a moisture resistant vinyl or plastic tile that could be purchased at Menards.

In a department head meeting on 7/11/16 Hank Zwart, our Public Works Director, thought that might not be necessary. When we have a start date, we will determine whether mold remediation is necessary. The cost for ceiling tiles would need to be covered by the library reserve account.

Newsflashes is the IFLS newsletter. I have included the July issue with this report. John Thompson, IFLS Director, stopped by for a visit recently. Included in this newsletter is a Prescott library photo of the Prescott Area Food Pantry Donation box that our local Eagle Scout built and has shared and distributed around town.

We have discussed hosting Belinda Jensen, local author and meteorologist, as a program presenter at the library. In collaboration with the Prescott Daze committee, we were hoping that she would be the Grand Marshall in the parade and give a book talk. September, however, is a very busy month for her. We will remain in touch with her for different available dates to visit us in Prescott.

In 2014, Alternative Business Furniture installed desks in the cataloging office and next to the printer in the library. A project proposal was also prepared for my office. I have included the estimate. I need a workable space to complete and organize my varied tasks.

Until recently, I have organized most of my work in the Mississippi Room but it is reserved most of the time now. I would like to proceed with this installation as soon as possible.

Tomorrow, July 22, the budget meeting for IFLS is in Eau Claire. We will be voting on the 2017 recommended MORE budget, which I have copied for your review. You will receive the final budget at the August meeting.

Monday August 1st is the Pierce County Finance Committee meeting in Ellsworth. Pierce County Library Directors have asked to be on the agenda. John Thompson will be there as well as Directors who are able to attend. Library Board Trustees are all being petitioned to attend to support increased ACT 150 payment to municipal libraries for county resident use. Rural residents only pay 70 cents on the dollar for services already rendered. One example of how we could use this additional money is to cover the increased MORE consortium costs that increase annually. The meeting is Monday August 1st at 4:00 pm in the Pierce County Board Room in Ellsworth. Unfortunately I cannot attend as I will be attending a conference in Madison.

The 2017 budget season is approaching and the library is scheduled to present our budget on Wednesday, October 26th at 5:30. Last year I proposed pay increases that exceeded the Council approved increase and it was not well received. I requested a copy of the 2016 salary schedule for all city employees. As you can see, library wages were not included on this list. The State of Wisconsin's position, as described in the State Statutes, is that the Library Board determines library employee wages. It's time to address equitable pay within City departments. Your library employees are at the bottom of the pay scale. Please review these schedules for further discussion at the August Library Board meeting.

Discussion of Director Report:

Suggestions from Director Report: installation of blinds for the Director office to ensure privacy of director and of those using the Mississippi Room; Summer Reading programs to stay a consistent day and time; and to include articles in the newspaper regarding the Summer Reading programs to continue the promotions that they have been doing.

A motion was made by Pete Kelly to purchase the Director Office desk option presented at the meeting and funds to be used from the reserve account. The motion was seconded by Galen Seipel and carried.

The HVAC system was reviewed. There is a potential for some ceiling tiles to be replaced if mold becomes an issue. Jane will have a further report in August.

Storage options for the Mississippi Room were discussed. Jane will provide options at the August meeting.

Beginning discussions of the 2017 budget were held. Jane and Charity will provide more information at the August meeting.

A motion to accept the Director's Report was made by Pete Kelly, seconded by Anne Kressly and carried.

Long Range Plan:

The final draft of the Long Range Plan was presented and reviewed. A motion was made by Kate Otto to approve the Long Range Plan as presented and will be dated July 21, 2016 and noted that this is a 5 year plan. The motion was seconded by Anne Kressly, and carried.

Bylaws:

The final draft of the Library Trustees Bylaws was presented and reviewed. A motion was made by Pete Kelly to approve the Bylaws as presented. The motion was seconded by Kate Otto and carried.

Library Director Evaluation:

Colleen Harris reported that the Library Director Evaluations are in process and expect to be completed in July.

Treasurer's Report:

Kate Otto reported that the Trustee Account balance is \$7997.86.

Action items for August:

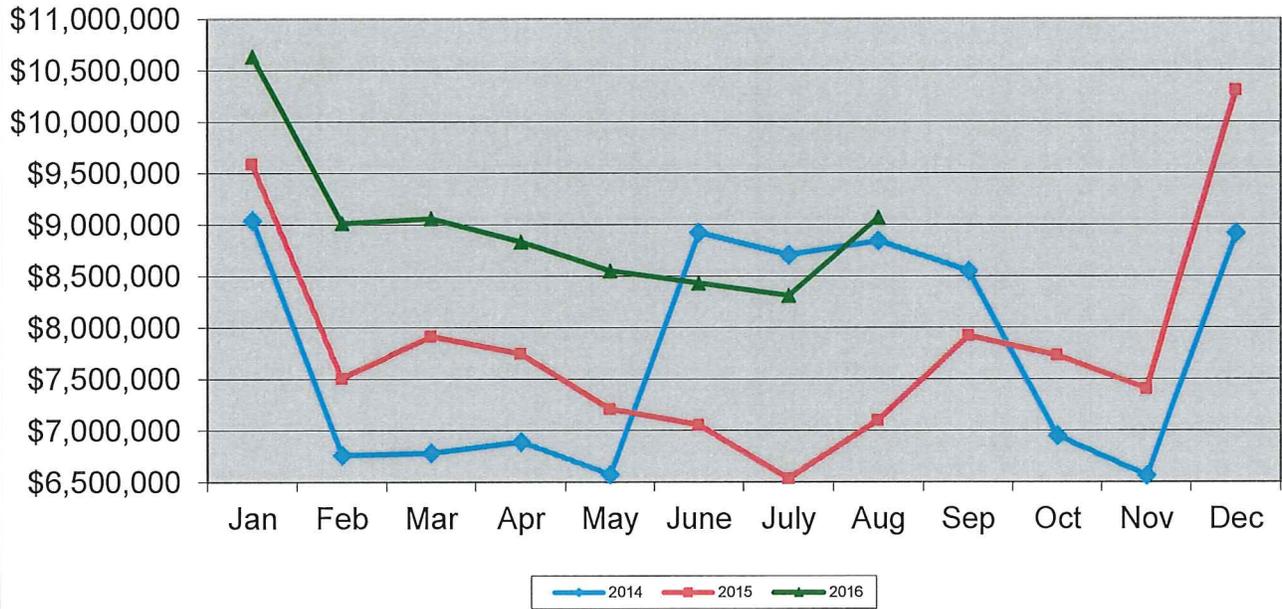
1. Jane will report the number of credits she has earned for her continuing education.
2. Jane will present an ACT 150 update.
3. Jane will report on Board Liability and Officer Insurance.
4. Jane will report on the HVAC system and ceiling tiles.
5. Jane will provide storage options for the Mississippi Room.

Adjourn: A motion to adjourn the meeting at 8:29pm was made by Pete Kelly; seconded by Kate Otto.

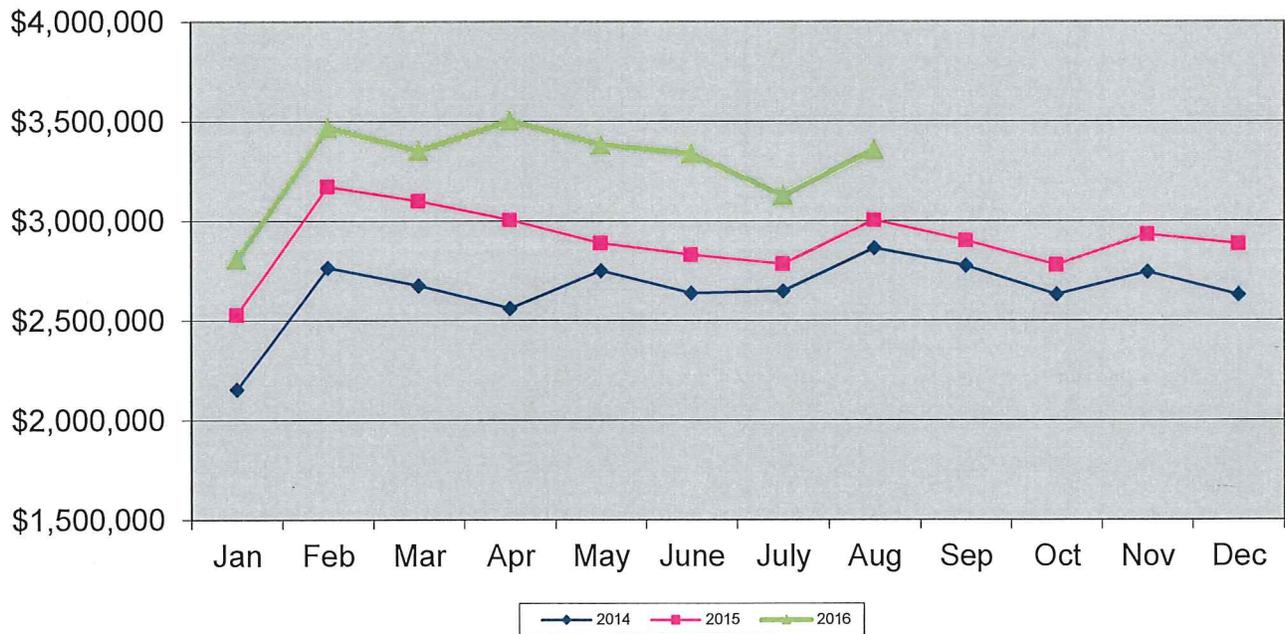
Next Meeting: Thursday, August 18, 2016 6:30 p.m.

Respectfully Submitted,
Charity Lubich
Secretary

Total City Cash Balances



General Fund Cash Balances



August 2016

Cash Balances
7/31/2016 8/31/2016

Difference

Adjusted Cash Balance	7/31/2016	8/31/2016	Difference
Total BMO	\$ 522,292.54	\$ 1,177,569.83	\$ 655,277.29
Total First National	\$ 2,162,067.22	\$ 2,262,889.51	\$ 100,822.29
Total 1st National Community Bank	\$ 642,780.11	\$ 642,960.27	\$ 180.16
Total LGIP	\$ 913,171.10	\$ 913,815.58	\$ 644.48
Total Royal Credit Union	\$ 636,620.11	\$ 637,014.81	\$ 394.70
Total River Falls State Bank	\$ 497,986.76	\$ 498,115.48	\$ 128.72
Total Westconsin Credit Union	\$ 645,721.20	\$ 646,077.20	\$ 356.00
Total First American	\$ 640,387.04	\$ 640,890.07	\$ 503.03
Total Bank Mutual	\$ 530,653.22	\$ 530,720.82	\$ 67.60
Total Citizens State Bank	\$ 471,408.49	\$ 471,524.60	\$ 116.11
Total Citizens Community Federal Ba	\$ 648,376.16	\$ 648,767.20	\$ 391.04

Adjusted Total	7/31/2016	7/31/2016	Difference
General Fund	\$ 3,126,923.53	\$ 3,355,063.97	\$ 228,140.44
Fire	\$ 117,119.72	\$ 152,766.86	\$ 35,647.14
Public Water Impact Fees	\$ 500.00	\$ 1,000.00	\$ 500.00
Public Building Impact Fees	\$ 700.00	\$ 1,400.00	\$ 700.00
Public Streets Impact Fees	\$ 290.00	\$ 580.00	\$ 290.00
Public Parks Impact Fees	\$ 8,400.12	\$ 9,100.12	\$ 700.00
Cable	\$ 91,262.24	\$ 83,887.83	\$ (7,374.41)
Capital Projects	\$ 1,250,060.88	\$ 1,313,564.18	\$ 63,503.30
Library	\$ 68,690.90	\$ 110,603.48	\$ 41,912.58
Prescott Daze	\$ 19,527.22	\$ 16,111.36	\$ (3,415.86)
TID #3	\$ 523,541.26	\$ 621,048.81	\$ 97,507.55
Freedom Park	\$ 25,964.59	\$ 34,923.78	\$ 8,959.19
Debt Service	\$ 315,428.80	\$ 445,653.57	\$ 130,224.77
TID #4	\$ (75,342.04)	\$ (75,456.12)	\$ (114.08)
TID #5	\$ 62,942.45	\$ 326,641.06	\$ 263,698.61
Water	\$ 853,506.22	\$ 758,975.67	\$ (94,530.55)
*Sewer	\$ 1,724,828.75	\$ 1,705,529.48	\$ (19,299.27)
Storm Sewer	\$ 167,264.94	\$ 162,603.69	\$ (4,661.25)
EMS	\$ 20,551.34	\$ 46,347.61	\$ 25,796.27
Tax Fund	\$ 9,303.03	\$ 0.02	\$ (9,303.01)

**General Fund Budget Comparison
Aug-16**

Revenues

	Actual	Budget	Difference	% Earned
Taxes	\$ 1,411,597	\$ 1,522,303	\$ (110,706)	92.7%
Special Assessments	\$ 15,824	\$ 27,100	\$ (11,276)	58.4%
Intergovernmental	\$ 281,776	\$ 580,540	\$ (298,764)	48.5%
License & Permits	\$ 24,918	\$ 27,725	\$ (2,807)	89.9%
Fines, Forfeits & Penalties	\$ 57,062	\$ 61,000	\$ (3,938)	93.5%
Public Charges for Services	\$ 206,775	\$ 295,850	\$ (89,075)	69.9%
Interest Income	\$ 14,473	\$ 16,200	\$ (1,727)	89.3%
Miscellaneous Income	\$ 31,702	\$ 34,594	\$ (2,892)	91.6%
Transfer In	\$ 260,000	\$ -	\$ 260,000	-
TOTAL With Transfer In	\$ 2,304,126	\$ 2,565,312	\$ (261,186)	89.8%
Less Transfer In	\$ (260,000)	\$ -	\$ (260,000)	-
TOTAL Without Transfer In	\$ 2,044,126	\$ 2,565,312	\$ (521,186)	79.7%

Expenditures

	Actual	Budget	Difference	% Spent
General Government	\$ 230,023	\$ 383,653	\$ 153,630	60.0%
Contingency	\$ -	\$ 37,800	\$ 37,800	0.0%
Municipal Court	\$ 35,572	\$ 58,979	\$ 23,407	60.3%
Public Safety - Police	\$ 606,079	\$ 1,014,017	\$ 407,938	59.8%
Emergency Government	\$ 193,990	\$ 191,241	\$ (2,749)	101.4%
Animal Control	\$ 850	\$ 2,700	\$ 1,850	31.5%
Public Works	\$ 239,702	\$ 467,032	\$ 227,330	51.3%
Refuse Charges	\$ 138,461	\$ 244,700	\$ 106,239	56.6%
Culture, Rec., & Edu.	\$ 59,011	\$ 93,890	\$ 34,879	62.9%
Conservation & Devel.	\$ 6,500	\$ 3,050	\$ (3,450)	213.1%
Transfer out to Water	\$ -	\$ 68,250	\$ 68,250	0.0%
TOTAL	\$ 1,510,189	\$ 2,565,312	\$ 1,055,123	58.9%

Net Revenue/Expense With Transfer In \$ 793,937

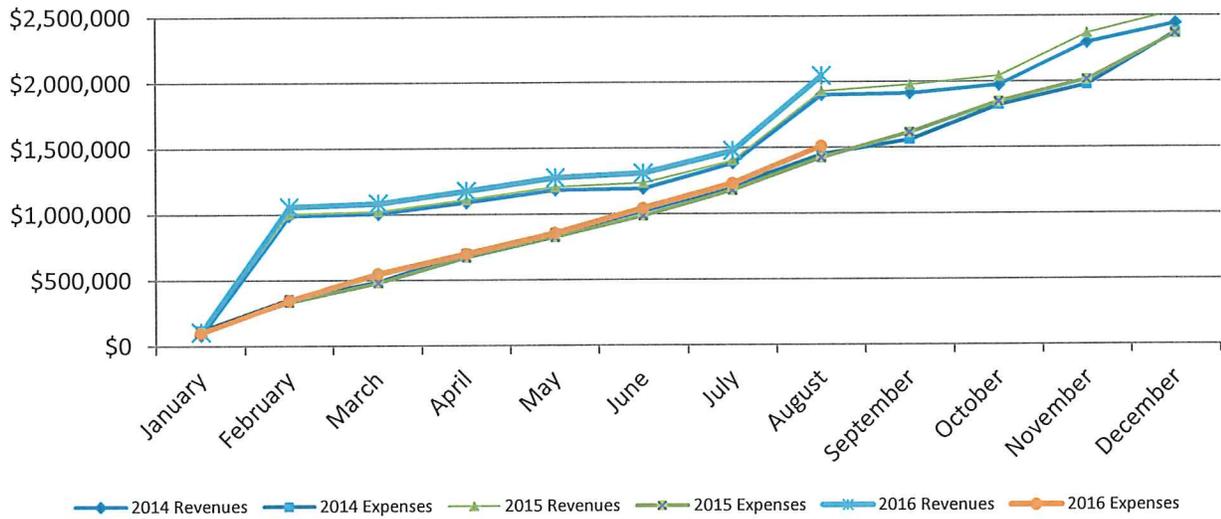
Net Revenue/Expense Without Transfer In \$ 533,937

8/31/2016: 66.7% of year elapsed

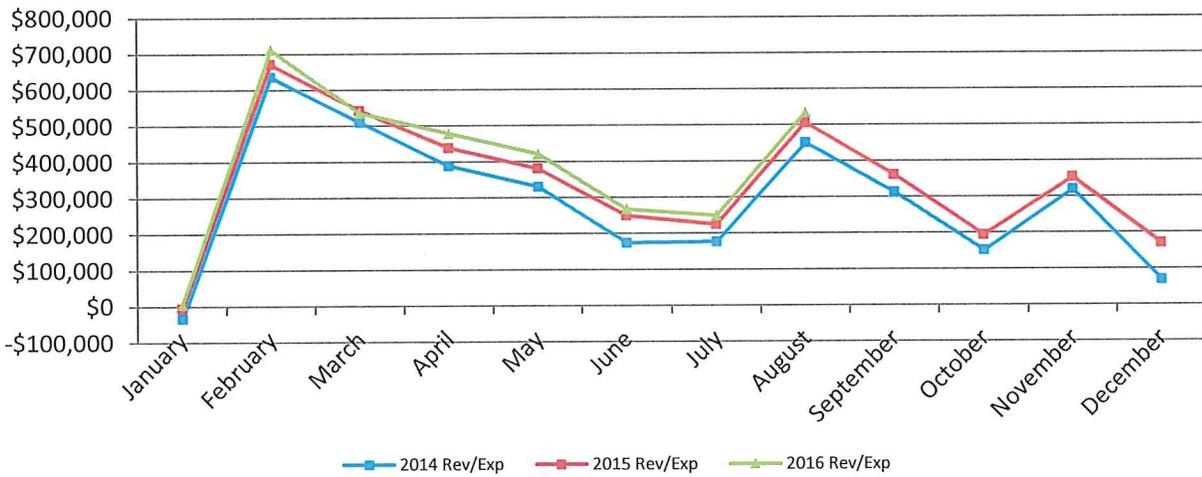
64.6% of wages have been paid out for the year

58.3% of most monthly payments have been paid (fuel, Excel, St. Croix gas, P.I.G., Phon

General Fund Revenues & Expenditures



General Fund Net Revenues/Expenses



Report Criteria:
Detail report type printed

Name	Invoice No	Description	Inv Date	Invoice Amt	Check Amt	Check No	Chk Date
AT&T MOBILITY	083116	FIRE WIRELESS	08/15/2016	139.30	139.30	67982	08/30/2016
Total 39:				139.30	139.30		
JOHN DEERE FINANCIAL	081516	PARKS VEHICLE REPAIR/MAINT	08/01/2016	56.12	56.12	67947	08/15/2016
Total 53:				56.12	56.12		
XCEL ENERGY	083116	111 COURT	08/15/2016	17.70	17.70	1390	08/30/2016
	083116	108 FRONT	08/15/2016	36.73	36.73	1390	08/30/2016
	0831162	RVR FRONT SHELTER	08/15/2016	15.05	15.05	1390	08/30/2016
	0831162	SKATING RINK	08/15/2016	14.42	14.42	1390	08/30/2016
	0831162	DISPOSAL PLANT	08/15/2016	5,075.72	5,075.72	1390	08/30/2016
	0831162	LIFT STATION	08/15/2016	32.66	32.66	1390	08/30/2016
	0831162	SOUTH WELL HOUSE	08/15/2016	133.50	133.50	1390	08/30/2016
	0831162	ELEC PLUG PANEL AT PARK	08/15/2016	14.80	14.80	1390	08/30/2016
	0831162	FREEDOM PARK	08/15/2016	673.22	673.22	1390	08/30/2016
	0831162	SOUTHSIDE LIFT STATION	08/15/2016	42.03	42.03	1390	08/30/2016
	0831162	FIRE STATION	08/15/2016	390.43	390.43	1390	08/30/2016
	0831162	PARKING LOT/CITY SHOP	08/15/2016	36.78	36.78	1390	08/30/2016
	0831162	LIFT STATION	08/15/2016	52.12	52.12	1390	08/30/2016
	0831162	NEW PUMP	08/15/2016	3,072.60	3,072.60	1390	08/30/2016
	0831162	WELL #2	08/15/2016	1,375.90	1,375.90	1390	08/30/2016
	0831162	MUNICIPAL BLDG - CABLE	08/15/2016	71.22	71.22	1390	08/30/2016
	0831162	MUNICIPAL BLDG - COURT	08/15/2016	71.22	71.22	1390	08/30/2016
	0831162	MUNICIPAL BLDG - CITY HALL	08/15/2016	641.02	641.02	1390	08/30/2016
	0831162	MUNICIPAL BLDG - LIBRARY	08/15/2016	641.03	641.03	1390	08/30/2016
	0831162	WATER TOWER	08/15/2016	29.05	29.05	1390	08/30/2016
	0831162	POLICE DEPT	08/15/2016	533.80	533.80	1390	08/30/2016
	0831162	PUMP #10	08/15/2016	237.91	237.91	1390	08/30/2016
	0831162	PUBLIC WORKS	08/15/2016	111.74	111.74	1390	08/30/2016
	0831162	BEACH HOUSE	08/15/2016	34.71	34.71	1390	08/30/2016
	0831162	STREET LIGHTS	08/15/2016	3,937.85	3,937.85	1390	08/30/2016
Total 407:				17,293.21	17,293.21		
BAKER & TAYLOR BOOK	2032171668	LIBRARY BOOKS	07/21/2016	46.56	46.56	67929	08/15/2016
	2032171669	LIBRARY BOOKS	07/21/2016	17.38	17.38	67929	08/15/2016
	2032171670	LIBRARY BOOKS	07/21/2016	11.22	11.22	67929	08/15/2016
	2032171671	LIBRARY BOOKS	07/21/2016	2.51	2.51	67929	08/15/2016
	2032171672	LIBRARY BOOKS	07/21/2016	25.21	25.21	67929	08/15/2016
	2032179467	LIBRARY BOOKS	07/26/2016	44.87	44.87	67929	08/15/2016
	2032179468	LIBRARY BOOKS	07/26/2016	13.18	13.18	67929	08/15/2016
	2032179469	LIBRARY BOOKS	07/26/2016	21.44	21.44	67929	08/15/2016
	2032186725	LIBRARY BOOKS	07/29/2016	47.11	47.11	67929	08/15/2016
	2032186726	LIBRARY BOOKS	07/29/2016	8.39	8.39	67929	08/15/2016
	2032186727	LIBRARY BOOKS	07/29/2016	31.70	31.70	67929	08/15/2016
	2032186728	LIBRARY BOOKS	07/29/2016	30.85	30.85	67929	08/15/2016
	2032186729	LIBRARY BOOKS	07/29/2016	5.59	5.59	67929	08/15/2016
	2032186730	LIBRARY BOOKS	07/29/2016	122.59	122.59	67929	08/15/2016
	2032194864	LIBRARY BOOKS	08/02/2016	31.41	31.41	67929	08/15/2016
	2032194865	LIBRARY BOOKS	08/02/2016	14.86	14.86	67929	08/15/2016
	2032194866	LIBRARY BOOKS	08/02/2016	46.37	46.37	67929	08/15/2016
	2032222591	LIBRARY BOOKS	08/15/2016	76.27	76.27	67984	08/30/2016
	2032222592	LIBRARY BOOKS	08/15/2016	8.18	8.18	67984	08/30/2016

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	2032222593	LIBRARY BOOKS	08/15/2016	13.85	13.85	67984	08/30/2016
	2032222594	LIBRARY BOOKS	08/15/2016	22.74	22.74	67984	08/30/2016
	2032222595	LIBRARY BOOKS	08/15/2016	14.86	14.86	67984	08/30/2016
	2032222596	LIBRARY BOOKS	08/15/2016	71.47	71.47	67984	08/30/2016
	203222597	LIBRARY BOOKS	08/15/2016	8.18	8.18	67984	08/30/2016
	B21275750	LIBRARY AUDIO/VIDEO	07/29/2016	32.38	32.38	67929	08/15/2016
	B21860630	LIBRARY AUDIO/VIDEO	08/05/2016	11.64	11.64	67929	08/15/2016
	B22430450	LIBRARY AUDIO/VIDEO	08/12/2016	22.31	22.31	67984	08/30/2016
	B22605170	LIBRARY AUDIO/VIDEO	08/11/2016	57.57	57.57	67984	08/30/2016
	B23050990	LIBRARY AUDIO/VIDEO	08/19/2016	21.59	21.59	67984	08/30/2016
	K71936090	LIBRARY AUDIO/VIDEO	08/12/2016	14.39	14.39	67984	08/30/2016
	K72295220	LIBRARY AUDIO/VIDEO	08/17/2016	13.67	13.67	67984	08/30/2016
Total 410:				910.34	910.34		
COMMERCIAL TESTING	31772	SEWER EXPENSE	07/31/2016	806.75	806.75	67934	08/15/2016
	31773	WATER TESTING	07/31/2016	95.00	95.00	67934	08/15/2016
Total 764:				901.75	901.75		
CEDAR CORPORATION	89397	TID #4	07/27/2016	3,932.00	3,932.00	67932	08/15/2016
Total 774:				3,932.00	3,932.00		
WEST CENTRAL WISC BI	2016154	BIOSOLIDS PLANT EXPENSE	08/10/2016	4,219.81	4,219.81	68011	08/30/2016
Total 797:				4,219.81	4,219.81		
USA INFLATABLES	081516	PRESCOTT DAZE SKATE PARK	08/15/2016	1,395.00	1,395.00	67969	08/15/2016
Total 1034:				1,395.00	1,395.00		
AVS SOLUTIONS, INC.	13392	CABLE EQUIP REPLACE,REPAIR/MAI	08/22/2016	4,510.00	4,510.00	67983	08/30/2016
Total 1067:				4,510.00	4,510.00		
P.I.G., INC.	9511148	JULY MONTHLY GARBAGE SERVICE	08/01/2016	19,816.33	19,816.33	67956	08/15/2016
Total 1085:				19,816.33	19,816.33		
RIVER CITY LAWN, INC.	160740	LAWN MOWING	08/01/2016	90.00	90.00	67964	08/15/2016
Total 1092:				90.00	90.00		
NORTHERN LAKE SERVI	298987	WATER DEPT SUPPLIES	07/26/2016	280.00	280.00	67954	08/15/2016
Total 1157:				280.00	280.00		
COMMERCIAL ASPHALT	160731	ROADWAY SUPPLIES	07/31/2016	316.70	316.70	67933	08/15/2016
Total 1217:				316.70	316.70		
HEYWOOD, CARI & AND	083116	Attorney	08/11/2016	1,300.00	1,300.00	67990	08/30/2016
	0831162	Attorney	08/11/2016	210.00	210.00	67990	08/30/2016
Total 1260:				1,510.00	1,510.00		
BEVCOMM	11756760	CITY INTERNET SERVICE	08/01/2016	14.95	14.95	1379	08/15/2016

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Total 1323:				14.95	14.95		
AGGRESSIVE INDUSTRI	112437	BOAT LAUNCH EXPENSE	08/19/2016	102.00	102.00	67981	08/30/2016
Total 1339:				102.00	102.00		
QUALITY COMPUTER SE	2015734	FIRE	07/31/2016	48.31	48.31	67963	08/15/2016
	2015734	COURT	07/31/2016	96.61	96.61	67963	08/15/2016
	2015734	PUBLIC WORKS	07/31/2016	48.31	48.31	67963	08/15/2016
	2015734	POLICE DEPT	07/31/2016	241.54	241.54	67963	08/15/2016
	2015734	DATA PROCESSING	07/31/2016	241.53	241.53	67963	08/15/2016
Total 1370:				676.30	676.30		
EARL F. ANDERSON	0111770-IN	ROADWAY SUPPLIES	07/29/2016	429.71	429.71	67937	08/15/2016
Total 1930:				429.71	429.71		
COMCAST	081516	AMBULANCE	08/01/2016	12.15	12.15	1382	08/15/2016
	081516	CABLE	08/01/2016	12.14	12.14	1382	08/15/2016
	081516	CITY HALL	08/01/2016	12.14	12.14	1382	08/15/2016
	081516	COURT	08/01/2016	12.14	12.14	1382	08/15/2016
	081516	POLICE	08/01/2016	12.14	12.14	1382	08/15/2016
	081516	PUBLIC WORKS	08/01/2016	12.14	12.14	1382	08/15/2016
Total 2626:				72.85	72.85		
GRAINGER, INC.	9189932347	CITY HALL BLDG MAINTENANCE	08/08/2016	8.94	8.94	67941	08/15/2016
Total 2635:				8.94	8.94		
CENTURY LINK *****	081516	FREEDOM PARK GREAT RIVER ROAD	07/20/2016	126.00	126.00	1381	08/15/2016
	0815162	EMERGENCY WIRES SEWER	07/20/2016	77.67	77.67	1381	08/15/2016
	0815162	EMERGENCY WIRES WATER	07/20/2016	77.68	77.68	1381	08/15/2016
	0815162	LIFT STATION	07/20/2016	24.00	24.00	1381	08/15/2016
	0815162	OAK GROVE FIRE	07/20/2016	33.58	33.58	1381	08/15/2016
	0815162	CITY SHOP	07/20/2016	34.84	34.84	1381	08/15/2016
	0815162	LIFT STATION	07/20/2016	25.97	25.97	1381	08/15/2016
	0815162	LIBRARY FAX	07/20/2016	29.32	29.32	1381	08/15/2016
	0815162	FIRE	07/20/2016	28.86	28.86	1381	08/15/2016
	0815162	WELLS	07/20/2016	26.45	26.45	1381	08/15/2016
	0815162	LIBRARY	07/20/2016	29.58	29.58	1381	08/15/2016
	0815162	WWTP	07/20/2016	32.15	32.15	1381	08/15/2016
	0815162	CITY HALL	07/20/2016	25.97	25.97	1381	08/15/2016
	0815162	CITY HALL	07/20/2016	121.02	121.02	1381	08/15/2016
	0815162	COURT	07/20/2016	34.33	34.33	1381	08/15/2016
	0815162	CITY HALL	07/20/2016	25.97	25.97	1381	08/15/2016
	0815162	LIBRARY	07/20/2016	45.02	45.02	1381	08/15/2016
	0815162	FIRE	07/20/2016	37.61	37.61	1381	08/15/2016
	0815162	CITY HALL FAX	07/20/2016	28.19	28.19	1381	08/15/2016
	0815162	CITY SHOP	07/20/2016	61.93	61.93	1381	08/15/2016
	0815162	WWTP	07/20/2016	61.93	61.93	1381	08/15/2016
	0815163	POLICE DEPARTMENT	07/20/2016	207.48	207.48	1381	08/15/2016
Total 2810:				1,195.55	1,195.55		
LIFE LINE BILLING SYST	36641	JULY SERVICES - EMS	07/31/2016	20.10	20.10	67950	08/15/2016

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	36642	JULY SERVICES - FIRE	07/31/2016	747.25	747.25	67950	08/15/2016
Total 2965:				767.35	767.35		
JOHNSON CONSTRUCTI	083116	CITY WATER SERVICE - ELM ST	08/23/2016	1,200.00	1,200.00	67991	08/30/2016
Total 3900:				1,200.00	1,200.00		
JOHNSON'S SANITATION	47699	PUBLIC SQUARE	08/05/2016	110.00	110.00	67948	08/15/2016
	47700	BOAT LAUNCH	08/05/2016	220.00	220.00	67948	08/15/2016
	47701	PARK NORTH SIDE	08/05/2016	110.00	110.00	67948	08/15/2016
Total 3950:				440.00	440.00		
PIERCE CTY TREASURE	081516	FEE DUE TO COUNTY	08/01/2016	730.99	730.99	67958	08/15/2016
	082216	PERSONAL PROPERTY TAX	08/22/2016	9,302.95	9,302.95	67978	08/22/2016
Total 4477:				10,033.94	10,033.94		
RIVER ROAD AUTO/TRU	13049	POLICE VEHICLE REPAIR	08/22/2016	50.93	50.93	68007	08/30/2016
Total 5089:				50.93	50.93		
PIERCE PEPIN COOPER	083116	OAK GROVE FIRE STATION	08/04/2016	264.23	264.23	68001	08/30/2016
Total 5234:				264.23	264.23		
NORTH CENTRAL LABS	376994	WATER TESTING FEES	08/10/2016	79.10	79.10	67998	08/30/2016
Total 5590:				79.10	79.10		
MIDWEST TAPE	94224201	LIBRARY MATERIALS	08/11/2016	104.98	104.98	67994	08/30/2016
	94244809	LIBRARY MATERIALS	08/18/2016	115.47	115.47	67994	08/30/2016
Total 5656:				220.45	220.45		
PIERCE CTY HIGHWAY D	160735	ROADWAY SUPPLIES	08/12/2016	352.06	352.06	68000	08/30/2016
Total 6220:				352.06	352.06		
PRESCOTT JOURNAL	081516	ELECTION EXPENSE	08/05/2016	222.75	222.75	67961	08/15/2016
	081516	STATUTORY MONTHLY PUB FEES	08/05/2016	842.55	842.55	67961	08/15/2016
	083116	STATUTORY MONTHLY PUB FEES	08/29/2016	563.53	563.53	68005	08/30/2016
Total 6302:				1,628.83	1,628.83		
PRESCOTT ELECTRIC/H	19072	SEWER	08/10/2016	85.00	85.00	67960	08/15/2016
	19072	CITY HALL	08/10/2016	85.00	85.00	67960	08/15/2016
Total 6350:				170.00	170.00		
PTACEKS FOOD INC.	081516	POLICE DEPT EXPENSE	08/02/2016	28.23	28.23	67962	08/15/2016
Total 6421:				28.23	28.23		
ST CROIX GAS	081516	WELL HOUSE	08/02/2016	17.00	17.00	1384	08/15/2016
	081516	NAT GAS FIRE STATION	08/02/2016	26.41	26.41	1384	08/15/2016
	081516	WELL HOUSE	08/02/2016	17.00	17.00	1384	08/15/2016

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	081516	NAT GAS - CABLE	08/02/2016	5.50	5.50	1384	08/15/2016
	081516	NAT GAS - COURT	08/02/2016	5.50	5.50	1384	08/15/2016
	081516	NAT GAS - CITY HALL	08/02/2016	49.46	49.46	1384	08/15/2016
	081516	NAT GAS - LIBRARY	08/02/2016	49.47	49.47	1384	08/15/2016
	081516	WWTP	08/02/2016	17.00	17.00	1384	08/15/2016
	081516	QUANISOT & CITY SHOP	08/02/2016	17.00	17.00	1384	08/15/2016
	081516	WELL HOUSE	08/02/2016	17.00	17.00	1384	08/15/2016
	081516	POLICE DEPT	08/02/2016	17.00	17.00	1384	08/15/2016
	081516	NAT GAS - FREEDOM (200 MONROE)	08/02/2016	36.61	36.61	1384	08/15/2016
Total 6450:				274.95	274.95		
WI DNR - ENVIRONMENT	081516	WASTEWATER FEES	07/27/2016	1,409.45	1,409.45	67971	08/15/2016
Total 6523:				1,409.45	1,409.45		
VERIZON WIRELESS	9769572978	BEACH PHONE	08/01/2016	18.45	18.45	67970	08/15/2016
	9769572978	POLICE PHONE	08/01/2016	727.38	727.38	67970	08/15/2016
	9769572978	PUBLIC WORKS PHONE	08/01/2016	33.94	33.94	67970	08/15/2016
	9769572978	SEWER PHONE	08/01/2016	33.94	33.94	67970	08/15/2016
	9769572978	WATER PHONE	08/01/2016	33.94	33.94	67970	08/15/2016
Total 6801:				810.75	810.75		
WI STATE LABORATORY	468313	WWTP test samples	07/31/2016	25.00	25.00	67972	08/15/2016
Total 6961:				25.00	25.00		
CASH	081516	WATER DEPT POSTAGE	08/10/2016	6.45	6.45	67931	08/15/2016
	0815162	LIBRARY PETTY CASH	08/12/2016	6.08	6.08	67931	08/15/2016
	083116	GOODWILL/EMPLOYEES RELATIONS	08/17/2016	48.00	48.00	67985	08/30/2016
Total 9998:				60.53	60.53		
WITC INDIANHEAD TEC	062116NR1	FIRE TRAINING/TRAVEL	08/02/2016	80.00	80.00	68013	08/30/2016
Total 10039:				80.00	80.00		
MENARDS - COTTAGE G	14047	FIRE BUILDING MAINT	06/10/2016	10.98	10.98	67951	08/15/2016
	19199	SEWER REPAIR/MAINT	08/09/2016	39.92	39.92	67951	08/15/2016
	19310	SEWER REPAIR/MAINT	08/10/2016	26.77	26.77	67993	08/30/2016
Total 10181:				77.67	77.67		
CARDMEMBER SERVICE	081516	POLICE OPERATING	07/26/2016	51.98	51.98	1380	08/15/2016
	081516	POLICE OPERATING	07/26/2016	69.90	69.90	1380	08/15/2016
	081516	POLICE OPERATING	07/26/2016	26.70	26.70	1380	08/15/2016
	081516	POLICE POSTAGE	07/26/2016	150.34	150.34	1380	08/15/2016
	083116	MAYOR TRAINING/TRAVEL	08/10/2016	27.32	27.32	1387	08/30/2016
	083116	SHOP SUPPLIES	08/10/2016	14.90	14.90	1387	08/30/2016
	083116	ELECTION EXPENSE	08/10/2016	58.11	58.11	1387	08/30/2016
	083116	FIRE DEPT FUEL	08/10/2016	119.10	119.10	1387	08/30/2016
	083116	SCHOOL - TV ENRICHMENT	08/10/2016	736.16	736.16	1387	08/30/2016
	083116	CABLE EQUIP	08/10/2016	148.88	148.88	1387	08/30/2016
	083116	FIRE DEPT TRAINING	08/10/2016	296.55	296.55	1387	08/30/2016
	083116	LIBRARY TRAINING/TRAVEL	08/10/2016	80.00	80.00	1387	08/30/2016
	083116	LIBRARY PROGRAMMING	08/10/2016	45.05	45.05	1387	08/30/2016
	083116	LIBRARY PROGRAMMING	08/10/2016	46.64	46.64	1387	08/30/2016

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	083116	LIBRARY PROGRAMMING	08/10/2016	58.30	58.30	1387	08/30/2016
	083116	LIBRARY TRAINING/TRAVEL	08/10/2016	6.58	6.58	1387	08/30/2016
	083116	LIBRARY TRAINING/TRAVEL	08/10/2016	208.00	208.00	1387	08/30/2016
	083116	LIBRARY TECHNOLOGY	08/10/2016	152.97	152.97	1387	08/30/2016
	083116	ROADWAY SUPPLIES	08/10/2016	11.97	11.97	1387	08/30/2016
	083116	SEWER REPAIR/MAINT	08/10/2016	150.35	150.35	1387	08/30/2016
Total 10655:				2,299.80	2,299.80		
STATE OF WI COURT FIN	081516	COURT FINES DUE TO STATE	08/01/2016	1,922.16	1,922.16	67966	08/15/2016
Total 10877:				1,922.16	1,922.16		
GREAT RIVERS PRINTIN	081516	POLICE EXPENSE	07/05/2016	295.00	295.00	67942	08/15/2016
	48811	PRESCOTT DAZE BUTTONS	07/27/2016	540.00	540.00	67942	08/15/2016
	48811	PRESCOTT DAZE RAFFLE TICKETS	07/27/2016	121.00	121.00	67942	08/15/2016
	48844	CITY HALL EXPENSE	07/27/2016	412.00	412.00	67942	08/15/2016
	48937	PRESCOTT DAZE CAR SHOW	07/26/2016	30.80	30.80	67942	08/15/2016
	49083	PRESCOTT DAZE CAR SHOW	08/09/2016	49.00	49.00	67942	08/15/2016
	49243	ELECTION EXPENSE	08/30/2016	539.00	539.00	67988	08/30/2016
Total 10936:				1,986.80	1,986.80		
TACTICAL SOLUTIONS	5537	RADAR & LASER UNITS CERTIFIED	05/11/2016	295.00	295.00	68009	08/30/2016
Total 12586:				295.00	295.00		
BETTENDORF TRANSFE	7060	WATER MAINS - REPAIR/MAINT.	08/08/2016	675.00	675.00	67930	08/15/2016
	7061	WATER MAINS - REPAIR/MAINT.	08/08/2016	1,275.00	1,275.00	67930	08/15/2016
Total 200942:				1,950.00	1,950.00		
MOE, JULIE	083116	PRESCOTT DAZE - CHILDRENS EVEN	08/22/2016	458.41	458.41	67996	08/30/2016
	0831162	PRESCOTT DAZE - CHILDRENS EVEN	08/27/2016	28.86	28.86	67996	08/30/2016
Total 200951:				487.27	487.27		
COMPENSATION CONSU	081516	ACCOUNTING CLERK - FEE FOR HRA	07/30/2016	4.88	4.88	67935	08/15/2016
	081516	CITY ADMINISTRATOR - FEE FOR HR	07/30/2016	4.88	4.88	67935	08/15/2016
	081516	DIRECTOR PW - FEE FOR HRA MEETI	07/30/2016	4.88	4.88	67935	08/15/2016
	081516	LIBRARY - FEE FOR HRA MEETING	07/30/2016	9.76	9.76	67935	08/15/2016
	081516	POLICE - (4) FEE FOR HRA	07/30/2016	19.56	19.56	67935	08/15/2016
	081516	POLICE ADMIN - FEE FOR HRA MEETI	07/30/2016	9.76	9.76	67935	08/15/2016
	081516	PUBLIC WORKS (3) - FEE FOR HRA M	07/30/2016	14.64	14.64	67935	08/15/2016
	081516	SEWER - FEE FOR HRA MEETING	07/30/2016	4.88	4.88	67935	08/15/2016
	081516	TREASURER - FEE FOR HRA MEETIN	07/30/2016	4.88	4.88	67935	08/15/2016
	081516	WATER - FEE FOR HRA MEETING	07/30/2016	4.88	4.88	67935	08/15/2016
Total 200996:				83.00	83.00		
PRESCOTT DAZE CASH	083116	STARTING CASH - DANCE	08/18/2016	900.00	900.00	68003	08/30/2016
	0831162	STARTING CASH - CHILDREN EVENT	08/25/2016	765.00	765.00	68004	08/30/2016
Total 230203:				1,665.00	1,665.00		
ST CROIX SCUBA AND S	15785	DIVE TEAM EQUIPMENT	08/10/2016	399.00	399.00	68008	08/30/2016

Name	Invoice No	Description	Inv Date	Invoice Amt	Check Amt	Check No	Chk Date
Total 230209:				399.00	399.00		
TEMMERS, RASHEL	083116	TRAVEL/TRAINING REIMBURSEMENT	08/15/2016	290.35	290.35	1388	08/30/2016
Total 474771:				290.35	290.35		
TRACTOR SUPPLY COM	081516	PARKS OPERATING	08/01/2016	4.99	4.99	67968	08/15/2016
	081516	WATER TOWER REPAIR/MAINT	08/01/2016	4.99	4.99	67968	08/15/2016
	081516	SEWER REPAIR/MAINT	08/01/2016	92.13	92.13	67968	08/15/2016
	081516	SHOP SUPPLIES	08/01/2016	68.92	68.92	67968	08/15/2016
	081516	PARKS VEHICLE REPAIR/MAINT	08/01/2016	8.99	8.99	67968	08/15/2016
	081516	STREETS OPERATING	08/01/2016	14.99	14.99	67968	08/15/2016
	081516	MUNICIPAL BLDG EQUIP REPAIR/MAI	08/01/2016	89.99	89.99	67968	08/15/2016
Total 474772:				285.00	285.00		
WATERS, BARRY	081516	CABLE COORDINATOR/STIPEND	08/01/2016	944.07	944.07	1385	08/15/2016
	083116	CABLE COORDINATOR/STIPEND	08/15/2016	944.07	944.07	1389	08/30/2016
Total 474821:				1,888.14	1,888.14		
ENRIGHT, JANE	081516	MILEAGE	08/12/2016	275.40	275.40	1383	08/15/2016
Total 474871:				275.40	275.40		
OFFICE DEPOT	850329686001	POLICE OFFICE SUPPLIES	07/15/2016	77.98-	77.98-	67999	08/30/2016
	855988733001	POLICE OFFICE SUPPLIES	08/09/2016	75.35	75.35	67999	08/30/2016
	856644587001	CITY HALL OFFICE SUPPLIES	08/11/2016	48.62	48.62	67999	08/30/2016
	856644589001	CITY HALL OFFICE SUPPLIES	08/11/2016	10.99	10.99	67999	08/30/2016
	859314039001	FIRE DEPT OFFICE SUPPLIES	08/23/2016	12.56	12.56	67999	08/30/2016
	859314039001	CITY HALL OPERATING EXPENSE	08/23/2016	283.41	283.41	67999	08/30/2016
	859314039001	SHOP SUPPLIES	08/23/2016	31.49	31.49	67999	08/30/2016
	859314040001	FIRE DEPT OFFICE SUPPLIES	08/23/2016	2.09	2.09	67999	08/30/2016
Total 474941:				386.53	386.53		
WI DEPT OF TRANSPOR	083116	WARRANT FEES	08/29/2016	15.00	15.00	68012	08/30/2016
Total 474978:				15.00	15.00		
O'REILLY AUTOMOTIVE, I	081516	PUBLIC WORKS REPAIR/MAINT.	07/28/2016	46.48	46.48	67955	08/15/2016
Total 475016:				46.48	46.48		
AMERICAN TEST CENTE	2161851	ANNUAL SAFETY INSPECTION	07/20/2016	420.00	420.00	67928	08/15/2016
Total 475028:				420.00	420.00		
POINT ST CROIX MARIN	081516	FIRE DEPT BOAT SLIP	08/01/2016	1,300.00	.00	67959	Multiple
	081516	FIRE DEPT BOAT SLIP	08/01/2016	1,300.00-			
	083116	FIRE DEPT BOAT SLIP	08/29/2016	1,300.00	1,300.00	68002	08/30/2016
	083116	STOP PAYMENT ON CHECK	08/29/2016	35.00-	35.00-	68002	08/30/2016
Total 475113:				1,265.00	1,265.00		
MS JAZ-EE.COM	081516	PRESCOTT DAZE	08/01/2016	400.00	400.00	67953	08/15/2016

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Total 475116:				400.00	400.00		
K & M BROADCASTING, I	176	LIBRARY EXPENSE	08/25/2016	49.00	49.00	67992	08/30/2016
Total 475158:				49.00	49.00		
EARLY PLUMBING & HEA	1050	METER MAINT SUPPLIES	08/09/2016	750.00	750.00	67938	08/15/2016
Total 475167:				750.00	750.00		
HD SUPPLY WATERWOR	F921216	WATER MAINS REPAIR/MAINT.	08/04/2016	493.31	493.31	67943	08/15/2016
	F974551	WATER MAINS REPAIR/MAINT.	08/15/2016	269.64	269.64	67989	08/30/2016
	F977987	WATER METERS	08/16/2016	23.58	23.58	67989	08/30/2016
Total 475202:				786.53	786.53		
MY-LOR, INC.	25128	TURN OUT GEAR	08/04/2016	106.10	106.10	67997	08/30/2016
Total 475233:				106.10	106.10		
RIVER CITY STITCH, LLC	41382	POLICE EXPENSE	08/17/2016	93.98	93.98	68006	08/30/2016
Total 475269:				93.98	93.98		
IMAGE TREND, INC	34058	EMS FIELD BRIDGE LICENSE SUPPO	07/01/2015	400.00	400.00	67945	08/15/2016
Total 475319:				400.00	400.00		
ALL CROIX INSPECTION	2692	INSPECTIONS	06/30/2015	675.00	675.00	67927	08/15/2016
	3050	INSPECTIONS	07/29/2016	1,925.00	1,925.00	67927	08/15/2016
Total 475328:				2,600.00	2,600.00		
BOND TRUST SERVICES	31640	GO Refund Bonds Series 2010A	07/18/2016	24,137.50	24,137.50	67976	08/19/2016
	31641	Refund Bond Series 2012A, Debt Servic	07/18/2016	14,603.75	14,603.75	67976	08/19/2016
	31641	Refund Bond Series 2012A, TIF #4	07/18/2016	5,100.00	5,100.00	67976	08/19/2016
	31641	Refund Bond Series 2012A, TIF #5	07/18/2016	6,292.50	6,292.50	67976	08/19/2016
	31641	Refund Bond Series 2012A, SEWER	07/18/2016	300.00	300.00	67976	08/19/2016
	31641	Refund Bond Series 2012A, STORM	07/18/2016	2,303.75	2,303.75	67976	08/19/2016
	31641	Refund Bond Series 2012A, FIRE	07/18/2016	1,775.00	1,775.00	67976	08/19/2016
	31641	Refund Bond Series 2012A, FIRE	07/18/2016	.00	.00		
Total 475418:				54,512.50	54,512.50		
MIDWEST TESTING, LLC.	3879	METER MAINT/REPAIRS	08/02/2016	760.00	760.00	67952	08/15/2016
Total 475440:				760.00	760.00		
RIVER HEIGHTS MOTEL	081516	RESTITUTION	08/08/2016	66.82	66.82	67965	08/15/2016
Total 2011029:				66.82	66.82		
FIRST SUPPLY LLC	10049316-01	WATER MAINS REPAIR/MAINT	08/11/2016	149.50	149.50	67939	08/15/2016
Total 2011072:				149.50	149.50		
US BANK EQUIPMENT FI	311741433	RICOH CONTRACT	08/23/2016	230.31	230.31	68010	08/30/2016

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Total 2011127:				230.31	230.31		
COVERALL OF THE TWIN	7070228097	CITY HALL CLEANING SERVICE	08/01/2016	333.85	333.85	67936	08/15/2016
	7070228097	LIBRARY CLEANING SERVICE	08/01/2016	273.15	273.15	67936	08/15/2016
	7070228098	FREEDOM PARK CLEANING SERVICE	08/01/2016	346.00	346.00	67936	08/15/2016
Total 2011204:				953.00	953.00		
KAMSTRUP WATER MET	10110528-1	WATER METER MAINT SUPPLIES	07/12/2016	1,357.00	1,357.00	67949	08/15/2016
	10110552	WATER METERS	07/25/2016	293.23	293.23	67949	08/15/2016
	10110557	SEWER METER MAINT	07/25/2016	269.50-	269.50-	67949	08/15/2016
	10110557	WATER MAINS REPAIR/MAINT	07/25/2016	269.49-	269.49-	67949	08/15/2016
Total 2011207:				1,111.24	1,111.24		
HYDROCORP	0039844-IN	CROSS CONNECTION INSPECTIONS	07/31/2016	1,085.00	1,085.00	67944	08/15/2016
	0039933-IN	CROSS CONNECTION INSPECTIONS	07/31/2016	19,380.00	19,380.00	67944	08/15/2016
	0039933-IN	METER CHANGE OUTS	07/31/2016	42,650.00	42,650.00	67944	08/15/2016
Total 2011248:				63,115.00	63,115.00		
MILESTONE MATERIALS	3500017485	ROADYWAY SUPPLIES	07/31/2016	85.11	85.11	67995	08/30/2016
	3500019531	ROADYWAY SUPPLIES	08/22/2016	133.79	133.79	67995	08/30/2016
Total 2011251:				218.90	218.90		
TITAN ENERGY SYSTEM	160317-054	GENERATOR MAINT	03/30/2016	699.88	699.88	67967	08/15/2016
	160324-074	GENERATOR MAINT	04/05/2016	271.11	271.11	67967	08/15/2016
Total 2011252:				970.99	970.99		
WEX INC	46341179	WATER DEPT FUEL	07/31/2016	187.82	187.82	1386	08/15/2016
	46341179	SEWER DEPT FUEL	07/31/2016	243.72	243.72	1386	08/15/2016
	46341179	STORM SEWER FUEL	07/31/2016	83.32	83.32	1386	08/15/2016
	46341179	PUBLIC WORKS FUEL	07/31/2016	1,004.64	1,004.64	1386	08/15/2016
	46341179	FIRE DEPT FUEL	07/31/2016	85.24	85.24	1386	08/15/2016
	46341179	POLICE DEPT FUEL	07/31/2016	1,175.98	1,175.98	1386	08/15/2016
	46341179	FIRE DEPT FUEL	07/31/2016	2.50	2.50	1386	08/15/2016
	46341179	POLICE DEPT FUEL	07/31/2016	2.50	2.50	1386	08/15/2016
	46341179	PUBLIC WORKS FUEL	07/31/2016	2.50	2.50	1386	08/15/2016
	46341179	SEWER DEPT FUEL	07/31/2016	2.50	2.50	1386	08/15/2016
	Total 2011302:				2,790.72	2,790.72	
JERRY NEELY	081516	VEHICLE REPAIR/MAINT	08/08/2016	214.45	214.45	67946	08/15/2016
Total 2011303:				214.45	214.45		
PIERCE COUNTY CLERK	081516	DIRECTORIES	08/08/2016	9.00	9.00	67957	08/15/2016
Total 2011304:				9.00	9.00		
GORDON, EMILY	081516	PRESCOTT DAZE REIMBURSEMENT	08/11/2016	41.10	41.10	67940	08/15/2016
	083116	PRESCOTT DAZE REIMBURSEMENT	08/29/2016	86.69	86.69	67987	08/30/2016
Total 2011305:				127.79	127.79		

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ZANEY JANEY/DE-VINE D	1845	PRESCOTT DAZE	08/26/2016	260.00	260.00	68014	08/30/2016
Total 2011306:				260.00	260.00		
DSM EXCAVATING COM	82283	WATER MAINS	08/16/2016	170.00	170.00	67986	08/30/2016
Total 2011307:				170.00	170.00		
Grand Totals:				222,650.09	222,650.09		

Report Criteria:

Detail report type printed

Report Criteria:

Computed checks included
 Manual checks included
 Supplemental checks included
 Termination checks included
 Transmittal checks included
 Void checks included

Check Number	Check Date	Pay Period Date	Journal Code	Payee	Transmittal No/ Emp No	Amount
10817	08/03/2016	07/26/2016	PC	BRAND, JAYNE M.	1011	1,723.28-
10858	08/17/2016	08/09/2016	PC	BRAND, JAYNE M.	1011	1,816.22-
10918	08/31/2016	08/23/2016	PC	BRAND, JAYNE M.	1011	1,929.19-
10821	08/03/2016	07/26/2016	PC	TEMMERS, RASHEL M.	1194	591.46-
10862	08/17/2016	08/09/2016	PC	TEMMERS, RASHEL M.	1194	544.21-
10922	08/31/2016	08/23/2016	PC	TEMMERS, RASHEL M.	1194	523.03-
10822	08/03/2016	07/26/2016	PC	KRUTKE, GARY M.	2006	1,768.61-
10863	08/17/2016	08/09/2016	PC	KRUTKE, GARY M.	2006	1,858.04-
10923	08/31/2016	08/23/2016	PC	KRUTKE, GARY M.	2006	1,867.60-
10823	08/03/2016	07/26/2016	PC	FUNK, ROBERT S.	2039	1,763.55-
10864	08/17/2016	08/09/2016	PC	FUNK, ROBERT S.	2039	2,204.38-
10924	08/31/2016	08/23/2016	PC	FUNK, ROBERT S.	2039	2,127.60-
10824	08/03/2016	07/26/2016	PC	SCHULTZ, MARK R.	2048	2,095.81-
10865	08/17/2016	08/09/2016	PC	SCHULTZ, MARK R.	2048	2,376.82-
10925	08/31/2016	08/23/2016	PC	SCHULTZ, MARK R.	2048	2,019.42-
10825	08/03/2016	07/26/2016	PC	ROBINSON, STEVEN J.	2052	146.93-
10866	08/17/2016	08/09/2016	PC	ROBINSON, STEVEN J.	2052	401.20-
10926	08/31/2016	08/23/2016	PC	ROBINSON, STEVEN J.	2052	29.39-
10826	08/03/2016	07/26/2016	PC	WOODFORD, STEPHEN B.	2053	300.73-
10927	08/31/2016	08/23/2016	PC	WOODFORD, STEPHEN B.	2053	54.57-
10827	08/03/2016	07/26/2016	PC	MICHAELS, ERIC P.	2055	1,723.62-
10867	08/17/2016	08/09/2016	PC	MICHAELS, ERIC P.	2055	1,253.60-
10928	08/31/2016	08/23/2016	PC	MICHAELS, ERIC P.	2055	1,302.63-
10828	08/03/2016	07/26/2016	PC	NEELY, JESSE E.	2058	1,399.47-
10868	08/17/2016	08/09/2016	PC	NEELY, JESSE E.	2058	1,466.60-
10929	08/31/2016	08/23/2016	PC	NEELY, JESSE E.	2058	1,674.52-
10829	08/03/2016	07/26/2016	PC	STEWART, KRISTOPHER C	2060	2,620.61-
10869	08/17/2016	08/09/2016	PC	STEWART, KRISTOPHER C	2060	2,344.09-
10930	08/31/2016	08/23/2016	PC	STEWART, KRISTOPHER C	2060	1,606.99-
10830	08/03/2016	07/26/2016	PC	KOEN, THOMAS M.	2064	1,349.94-
10870	08/17/2016	08/09/2016	PC	KOEN, THOMAS M.	2064	1,375.87-
10931	08/31/2016	08/23/2016	PC	KOEN, THOMAS M.	2064	1,346.57-
10835	08/03/2016	07/26/2016	PC	MOST, ERIN C.	2995	808.71-
10875	08/17/2016	08/09/2016	PC	MOST, ERIN C.	2995	997.03-
10936	08/31/2016	08/23/2016	PC	MOST, ERIN C.	2995	1,030.04-
10895	08/17/2016	08/09/2016	PC	SEIPEL, GALEN A	5041	300.14-
10896	08/17/2016	08/09/2016	PC	GERGEN, JOSHUA M.	5042	300.14-
10897	08/17/2016	08/09/2016	PC	HOSCHETTE, JOHN	5043	309.37-
10898	08/17/2016	08/09/2016	PC	DRAVIS, WILLIAM F.	5045	278.69-
10836	08/03/2016	07/26/2016	PC	EARLY, THOMAS E.	3006	1,218.12-
10876	08/17/2016	08/09/2016	PC	EARLY, THOMAS E.	3006	1,501.34-

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10937	08/31/2016	08/23/2016	PC	EARLY, THOMAS E.	3006	1,838.22-
10837	08/03/2016	07/26/2016	PC	NELSON, RAYMOND L.	3009	1,527.51-
10877	08/17/2016	08/09/2016	PC	NELSON, RAYMOND L.	3009	1,332.42-
10938	08/31/2016	08/23/2016	PC	NELSON, RAYMOND L.	3009	1,447.50-
10838	08/03/2016	07/26/2016	PC	KINNEMAN, MICHAEL L.	3010	1,557.19-
10878	08/17/2016	08/09/2016	PC	KINNEMAN, MICHAEL L.	3010	1,377.07-
10939	08/31/2016	08/23/2016	PC	KINNEMAN, MICHAEL L.	3010	1,463.23-
10839	08/03/2016	07/26/2016	PC	ECKER, JOHN L.	3013	1,320.82-
10879	08/17/2016	08/09/2016	PC	ECKER, JOHN L.	3013	1,556.00-
10940	08/31/2016	08/23/2016	PC	ECKER, JOHN L.	3013	1,414.86-
10840	08/03/2016	07/26/2016	PC	LANSING, EARL D.	3015	680.06-
10880	08/17/2016	08/09/2016	PC	LANSING, EARL D.	3015	680.06-
10941	08/31/2016	08/23/2016	PC	LANSING, EARL D.	3015	617.89-
10841	08/03/2016	07/26/2016	PC	HUPPERT, WILLIAM E	3016	761.82-
10881	08/17/2016	08/09/2016	PC	HUPPERT, WILLIAM E	3016	467.95-
10942	08/31/2016	08/23/2016	PC	HUPPERT, WILLIAM E	3016	627.82-
10851	08/03/2016	07/26/2016	PC	CARLSON, ALICIA B	6116	66.81-
10899	08/17/2016	08/09/2016	PC	CARLSON, ALICIA B	6116	270.55-
10952	08/31/2016	08/23/2016	PC	CARLSON, ALICIA B	6116	268.38-
10893	08/17/2016	08/09/2016	PC	EICH, RONALD P.	5039	1,051.42-
10894	08/17/2016	08/09/2016	PC	OTWELL, MAUREEN C.	5040	309.37-
10842	08/03/2016	07/26/2016	PC	EATON, DENNIS H.	3019	1,262.79-
10882	08/17/2016	08/09/2016	PC	EATON, DENNIS H.	3019	1,335.11-
10943	08/31/2016	08/23/2016	PC	EATON, DENNIS H.	3019	1,671.82-
10843	08/03/2016	07/26/2016	PC	ZWART JR, HENRY G.	3022	1,213.09-
10883	08/17/2016	08/09/2016	PC	ZWART JR, HENRY G.	3022	1,109.69-
10944	08/31/2016	08/23/2016	PC	ZWART JR, HENRY G.	3022	1,238.53-
10844	08/03/2016	07/26/2016	PC	NIELSEN, GREGORY P.	3023	1,799.55-
10884	08/17/2016	08/09/2016	PC	NIELSEN, GREGORY P.	3023	1,674.34-
10945	08/31/2016	08/23/2016	PC	NIELSEN, GREGORY P.	3023	1,548.76-
10845	08/03/2016	07/26/2016	PC	SOBERG, SUSAN A.	4020	435.37-
10885	08/17/2016	08/09/2016	PC	SOBERG, SUSAN A.	4020	495.93-
10946	08/31/2016	08/23/2016	PC	SOBERG, SUSAN A.	4020	570.10-
10846	08/03/2016	07/26/2016	PC	ENRIGHT, JANE E.	4022	1,229.73-
10886	08/17/2016	08/09/2016	PC	ENRIGHT, JANE E.	4022	1,290.85-
10947	08/31/2016	08/23/2016	PC	ENRIGHT, JANE E.	4022	1,316.92-
10847	08/03/2016	07/26/2016	PC	ARENIVAR, REBECCA N.	4029	436.19-
10887	08/17/2016	08/09/2016	PC	ARENIVAR, REBECCA N.	4029	771.13-
10948	08/31/2016	08/23/2016	PC	ARENIVAR, REBECCA N.	4029	805.61-
10848	08/03/2016	07/26/2016	PC	CHERNOHORSKY, DEBRA S.	4034	584.28-
10888	08/17/2016	08/09/2016	PC	CHERNOHORSKY, DEBRA S.	4034	483.45-
10949	08/31/2016	08/23/2016	PC	CHERNOHORSKY, DEBRA S.	4034	518.32-
10849	08/03/2016	07/26/2016	PC	LANGER, CARISSA J.	4035	530.67-
10889	08/17/2016	08/09/2016	PC	LANGER, CARISSA J.	4035	524.27-
10950	08/31/2016	08/23/2016	PC	LANGER, CARISSA J.	4035	552.00-
10850	08/03/2016	07/26/2016	PC	BRUNNER, GRACE L.	4036	167.93-
10890	08/17/2016	08/09/2016	PC	BRUNNER, GRACE L.	4036	167.93-
10951	08/31/2016	08/23/2016	PC	BRUNNER, GRACE L.	4036	186.29-
10891	08/17/2016	08/09/2016	PC	DAUGHERTY, ROBERT E.	5029	300.14-

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10892	08/17/2016	08/09/2016	PC	HOVEL, DAVID B.	5037	644.68-
10857	08/03/2016	07/26/2016	PC	MITCHELL, HOLLY D.	20130	228.60-
10915	08/17/2016	08/09/2016	PC	MITCHELL, HOLLY D.	20130	403.65-
10961	08/31/2016	08/23/2016	PC	MITCHELL, HOLLY D.	20130	284.93-
10852	08/03/2016	07/26/2016	PC	CARLSON, ANNIKA B.	6122	132.30-
10900	08/17/2016	08/09/2016	PC	CARLSON, ANNIKA B.	6122	182.48-
10953	08/31/2016	08/23/2016	PC	CARLSON, ANNIKA B.	6122	264.19-
10856	08/03/2016	07/26/2016	PC	KOSKI, JORDAN P.	6994	78.39-
10907	08/17/2016	08/09/2016	PC	KOSKI, JORDAN P.	6994	78.39-
10960	08/31/2016	08/23/2016	PC	KOSKI, JORDAN P.	6994	78.39-
10908	08/17/2016	08/09/2016	PC	MERCORD, ROBERT	7001	120.93-
10909	08/17/2016	08/09/2016	PC	MERCORD, ALICE	7002	120.93-
67920	08/17/2016	08/09/2016	PC	TIMM, WILMA V.	7008	120.93-
67921	08/17/2016	08/09/2016	PC	MALUEG, MARJORIE A.	7020	120.93-
67922	08/17/2016	08/09/2016	PC	HOFFMANN, RICHARD W.	7026	120.93-
10910	08/17/2016	08/09/2016	PC	DOUGHTY, ALICE A.	7028	120.93-
10911	08/17/2016	08/09/2016	PC	SIMON, AUDREY M.	7033	120.93-
10912	08/17/2016	08/09/2016	PC	BAKER, ROBERT J.	7034	120.93-
10913	08/17/2016	08/09/2016	PC	KNIGHT, LORETTA A.	7039	120.93-
67923	08/17/2016	08/09/2016	PC	CLEARY, JANET K.	7041	100.08-
67924	08/17/2016	08/09/2016	PC	KILLIAN, KATHLEEN M.	7042	120.93-
10914	08/17/2016	08/09/2016	PC	ZERAHN, DONNA J.	7043	120.93-
67925	08/17/2016	08/09/2016	PC	MALUEG, CHARLENE	7044	95.91-
10917	08/17/2016	08/09/2016	PC	FINDLAY, STEVEN H.	25106	522.00-
10916	08/17/2016	08/09/2016	PC	LYTLE, THOMAS R.	25008	645.29-
10818	08/03/2016	07/26/2016	PC	NORBY, VANESSA L.	1041	1,555.85-
10859	08/17/2016	08/09/2016	PC	NORBY, VANESSA L.	1041	1,640.29-
10919	08/31/2016	08/23/2016	PC	NORBY, VANESSA L.	1041	1,695.02-
10819	08/03/2016	07/26/2016	PC	PTACEK, SARAH E.	1043	1,146.56-
10860	08/17/2016	08/09/2016	PC	PTACEK, SARAH E.	1043	1,188.61-
10920	08/31/2016	08/23/2016	PC	PTACEK, SARAH E.	1043	1,211.61-
10831	08/03/2016	07/26/2016	PC	MOST, RYAN M.	2065	1,351.19-
10871	08/17/2016	08/09/2016	PC	MOST, RYAN M.	2065	1,374.16-
10932	08/31/2016	08/23/2016	PC	MOST, RYAN M.	2065	1,351.19-
10901	08/17/2016	08/09/2016	PC	WAWRA, NICOLE K.	6125	211.20-
10954	08/31/2016	08/23/2016	PC	WAWRA, NICOLE K.	6125	257.63-
10832	08/03/2016	07/26/2016	PC	FEATHERSTONE, DEREK C.	2066	470.20-
10872	08/17/2016	08/09/2016	PC	FEATHERSTONE, DEREK C.	2066	1,105.61-
10933	08/31/2016	08/23/2016	PC	FEATHERSTONE, DEREK C.	2066	593.89-
10834	08/03/2016	07/26/2016	PC	KIEFER, AARON	2070	120.72-
10874	08/17/2016	08/09/2016	PC	KIEFER, AARON	2070	149.14-
10935	08/31/2016	08/23/2016	PC	KIEFER, AARON	2070	142.03-
67926	08/17/2016	08/09/2016	PC	SEIPEL, HEATHER	7046	120.93-
10833	08/03/2016	07/26/2016	PC	SMITH, CASONDRA L	2069	593.43-
10873	08/17/2016	08/09/2016	PC	SMITH, CASONDRA L	2069	100.57-
10934	08/31/2016	08/23/2016	PC	SMITH, CASONDRA L	2069	245.70-
10853	08/03/2016	07/26/2016	PC	FOX, CONRAD J	6126	674.42-
10902	08/17/2016	08/09/2016	PC	FOX, CONRAD J	6126	362.96-
10955	08/31/2016	08/23/2016	PC	FOX, CONRAD J	6126	674.42-

Check Number	Check Date	Pay Period Date	Journal Code	Payee	Transmittal No/ Emp No	Amount
10854	08/03/2016	07/26/2016	PC	ECKER, LARRY J.	6127	184.70-
10903	08/17/2016	08/09/2016	PC	ECKER, LARRY J.	6127	184.70-
10956	08/31/2016	08/23/2016	PC	ECKER, LARRY J.	6127	184.70-
10904	08/17/2016	08/09/2016	PC	CLARK, PATRICK D.	6128	133.28-
10957	08/31/2016	08/23/2016	PC	CLARK, PATRICK D.	6128	99.96-
10905	08/17/2016	08/09/2016	PC	CARLSON, KJERSTIN M.	6129	133.28-
10958	08/31/2016	08/23/2016	PC	CARLSON, KJERSTIN M.	6129	124.95-
10855	08/03/2016	07/26/2016	PC	SOMMER, MARI K.	6130	66.64-
10906	08/17/2016	08/09/2016	PC	SOMMER, MARI K.	6130	260.04-
10959	08/31/2016	08/23/2016	PC	SOMMER, MARI K.	6130	166.60-
10820	08/03/2016	07/26/2016	PC	SCHMIDT, TERRI E.	1046	666.35-
10861	08/17/2016	08/09/2016	PC	SCHMIDT, TERRI E.	1046	610.10-
10921	08/31/2016	08/23/2016	PC	SCHMIDT, TERRI E.	1046	599.13-
831161	08/29/2016	07/26/2016	CDPT	DEPT OF EMP TRUST FUNDS	1	2,164.39-
831161	08/29/2016	07/26/2016	CDPT	DEPT OF EMP TRUST FUNDS	1	2,164.39-
831161	08/29/2016	07/26/2016	CDPT	DEPT OF EMP TRUST FUNDS	1	1,401.04-
831161	08/29/2016	07/26/2016	CDPT	DEPT OF EMP TRUST FUNDS	1	2,014.53-
831161	08/29/2016	07/26/2016	CDPT	DEPT OF EMP TRUST FUNDS	1	200.00-
803161	08/01/2016	07/26/2016	CDPT	FEDERAL PAYROLL TAXES	2	3,507.61-
803161	08/01/2016	07/26/2016	CDPT	FEDERAL PAYROLL TAXES	2	3,507.61-
803161	08/01/2016	07/26/2016	CDPT	FEDERAL PAYROLL TAXES	2	820.35-
803161	08/01/2016	07/26/2016	CDPT	FEDERAL PAYROLL TAXES	2	820.35-
803161	08/01/2016	07/26/2016	CDPT	FEDERAL PAYROLL TAXES	2	5,893.29-
803166	08/01/2016	07/26/2016	CDPT	ST WITHHOLDING-WISCONSIN	3	2,535.08-
803167	08/01/2016	07/26/2016	CDPT	VANTAGEPOINT - Plan # 303084	5	75.00-
67919	08/01/2016	07/26/2016	CDPT	MINNESOTA MUTUAL	10	207.54-
67919	08/01/2016	07/26/2016	CDPT	MINNESOTA MUTUAL	10	322.26-
67918	08/01/2016	07/26/2016	CDPT	GREAT WEST	13	1,203.07-
803162	08/01/2016	07/26/2016	CDPT	FIRST NATIONAL BANK - RFALL	14	315.84-
803162	08/01/2016	07/26/2016	CDPT	FIRST NATIONAL BANK - RFALL	14	134.00-
803163	08/03/2016	07/26/2016	CDPT	HEALTH PARTNERS	16	668.32-
803163	08/03/2016	07/26/2016	CDPT	HEALTH PARTNERS	16	322.70-
803164	08/01/2016	07/26/2016	CDPT	IOWA CS COLLECTION SERVIC	18	213.04-
803165	08/01/2016	07/26/2016	CDPT	MEDICA	25	2,318.98-
803165	08/01/2016	07/26/2016	CDPT	MEDICA	25	15,919.97-
803165	08/01/2016	07/26/2016	CDPT	MEDICA	25	186.83
803163	08/03/2016	07/26/2016	CDPT	HEALTH PARTNERS	16	46.09
67919	08/01/2016	07/26/2016	CDPT	MINNESOTA MUTUAL	10	2.94-
67919	08/01/2016	07/26/2016	CDPT	MINNESOTA MUTUAL	10	65.04-
831161	08/29/2016	08/09/2016	CDPT	DEPT OF EMP TRUST FUNDS	1	2,127.31-
831161	08/29/2016	08/09/2016	CDPT	DEPT OF EMP TRUST FUNDS	1	2,127.31-
831161	08/29/2016	08/09/2016	CDPT	DEPT OF EMP TRUST FUNDS	1	21.45-
831161	08/29/2016	08/09/2016	CDPT	DEPT OF EMP TRUST FUNDS	1	21.45-
831161	08/29/2016	08/09/2016	CDPT	DEPT OF EMP TRUST FUNDS	1	1,507.81-
831161	08/29/2016	08/09/2016	CDPT	DEPT OF EMP TRUST FUNDS	1	2,168.07-
831161	08/29/2016	08/09/2016	CDPT	DEPT OF EMP TRUST FUNDS	1	200.00-
817162	08/15/2016	08/09/2016	CDPT	FEDERAL PAYROLL TAXES	2	3,969.98-
817162	08/15/2016	08/09/2016	CDPT	FEDERAL PAYROLL TAXES	2	3,969.98-
817162	08/15/2016	08/09/2016	CDPT	FEDERAL PAYROLL TAXES	2	928.44-

Check Number	Check Date	Pay Period Date	Journal Code	Payee	Transmittal No/ Emp No	Amount
817162	08/15/2016	08/09/2016	CDPT	FEDERAL PAYROLL TAXES	2	928.44-
817162	08/15/2016	08/09/2016	CDPT	FEDERAL PAYROLL TAXES	2	6,242.28-
817165	08/15/2016	08/09/2016	CDPT	ST WITHHOLDING-WISCONSIN	3	2,694.20-
817167	08/15/2016	08/09/2016	CDPT	VANTAGEPOINT - Plan # 303084	5	75.00-
97973	08/15/2016	08/09/2016	CDPT	GREAT WEST	13	1,203.07-
817163	08/15/2016	08/09/2016	CDPT	FIRST NATIONAL BANK - RFALL	14	315.84-
817163	08/15/2016	08/09/2016	CDPT	FIRST NATIONAL BANK - RFALL	14	134.00-
817161	08/15/2016	08/09/2016	CDPT	AFLAC INSURANCE	15	211.69-
817164	08/15/2016	08/09/2016	CDPT	IOWA CS COLLECTION SERVIC	18	213.04-
97975	08/15/2016	08/09/2016	CDPT	WI PROFESSIONAL POLICE AS	20	290.50-
97974	08/15/2016	08/09/2016	CDPT	LEGALSHIELD	21	102.70-
817166	08/15/2016	08/09/2016	CDPT	SUN LIFE FINANCIAL	23	260.38-
817166	08/15/2016	08/09/2016	CDPT	SUN LIFE FINANCIAL	23	260.46-
817166	08/15/2016	08/09/2016	CDPT	SUN LIFE FINANCIAL	23	396.85-
831165	08/29/2016	08/23/2016	CDPT	VANTAGEPOINT - Plan # 303084	5	75.00-
67980	08/29/2016	08/23/2016	CDPT	GREAT WEST	13	1,203.07-
831163	08/29/2016	08/23/2016	CDPT	IOWA CS COLLECTION SERVIC	18	213.04-
831161	08/29/2016	08/23/2016	CDPT	DEPT OF EMP TRUST FUNDS	1	2,038.56-
831161	08/29/2016	08/23/2016	CDPT	DEPT OF EMP TRUST FUNDS	1	2,038.56-
831161	08/29/2016	08/23/2016	CDPT	DEPT OF EMP TRUST FUNDS	1	1,350.25-
831161	08/29/2016	08/23/2016	CDPT	DEPT OF EMP TRUST FUNDS	1	1,941.51-
831161	08/29/2016	08/23/2016	CDPT	DEPT OF EMP TRUST FUNDS	1	200.00-
831162	08/29/2016	08/23/2016	CDPT	FEDERAL PAYROLL TAXES	2	3,539.78-
831162	08/29/2016	08/23/2016	CDPT	FEDERAL PAYROLL TAXES	2	3,539.78-
831162	08/29/2016	08/23/2016	CDPT	FEDERAL PAYROLL TAXES	2	827.84-
831162	08/29/2016	08/23/2016	CDPT	FEDERAL PAYROLL TAXES	2	827.84-
831162	08/29/2016	08/23/2016	CDPT	FEDERAL PAYROLL TAXES	2	5,970.96-
831164	08/29/2016	08/23/2016	CDPT	ST WITHHOLDING-WISCONSIN	3	2,552.28-
831161	08/29/2016	08/23/2016	CDPT	DEPT OF EMP TRUST FUNDS	1	18.79
Grand Totals:						
217						227,263.49

Report Criteria:

Computed checks included
 Manual checks included
 Supplemental checks included
 Termination checks included
 Transmittal checks included
 Void checks included

Summary By Distribution

Category	Distribution	Amount
Charges for Services	FIRE INSPECTIONS	390.00
Charges for Services	LIBRARY COPIES & FAXES	209.95
Charges for Services	POLICE PAPER SERVICE	250.96
Fines & Forfeits	Court Fines & Fees	6,891.55
Fines & Forfeits	Due County	524.96
Fines & Forfeits	Due State	2,272.97
Fines & Forfeits	Parking Violations	535.00
Fines & Forfeits	Restitution	66.82
Licenses, Permits, & Fees	Building Inspection Fees	2,673.00
Licenses, Permits, & Fees	Building Permits-CITY'S AMOUNT	1,001.90
Licenses, Permits, & Fees	DLY Ramp Fee	3,001.01
Licenses, Permits, & Fees	GOLF CART PERMIT	50.00
Licenses, Permits, & Fees	LIBRARY FINES & FEES	369.99
Licenses, Permits, & Fees	License Publication Fees	10.00
Licenses, Permits, & Fees	Liquor Licenses	610.00
Licenses, Permits, & Fees	Operators Licenses	200.00
Licenses, Permits, & Fees	RAMP PERMIT	255.00
Licenses, Permits, & Fees	Special Assessments & Searches	350.00
Miscellaneous	CITY SHARE MOBILE HOME TAX	1,109.09
Miscellaneous	MISC CHECKS {1X payments}	15,472.90
Miscellaneous	Misc. Revenues	456.57
Miscellaneous	PRESCOTT DAZE DONATIONS	760.00
Miscellaneous	SCHOOL SHARE MOBILE HOME TAX	785.91
Miscellaneous	Use of WATER Tower Lease	1,263.55
Utility	Utilities	17,080.47
Grand Totals:		<u>56,591.60</u>

Document Number

**RESOLUTION VACATING ALLEY IN THE
CITY OF PRESCOTT, COUNTY OF
PIERCE, WISCONSIN**

WHEREAS, the Common Council of the City of Prescott, Wisconsin declares that the public interest requires that all that part of the certain alley, an approximation is shown in the black rectangle on the attached alley vacation map, ought to be discontinued and vacated, being fully described as:

All that part of the alley located in Block 1, Rodney Johnson's Addition to the City of Prescott, Pierce County, Wisconsin.

WHEREAS, this Resolution was introduced before the City Council on July 25, 2016; Notice of Hearing was duly published in the *Prescott Journal*, a copy of said Notice was served more than 30 days prior to the hearing in the manner described by law on the owners of all of the frontage of the lots and lands abutting upon the portion of said alley to be vacated or a waiver of notice thereof was received; and a public hearing was held before the City Council of the City of Prescott on September 12, 2016, at 6:30 p.m.; and

WHEREAS, no sufficient written objection to the said discontinuance and vacation has been filed with the Clerk;

NOW, THEREFORE, in accordance with the authority vested in the City Council by § 66.1003(4), Wis. Stats,

BE IT RESOLVED by the Common Council of the City of Prescott that the alley above described be, and the same hereby is, vacated and discontinued, since the public interest requires it.

Recording Area

Return to:

Philip A. Helgeson
HEYWOOD, CARI & ANDERSON, S.C.
144 Broad Street North
Prescott, WI 54021

271-01111-3800, 271-01111-2110,
271-01111-5500 and 271-01111-0400

Parcel Identification Number (PIN)

The above and foregoing Resolution was duly adopted by the Common Council of the City of Prescott at a regular meeting held on September 12, 2016.

CITY OF PRESCOTT

David Hovel
Mayor, City of Prescott

ATTEST:

Jayne M. Brand
City Administrator

VOTE:

Ayes: _____

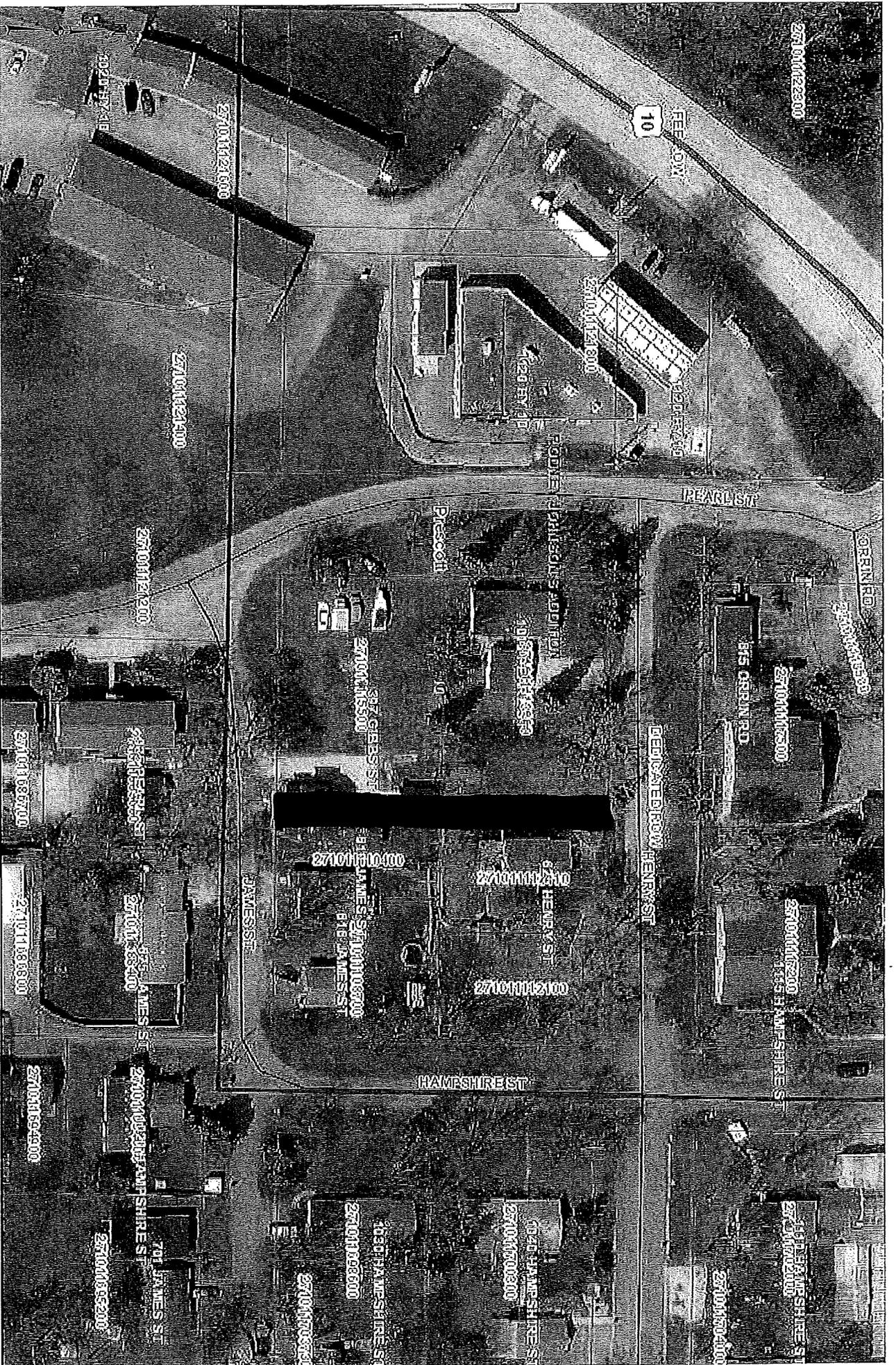
Nays: _____

I certify that on the 12th day of September, 2016, the above Resolution Vacating Alley in the City of Prescott, County of Pierce, Wisconsin was adopted by a vote of _____ ayes and _____ nays by the Common Council of the City of Prescott, Pierce County, Wisconsin.

Jayne M. Brand
City Administrator

DRAFTED BY:

HEYWOOD, CARI & ANDERSON, S.C.
144 Broad Street North
Prescott, WI 54021
Phone: (715) 262-5551
Fax: (715) 262-5531



alley vacation

These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

1:983

This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.

Date: 7/20/2016

Pierce County, WI



Type of Assessing Service and Price

- Option A:** **\$7,100 per year**
1. Regular Maintenance
- Option B:** **\$34,500 per year**
1. No Walkthrough Market Revaluation
- Option C:** **\$91,500 per year**
1. Full Revaluation w/100% physical inspection
- Option D:** **\$28,500 per year**
1. Year 1,2,3 Maintenance with ¼ walkthroughs
2. Year 4 Revaluation with ¼ walkthroughs
- Option E:** **\$10,000 per year**
1. 3 years of Regular Maintenance and 1 year of Market Revaluation. The Client will choose the year of the revaluation.



Contractor's Application for Payment No. 2 - FINAL

ENGINEERS JOINT CONTRACT DOCUMENTS COMMITTEE

Application Period: December 1, 2015 - January 8, 2016 From (Contractor): TJ's Excavating & Process Works Contract: Contractor's Project No:	Application Date: 9/1/2016 Via (Engineer): Cedar-Corporation Engineer's Project No: P1338-149
---	---

To (Owner): City of Prescott Project: South Lift Station Rehab Owner's Contract No:	Contractor's Project No:
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Application For Payment Change Order Summary

Approved Change Orders	Additions	Deductions	
Number 1	\$5,481.20		
TOTALS	\$5,481.20		
NET CHANGE BY CHANGE ORDERS			\$5,481.20

1. ORIGINAL CONTRACT PRICE..... \$ 998,950.00
2. Net change by Change Orders..... \$ 5,481.20
3. Current Contract Price (Line 1 ± 2)..... \$ 104,431.20
4. TOTAL COMPLETED AND STORED TO DATE (Column I total on Progress Estimates)..... \$ 104,431.20
5. RETAINAGE:
 - a. X \$104,431.20 Work Completed..... \$
 - b. 5% X Stored Material..... \$
 - c. Total Retainage (Line 5.a + Line 5.b)..... \$
6. AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5.c)..... \$ 104,431.20
7. LESS PREVIOUS PAYMENTS (Line 6 from prior Application)..... \$ 96,834.64
8. AMOUNT DUE THIS APPLICATION..... \$ 7,596.56

<p>Contractor's Certification</p> <p>The undersigned Contractor certifies, to the best of its knowledge, the following:</p> <p>(1) All previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with the Work covered by prior Applications for Payment.</p> <p>(2) Title to all Work, materials and equipment incorporated in said Work, or otherwise listed in or covered by this Application for Payment, will pass to Owner at time of payment free and clear of all Liens, security interests, and encumbrances (except such as are covered by a bond acceptable to Owner indemnifying Owner against any such Liens, security interest, or encumbrances); and</p> <p>(3) All the Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.</p>	Contractor's Signature: <i>[Signature]</i> Date: 09/01/2016
--	--

Payment of:	\$ 7,596.56	(Line 8 or other - attach explanation of the other amount)
is recommended by:	<i>[Signature]</i> (Engineer)	9/1/16 (Date)
Payment of:	\$ 7,596.56	(Line 8 or other - attach explanation of the other amount)
is approved by:	_____ (Owner)	_____ (Date)
Approved by:	_____ Funding or Financing Entity (if applicable)	_____ (Date)

Unit Price Progress Estimate

Contractor's Application

Project: South Lift Station Rehab		Application Number: 2 - FINAL									
Application Period: December 1, 2015 - January 8, 2016		Application Date: September 1, 2016									
A		B	C	D	E	F	G	H	I	J	
Description	Estimated Bid Quantity	Unit Price	Previous Applications		Quantity Completed This Application		Materials Stored		Total Completed & Stored to Date (C+E+G)		
			Quantity	Amount	Quantity	Amount	Quantity	Amount	Quantity	Amount	
Demolition of Pumps, Controls and Electrical	1 L.S	\$3,500.00	1	\$3,500.00					1	\$3,500.00	100.0%
Temporary Bypass Pumping (Install and Maintain)	1 L.S	\$12,000.00	1	\$12,000.00					1	\$12,000.00	100.0%
Submersible Duplex Lift Station (Installation of Pumps, Controls, Cabinet & all Appurtenances)	1 L.S	\$57,950.00	1	\$57,950.00					1	\$57,950.00	100.0%
All Electrical for Submersible Duplex Lift Station	1 L.S	\$16,000.00	1	\$16,000.00					1	\$16,000.00	100.0%
Forceman Modifications & Testing	1 L.S	\$5,000.00	1	\$5,000.00					1	\$5,000.00	100.0%
Traffic Control	1 L.S	\$2,000.00	1	\$2,000.00					1	\$2,000.00	100.0%
Restoration of Site	1 L.S	\$2,500.00			1	\$2,500.00			1	\$2,500.00	100.0%
TOTAL				\$96,450.00		\$2,500.00				\$98,950.00	

Contractor's Application For Payment No. 5 - Final

Application Period: 9/29/15 - 11/25/15	Application Date: November 25, 2015
To (Owner): City of Prescott 800 Borner Street Prescott, WI 54021	Via (Engineer): Cedar Corporation 604 Wilson Avenue Menomonie, WI 54751
Project: City of Prescott, Court Street and Laura Street	Engineer's Project No.: P1338-138
From (Contractor): McCabe Construction P.O. Box 1769 Eau Claire, WI 54702	Owner's Contract No.:

Application for Payment

Change Order Summary

Approved Change Orders	Additions	Deductions	
1	11,962.00		
TOTALS			
	\$ 11,962.0000	\$	-
NET CHANGE BY CHANGE ORDERS			11,962.00

Contractor's Certification

The undersigned Contractor certifies that: (1) all previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with Work covered by prior Applications for Payment; (2) title of all Work, materials and equipment incorporated in said Work or otherwise listed in or covered by this Application for Payment will pass to Owner at time of payment free and clear of all Liens; security interests and encumbrances (except such as are covered by a Bond acceptable to Owner indemnifying Owner against any such Liens, security interest or encumbrances); and (3) all Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

David McCabe

By: David McCabe Date: 11/25/2015

1. ORIGINAL CONTRACT PRICE \$ 804,843.59
2. Net change by Change Order \$ 11,962.00
3. CURRENT CONTRACT PRICE (Line 1 ± 2) \$ 816,805.59
4. TOTAL COMPLETED AND STORED TO DATE (On Progress Estimate) \$ 786,251.97
5. RETAINAGE:
 - a. 0 % × \$ Work Completed \$ 0.00
6. AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5c) \$ 786,251.97
7. LESS PREVIOUS PAYMENTS (Line 6 from prior Application) \$ 763,277.15
8. AMOUNT DUE THIS APPLICATION \$ 22,974.82

By recommending payment, Engineer will not thereby be deemed to have represented that: 1) inspections made to check the quality or the quantity of the Work as it has been performed have been exhaustive, extended to every aspect of the Work in progress, or involved detailed inspections of the Work beyond the responsibilities specifically assigned to Engineer in the Contract Documents; or 2) that there may not be other matters or issues between the parties that might entitle Contractor to be paid additionally by Owner or entitle Owner to withhold payment to Contractor.

Payment of:	\$ 22,974.82	
	(Line 8 or other - attach explanation of other amount)	
is recommended by:	<i>Gregory J. Johnson PE</i>	8/31/16 (Date)
	(Engineer)	
Payment of:	\$ 22,974.82	
	(Line 8 or other - attach explanation of other amount)	
is approved by:	(Owner)	(Date)
Payment of:	\$ 22,974.82	
	(Line 8 or other - attach explanation of other amount)	
is approved by:	Funding Agency (if applicable)	(Date)

Unit Price Progress Estimate

Contractor's Application

For (contract):		City of Prescott, Court Street and Laura Street																		
Application Period:		9/29/15 - 11/25/15																		
Application Number:		5 - Final																		
Application Date:		November 25, 2015																		
Bid No.	Item Description	Estimated Bid Quantity	Unit Price	B		C		D		E		F		G		H		I	J	
				Previous Applications Quantity	Amount	Previous Applications Quantity	Amount			Total Completed & Stored to Date (C+E+G) Quantity										
2100.00001	Clearing & Grubbing	650 I.D.	\$20.00	739.00	14,780.00													739.00	14,780.00	113.7%
2100.00101	Remove Curb & Gutter	111 L.F.	\$2.75	111.00	305.25													111.00	305.25	100.0%
2100.00102	Remove Concrete	382 S.Y.	\$3.00	382.00	1,146.00													382.00	1,146.00	100.0%
2100.00103	Remove Asphaltic Pavement	8,550 S.Y.	\$1.00	8510.00	8,510.00													8510.00	8,510.00	99.5%
2100.00104	Remove Pipe	20 L.F.	\$10.00	20.00	200.00													20.00	200.00	100.0%
2100.00105	Remove Structure	2 EA.	\$165.00	2.00	330.00													2.00	330.00	100.0%
2100.00204	Salvage Hydrant	2 EA.	\$500.00	2.00	1,000.00													2.00	1,000.00	100.0%
2100.00401	Sawcut	1,112 L.F.	\$2.00	1000.00	2,000.00													1000.00	2,000.00	89.9%
2100.99010	Salvage & Reinstall Retaining Wall	75 L.F.	\$35.00	10.00	350.00													10.00	350.00	13.3%
2200.00001	Excavation, Common	8,925 C.Y.	\$6.00	6060.00	36,360.00													6060.00	36,360.00	67.9%
2224.00001	Granular Subbase, Roadway	3,735 C.Y.	\$10.00	870.00	8,700.00													870.00	8,700.00	23.3%
2224.00002	Granular Subbase, Sidewalk	9 C.Y.	\$15.00																	
2225.00001	Crushed Aggregate Base, Roadway	2,486 C.Y.	\$20.00	2486.00	49,720.00			17.00										2503.00	50,060.00	100.7%
2225.00002	Crushed Aggregate Base, Driveway	177 C.Y.	\$20.00	186.00	3,720.00													186.00	3,720.00	105.1%
2270.00014	Inlet Protection	22 EA.	\$25.00	7.00	175.00													7.00	175.00	31.8%
2270.00015	Aggregate Tracking Pad	74 C.Y.	\$15.00																	
2513.00150	HMA, Binder, 1.5"	9,486 S.Y.	\$6.27	9551.00	59,884.77			65.00										9616.00	60,292.32	101.4%
2513.01150	HMA, Surface, 1.5"	9,486 S.Y.	\$6.27	9551.00	59,884.77			65.00										9616.00	60,292.32	101.4%
2513.02001	HMA, Driveway	148 S.Y.	\$36.00	192.00	6,912.00													192.00	6,912.00	129.7%
2513.30001	Adjust Existing Casting	2 EA.	\$553.00	2.00	1,106.00													2.00	1,106.00	100.0%
2513.30002	Adjust Existing Valve Box	2 EA.	\$80.00	2.00	160.00													2.00	160.00	100.0%
2518.00001	HMA Joint Sawing & Sealing	2,670 L.F.	\$3.20	2670.00	8,544.00													2670.00	8,544.00	100.0%
2521.00030	Concrete Curb & Gutter, 30" Barrier	4,322 L.F.	\$9.65	4372.00	42,189.80			55.50										4427.50	42,725.38	102.4%
2521.00204	Concrete Sidewalk, 4"	469 S.F.	\$3.90	508.00	1,981.20													508.00	1,981.20	108.3%
2521.00206	Concrete Sidewalk, 6"	7,612 S.F.	\$4.10	7660.00	31,406.00													7660.00	31,406.00	100.6%
2521.99001	Salvage Patio Block	32 S.F.	\$15.00																	
2713.00006	Watermain, Ductile Iron, 6"	133 L.F.	\$38.00	130.00	4,940.00													130.00	4,940.00	97.7%
2713.00008	Watermain, Ductile Iron, 8"	2,395 L.F.	\$40.00	2395.00	95,800.00													2395.00	95,800.00	100.0%
2713.00210	Water Service Lateral, Copper, 1.0"	1,363 L.F.	\$15.00	1453.00	21,795.00													1453.00	21,795.00	106.6%
2713.00310	Corporation Stop, 1.0"	40 EA.	\$350.00	39.00	13,650.00													39.00	13,650.00	97.5%
2713.00410	Curbstop, 1.0"	40 EA.	\$350.00	39.00	13,650.00													39.00	13,650.00	97.5%
2713.00501	Hydrant	5 EA.	\$4,380.00	5.00	21,900.00													5.00	21,900.00	100.0%
2713.00606	Gate Valve, 6"	5 EA.	\$1,250.00	5.00	6,250.00													5.00	6,250.00	100.0%

Unit Price Progress Estimate

Contractor's Application

For (contract):		City of Prescott, Court Street and Laura Street		Application Number: 5 - Final															
Application Period:		9/29/15 - 11/25/15		Application Date: November 25, 2015															
Bid No.	Item Description	Estimated Bid Quantity	Unit Price	B		C		D		E		F		G		H		J	
				Quantity	Amount	Quantity	Amount	Quantity	Amount	Quantity	Amount	Quantity	Amount	Quantity	Amount	Quantity	Amount		Quantity
2713.00608	Gate Valve, 8"	13	\$1,660.00	EA.	13.00	21,580.00											13.00	21,580.00	100.0%
2713.00701	Connect To Existing (Cut In)	6	\$1,000.00	EA.	6.00	6,000.00											6.00	6,000.00	100.0%
2713.00901	Insulation, 4"	544	\$3.70	S.F.	576.00	2,131.20											576.00	2,131.20	105.9%
2720.00012	Storm Sewer, Rcp, 12"	1,225	\$25.00	L.F.	1225.00	30,625.00											1225.00	30,625.00	100.0%
2720.00301	Storm Manhole, Type I	10	\$232.00	V.F.	10.00	2,320.00											10.00	2,320.00	100.0%
2720.00353	Storm Inlet, Type III	43	\$218.00	V.F.	43.00	9,374.00											43.00	9,374.00	100.0%
2720.00402	Storm Castings, Type H	14	\$517.00	EA.	14.00	7,238.00											14.00	7,238.00	100.0%
2720.00404	Storm Castings, Type J	2	\$505.00	EA.	2.00	1,010.00											2.00	1,010.00	100.0%
2720.00801	Connect To Existing Storm Pipe	4	\$663.00	EA.	4.00	2,652.00											4.00	2,652.00	100.0%
2720.00802	Connect To Existing Storm Structure	2	\$332.00	EA.	2.00	664.00											2.00	664.00	100.0%
2720.01004	Sanitary Sewer Lateral, PVC SDR 35, 4"	1,508	\$15.00	L.F.	1715.00	25,725.00											1715.00	25,725.00	113.7%
2720.01008	Sanitary Sewer, PVC SDR 35, 8"	2,187	\$31.00	L.F.	2187.00	67,797.00											2187.00	67,797.00	100.0%
2720.01114	Wye, 8"X4"	44	\$350.00	EA.	44.00	15,400.00											44.00	15,400.00	100.0%
2720.01201	Sanitary Manhole, Type I	109	\$193.00	V.F.	109.00	21,037.00											109.00	21,037.00	100.0%
2720.01301	Sanitary Casting, Type J	10	\$505.00	EA.	10.00	5,050.00											10.00	5,050.00	100.0%
2720.01401	Connect To Existing Sanitary Pipe	4	\$663.00	EA.	4.00	2,652.00											4.00	2,652.00	100.0%
2720.05002	Tracer Wire Signal Connection Box	44	\$62.00	EA.	44.00	2,728.00											44.00	2,728.00	100.0%
2720.05001	Televising	3,410	\$0.75	L.F.	3410.00	2,557.50											3410.00	2,557.50	100.0%
2720.99001	Storm Inlet, Type V	3	\$236.00	V.F.	3.00	708.00											3.00	708.00	100.0%
2720.99002	Storm Casting, Type S	1	\$416.00	EA.	1.00	416.00											1.00	416.00	100.0%
2890.00010	Traffic Control	1	\$5,000.00	L.S.	1.00	5,000.00											1.00	5,000.00	100.0%
2910.00101	Restoration, Seed	3,500	\$3.80	S.Y.	5716.00	21,720.80											5716.00	21,720.80	163.3%
Change Order #1																			
	Sawcut	56	\$4.00	LF	56.00	224.00											56.00	224.00	100.0%
	Remove Asphalt Pavement	6	\$10.00	SY	6.00	60.00											6.00	60.00	100.0%
	30" Concrete Curb and Gutter	130	\$19.80	LF	130.00	2,574.00											130.00	2,574.00	100.0%
	Prep Base	800	\$0.90	SY	800.00	720.00											800.00	720.00	100.0%
	2" HMA Parking Lot	800	\$10.48	SY	800.00	8,384.00											800.00	8,384.00	100.0%
Additional Work																			
	Concrete Steps	3	\$200.00	EA.	3.00	600.00											3.00	600.00	
	4" Concrete Sidewalk (Special/Color)	6	\$44.00	EA.	6.00	264.00											6.00	264.00	

Statewide Services, Inc.

Claim Division

1241 John Q. Hammons Dr.
P.O. Box 5555
Madison, WI 53705-0555
877-204-9712

August 23, 2016

City of Prescott
Attn: Jayne Brand
800 N Borner St.
Prescott, WI 54021

Program: League of Wisconsin Municipalities Mutual Insurance
Our Insured: City of Prescott
Date of loss: 4/11/2016
Our Claim # WM000472710045
Claimant: Erickson Marine
11721 Point Douglas Dr. S
Hastings, MN 55033

Dear Ms. Brand,

Statewide Services, Inc. administers the claims for the League of Wisconsin Municipalities Mutual Insurance which insures the City of Prescott. We are in receipt of the claim Submitted by Erickson Marine for damage to its boat, allegedly caused by rocks at a City boat launch ramp.

We have reviewed the matter and recommend that the City of Prescott deny this claim pursuant to the Wisconsin statute for disallowance of claim 893.80(1g). The disallowance will shorten the statute of limitations period to six (6) months.

Our denial is based on the fact that the investigation revealed no negligence on behalf of the City. The City did not have prior actual or constructive notice of the rock condition which allegedly caused this incident. In addition, a sign was posted at the launch at the time of the incident, advising launch users that they assume liability for any property damage.

Please submit the disallowance directly to the claimant at the above address. The disallowance should be sent certified or registered mail and must be received by the claimant within 120 days after you receive Notice of Claim. Please send a copy of the disallowance to Statewide Services Inc. Claims.

Sincerely,

Sarah Bourgeois
PO Box 5555
Madison, WI 53705-0555
608-828-5439 Phone
800-854-1537 Fax
sbourgeois@statewidesvcs.com

CC: Larry Passint

August 23, 2016

Erickson Marine
Attn: Niecy Brockman
11721 Point Douglas Dr. S
Hastings, MN 55033

Regarding: Our Insured: City of Prescott
Claim No: WM000472710045
Date/Loss: 4/11/2016
Claimant: Erickson Marine

Dear Erickson Marine,

Statewide Services, Inc. administers the claims for the League of Wisconsin Municipalities Mutual Insurance, which provides the insurance coverage for the City of Prescott. We are in receipt of the claim you submitted for damage to your boat as a result of the above-referenced incident.

We have performed an investigation and determined that there is no negligence on the part of the City of Prescott. Our investigation has revealed that the City did not have prior actual or constructive notice of the rock condition at the boat launch which allegedly caused this incident. A municipality has no liability unless it knew, or should have known, of the existence of the condition and had reasonable amount of time to correct the condition. Following your incident, maintenance work was performed at the ramp beginning April 19, 2016. The work was performed by an outside contractor to repair a cavity that had been created by boaters power-loading their boats. In addition, boat launch users assume liability for personal and property damages incurred at the launch. A sign is posted at the boat launch location advising of this and a photo is enclosed with this letter. Therefore, in the absence of negligence on the part of the City of Prescott, Statewide Services Inc. is advising the City to disallow your claim.

Respectfully,

Sarah Bourgeois
Claims Adjuster
PO Box 5555
Madison WI 53705
sbourgeois@statewidesvcs.com

CC: City of Prescott
Larry Passint, Agent



CITY OF PRESCOTT

800 Borner Street North • Prescott, Wisconsin 54021-2012
(715) 262-5544

Date: September 12, 2016

Mailed: Certified Mail Return Receipt Requested

Erickson Marine
11721 Point Douglas Dr. S.
Hastings, MN 55044

Re: Your claim against the City of Prescott
Date of Loss: 4/11/2016

Dear Mr. Olson:

Pursuant to Wisconsin Statute 893.80(1g), at its meeting on September 12, 2016, the City Council of the City of Prescott considered your claim dated 4/11/2016 and denied it in full.

No lawsuit may be brought on this claim against the City or any of its officials, officers, agents, or employees after six (6) months from the date of receipt of this letter.

By issuing this Notice of Disallowance, the City of Prescott does not admit that the claimant has complied with the provisions of Wisconsin Statute 893.80(1) and all defenses regarding the legal sufficiency of the Notice and/or Claim submitted are expressly reserved.

If you have any further questions on this claim, please contact me at (715) 262-5544 or jbrand@prescottcity.org.

Sincerely,

Jayne M. Brand
City Administrator

ERICKSON MARINE
 11721 POINT DOUGLAS RD SO
 HASTINGS, MN 55033
 (651) 437-6159

7152625544
 CITY OF PRESCOTT
 PRESCOTT, WI

Invoice

Invoice No 70966
 Date 5/24/16
 Sales Code NB

#	Make	Dept	Part No	Description	Qty	Price	Extended
1	VOL	PARTS	3885842	PROPELLER	1.00	1,699.00	1,699.00
Payment Method		OPEN				Sub Total	1,699.00
						State/Fed Tax	121.05
			\$1,820.05	Placed On Account		Invoice Total	1,820.05
						Balance Due	1,820.05

NO RETURN ON ELECT OR SPECIAL ORDER PARTS



Wisconsin Department of Transportation

www.dot.wisconsin.gov

Scott Walker
Governor

Mark Gottlieb, P.E.
Secretary

Division of Transportation Investment Management
4802 Sheboygan Ave
P O Box 7913
Madison, WI 53707-7913

Telephone: 608-266-2574
FAX: 608-267-0294

tanya2.iverson@dot.wi.gov

August 29, 2016

Jayne Brand, Administrator
City of Prescott
800 Borner St.
Prescott, WI 54021

Dear Ms. Brand:

Re: USH 10 Bike/Ped Underpasses

Thank you for your interest in the Wisconsin Department of Transportation (WisDOT) Transportation Alternatives Program (TAP). The TAP Selection Committee, which consists of staff from WisDOT, Wisconsin Department of Natural Resources, Wisconsin Department of Public Instruction, Wisconsin Bike Fed, Safe Kids Wisconsin, and the Wisconsin Counties Association, reviewed and ranked project applications and made final recommendations to the WisDOT Secretary. Based on your project's ranking, we are unable to fund your project at this time.

This was a very competitive application process, with WisDOT initially receiving 69 eligible applications for a total program request of \$36 million in TAP funds. WisDOT was able to award 33 projects and approximately \$15 million in TAP funding this program cycle.

We encourage your community to act upon the interest and momentum that resulted in your submission of the TAP application. Communities can learn more about alternative WisDOT funding sources for local governments at <http://wisconsindot.gov/Pages/doing-bus/local-gov/astnce-pgms/default.aspx>. The department anticipates beginning the next TAP cycle in calendar year 2017, at which time WisDOT will notify municipalities regarding availability of application materials, the schedule of informational meetings and other important dates and deadlines.

Please call (608)266-2574 or tanya2.iverson@dot.wi.gov if you have further questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Tanya Iverson", written over a light blue circular stamp.

Tanya Iverson
WisDOT Statewide Multimodal Program Manager

cc: Bill Zimmer, WisDOT DTSD Northwest Region

GROUND LEASE AGREEMENT

THIS LEASE is made and entered into as of the _____ day of _____, 2016, between the City of Prescott, Wisconsin a municipal corporation (hereinafter referred to as "Landlord") and Richard Anderson d/b/a Leo's Landing (hereinafter referred to as "Tenant") with respect to the following facts:

RECITALS

A. For the purposes of this Lease, the following terms shall have the following definitions:

Demised Premises shall mean the real property located at 137 North Front Street, Prescott, Wisconsin 54021 (legally described on the attached Exhibit A) and all easements, rights, rights-of-way, and licenses thereto, and the Improvements but shall not include Tenant's trade fixtures, the area used as a municipal park or the stone storage building.

Improvements shall mean all buildings, structures, and improvements now existing or hereafter constructed upon the Demised Premises during the term of the Lease, and any restoration, addition to, or replacement thereof, but excluding therefrom the Tenant's trade fixtures.

Tenant's Trade Fixtures shall mean all items placed on the Demised Premises by Tenant.

B. Landlord desires to lease to Tenant the Demised Premises for the purpose of operation of a marina and ancillary legal uses.

NOW, THEREFORE, Landlord and Tenant hereby agree as follows:

1. *Lease of Demised Premises and Term.*

(a) Landlord, in consideration of the rents hereinafter reserved and the terms, covenants, conditions, and agreements set forth in this Lease to be kept and performed by Tenant, does hereby lease to Tenant, and Tenant does hereby lease from Landlord, the Demised Premises. Subject to all of the terms, covenants, conditions, conditional limitations, and agreements herein contained, this Lease shall be for a term of five (5) years commencing on the date of this Lease and ending on December 31, 2021 (the "Basic Term"), or until said term is sooner terminated or extended pursuant to any of the conditional limitations or other provisions of this Lease.

(b) Tenant hereby agrees to pay and Landlord hereby agrees to accept as rent from and after the date hereof for the Basic Term annual rent at the rate of \$ 4,490.70 beginning in 2017 and a 3% increase annually, payable in a yearly installment on or before January 31 of each calendar year during the Basic Term of this Lease without set off or abatement.

2. *Taxes.*

(a) Tenant will, at Tenant's own cost and expense, bear, pay, and discharge prior to delinquency, all real estate taxes, personal property taxes, assessments, sewer rents, water rents and charges, duties, impositions, license and permit fees, charges for public utilities of any kind, payments and other charges of every kind and nature whatsoever, ordinary or extraordinary, foreseen or unforeseen, general or special (all of which are hereinafter sometimes collectively referred to as Impositions), which shall, pursuant to present or future law or otherwise, prior to or during the term hereby granted, have been or be levied, charged, assessed, or imposed upon, or grown or become due and payable out of or for, or become or have become a lien on the Demised Premises, and the Improvements; it being the intention of the parties hereto that the rents reserved herein shall be received and enjoyed by Landlord as a net sum free from all of such Impositions, except income taxes assessed against Landlord, franchise, estate, succession, inheritance, excess profits, revenue, or any other tax, assessment, charge, or levy upon the rent payable by Tenant under this Lease or transfer taxes of Landlord, or any tax or charge in replacement or substitution of the foregoing or of a similar character.

(b) Tenant shall pay all interest and penalties imposed upon the late payment of any Impositions which Tenant is obligated to pay hereunder. Impositions shall be apportioned between Tenant and Landlord as of the date of termination of the term of this Lease and shall be paid within 30 days after such termination, but shall not be apportioned at the commencement of the term of this Lease.

(c) Tenant may take the benefit of the provisions of any law or regulations permitting any assessment imposed upon the Demised Premises prior to the expiration of the term of this Lease to be paid in installments; provided, further, that the amount of all installments of any such assessment which are to become due and payable after the expiration of the term of this Lease shall be paid by Landlord when and as the same shall become due and payable.

(d) If Tenant shall fail, for 30 days after notice and demand given to Tenant, to pay any Imposition on or before the last day upon which the same may be paid without the imposition of interest or penalties for the late payment thereof, then Landlord may pay the same with all interest and penalties lawfully imposed upon the late payment thereof, and the amounts so paid by Landlord shall thereupon be and become immediately due and payable by Tenant to Landlord hereunder.

(e) An official certificate or statement issued or given by a sovereign or municipal authority, or any agency thereof, or any public utility, showing the existence of any Imposition, or interest or penalties thereon, the payment of which is the obligation of Tenant as herein provided, shall be prima facie evidence for all purposes of this Lease of the existence, amount, and validity of such Imposition.

3. *Repairs.* Tenant shall at all times during the term of this Lease, at Tenant's own cost and expense, keep the Demised Premises and the Improvements thereon, and all appurtenances to the Demised Premises, in good order, condition, and repair, ordinary wear and tear excepted, and in such condition as may be required by law and by the terms of the insurance policies furnished pursuant to this Lease, whether or not such repair shall be interior or exterior, and whether or not such repair shall be of a structural nature, and whether or not the same can be said to be within the present contemplation of the parties hereto.

4. *Compliance with Law.*
 - (a) Tenant shall at all times during the term of the Lease, at Tenant's own cost and expense, perform and comply with all laws, rules, orders, ordinances, regulations, and requirements now or hereafter enacted or promulgated, of every governmental authority and municipality having jurisdiction over the Demised Premises, and of any agency thereof, relating to the Demised Premises, or the Improvements now or hereafter located thereon, or the facilities or equipment therein, or the appurtenances to the Demised Premises, or the franchises and privileges connected therewith, whether or not such laws, rules, orders, ordinances, regulations, or requirements so involved shall necessitate structural changes, improvements, interference with use and enjoyment of the Demised Premises, replacements, or repairs, extraordinary as well as ordinary, and Tenant shall so perform and comply, whether or not such laws, rules, orders, ordinances, regulations, or requirements shall now exist or shall hereafter be enacted or promulgated, and whether or not such laws, rules, orders, ordinances, regulations, or requirements can be said to be within the present contemplation of the parties hereto.

 - (b) Tenant shall have the right, provided it does so with due diligence and dispatch, to contest by appropriate legal proceedings, without cost or expense to Landlord, the validity of any law, rule, order, ordinance, regulation, or requirement of the nature hereinabove referred to in this Article 4. Tenant may postpone compliance with such law, rule, order, ordinance, regulation, or requirement until the final determination of such proceedings, only as long as such postponement of compliance will not subject Landlord to any criminal liability, or any other liability of any kind against the reversion of the Demised Premises or the Improvements thereon which may arise by reason of postponement or failure of compliance with such law, rule, order, ordinance, regulation, or requirement, and Tenant shall indemnify and hold Landlord harmless from the same. No provisions of this Lease shall be construed so as to permit Tenant to postpone compliance with such law, rule, order, ordinance, regulation, or requirement if any sovereign, municipal, or other governmental authority shall threaten to carry out any work to comply with the same or to foreclose or sell any lien affecting all or any part of the Demised Premises which shall have arisen by reason of such postponement or failure of compliance.

5. *Alterations.* Tenant shall have the right, at Tenant's expense, from time to time during the term of this Lease to make any alteration, addition, or modification to the Demised Premises or the

Improvements thereon; provided that, after said alterations, additions, or modifications, the Demised Premises shall be for the same general use, and said alterations, additions, or modifications shall not lessen the market value of the Demised Premises; and provided further, that if any such alteration, addition, or modification shall involve the structure or exterior of the Improvements, or should Tenant determine to remove or materially demolish the Improvements, then Tenant shall obtain Landlord's prior written consent thereto, which consent shall not be unreasonably withheld. It is expressly understood that Landlord's consent may be conditioned upon the furnishing by Tenant of waivers of mechanics' and materialman's liens from all persons furnishing materials or labor.

6. *Use of Demised Premises.*

(a) Tenant may use and occupy the Demised Premises and the Improvements thereon for operation of a marina and any ancillary legal uses.

(b) Tenant will not use or keep or allow the Demised Premises or any portion thereof or any buildings or other improvements thereon or any appurtenances thereto, to be used or occupied for any unlawful purpose or in violation of any certificate of occupancy, and will not suffer any act to be done or any condition to exist within the Demised Premises or any portion thereof or in any Improvement thereon, or permit any article to be brought therein, which may be dangerous, unless safeguarded as required by law, or which may, in law, constitute a nuisance, public or private, or which may make void or voidable any insurance in force with respect thereto.

7. *Net Lease.* This is an absolute net lease and Landlord shall not be required to provide any services or do any act or thing with respect to the Demised Premises or the appurtenances thereto, except as may be specifically provided herein, and the rent reserved herein shall be paid to Landlord without any claim on the part of Tenant for diminution, set off, or abatement, and nothing shall suspend, abate, or reduce any rent to be paid hereunder, except as otherwise specifically provided in this Lease.

8. *Insurance.*

(a) Tenant will at all times during the term of this Lease maintain insurance on the Demised Premises of the following character:

(i) Insurance against loss or damage by fire and other risks and perils from time to time included under standard extended coverage endorsements in an amount equal to not less than 100% of the replacement value of the Demised Premises, (exclusive of the costs of excavation, foundations, and footings below the lowest floor).

(ii) General commercial liability insurance against claims for bodily injury, death, or property damage occurring on, in, or about the Demised Premises of not less than \$2,000,000.00 with respect to any one occurrence, or such other amounts in excess of the

amounts set forth above as Landlord shall reasonably request.

(iii) Adequate boiler and pressure vessel insurance on all equipment, parts thereof, and appurtenances attached or connected to the Demised Premises which by reason of their use or existence are capable of bursting, erupting, collapsing, or exploding.

(iv) Such other insurance as Landlord may reasonably request.

(b) Such insurance shall be written by companies of recognized financial standing which are well rated by a national rating agency and are legally qualified to issue such insurance in the State of Wisconsin, and such insurance shall name as the insured parties thereunder, Landlord, or its assigns, and Tenant, as their interests may appear. Such insurance may be obtained by Tenant by endorsement on its blanket insurance policies, provided that (i) such blanket policies satisfy the requirements specified herein and (ii) Landlord shall be furnished with the certificate of the insurer to the effect that (a) the amount of insurance allocable to the Demised Premises is not less than the amount required by this Article and (b) the protection afforded Tenant and Landlord is not less than the protection which would have been afforded under a separate policy or policies relating only to the Demised Premises. Landlord shall not be required to prosecute any claim against any insurer or to contest any settlement proposed by any insurer, provided that Tenant may, at its cost and expense, prosecute any such claim or contest any such settlement, and in such event Tenant may bring any such prosecution or contest in the name of Landlord, Tenant, or both, and Landlord shall cooperate with Tenant and will join therein at Tenant's written request upon receipt by Landlord of an indemnity from Tenant against all costs, liabilities, and expenses in connection with such cooperation, prosecution, or contest.

(c) Tenant shall deliver to Landlord promptly after the execution and delivery of this Lease the original or duplicate policies or certificates of insurers satisfactory to Landlord evidencing all the insurance which is then required to be maintained by Tenant hereunder, and Tenant shall, within 10 days prior to the expiration of any such insurance, deliver other original or duplicate policies or other certificates of the insurers evidencing the renewal of such insurance. Should Tenant fail to effect, maintain, or renew any insurance provided for herein, or to pay the premium therefor, or to deliver to Landlord any of such policies or certificates, Landlord, at its option, but without obligation so to do, may procure such insurance, and any sums expended by it to procure such insurance shall be additional rent hereunder and shall be repaid by Tenant within 30 days following the date on which demand therefor shall be made by Landlord. Such insurance policy(ies) shall contain a provision that such policy(ies) shall not be canceled or reduced in scope without 30 days prior written notice to Landlord.

9. *Casualty.*

(a) If the Improvements on the Demised Premises or any part thereof shall be damaged or destroyed by fire or other casualty, Tenant shall promptly notify Landlord of such destruction or damage. Tenant expressly waives the provisions of any present or future law relating to such damage or destruction and agrees that the provisions of this Lease shall control the rights of Landlord and Tenant. Should the Improvements be damaged to an extent that renders the

Demised Premises no longer operational as a marina, Tenant may elect to terminate this Lease by giving written notice to Landlord.

(b) If the Demised Premises or the Improvements shall be damaged or destroyed by any fire or other casualty and this Lease is not terminated as provided for herein, then this Lease shall continue in full force and effect and Tenant shall, promptly and diligently after any such damage or destruction and at its own cost and expense, repair or restore the Improvements as nearly as may be possible under the circumstances to the fair market value and condition thereof immediately prior to such damage or destruction irrespective of the availability or sufficiency of any fire or other insurance proceeds payable with respect thereto. The net insurance proceeds shall immediately be paid over to Tenant to be used by Tenant for the purposes of repairing and restoring the Improvements.

10. *Indemnity.* Tenant will indemnify and save harmless Landlord from and against any and all liability, loss, damages, expenses, costs of action, suits, interest, fines, penalties, claims, and judgments (to the extent that the same are not paid out of the proceeds of any policy of insurance furnished by Tenant to Landlord pursuant to Article 8) hereof arising from injury, or claim of injury, during the term of this Lease to person or property of any and every nature, and from any matter or thing, growing out of the occupation, possession, use, management, improvement, construction, alteration, repair, maintenance, or control of the Demised Premises, the Improvements now or hereafter located thereon, the facilities and equipment thereon, the appurtenances to the Demised Premises, or the franchises and privileges connected therewith, or arising out of Tenant's failure to perform, fully and promptly, or Tenant's postponement of compliance with, each and every term, covenant, condition, and agreement herein provided to be performed by Tenant. Tenant, at Tenant's own cost and expense, will defend by counsel of Tenant's choosing any and all suits that may be brought and claims which may be made, against Landlord, or in which Landlord may be impleaded with others, whether Landlord shall be liable or not, upon any such above-mentioned liability, loss, damages, expenses, costs of action, suits, interest, fines, penalties, claims, and judgments and shall satisfy, pay, and discharge any and all judgments that may be recovered against Landlord in any such action or actions in which Landlord may be a party defendant, or that may be filed against the Demised Premises, or the Improvements thereon, or the appurtenances, or any interest therein, and in the event of the failure of Tenant to pay the sum or sums for which Tenant shall become liable as aforesaid, then Landlord may pay such sum or sums, with all interest and charges which may have accrued thereon, and the amount so paid by Landlord shall be payable by Tenant to Landlord upon demand.

11. *Condemnation.*

(a) *Entire Condemnation.* If at any time during the term of this Lease all or substantially all of the Demised Premises or the Improvements thereon shall be taken in the exercise of the power of eminent domain by any public or private authority, then this Lease shall terminate on the date of vesting of title in such taking and any prepaid rent shall be apportioned as of said date. Substantially all of the Demised Premises and the Improvements thereon shall be deemed to have

been taken if the remaining portion of the Demised Premises shall not be of sufficient size to permit Tenant to operate its business thereon in a manner similar to that prior to such taking.

(b) *Partial Condemnation.* If less than all or substantially all of the Demised Premises or the Improvements thereon shall be taken in the exercise of the power of eminent domain by any sovereign, municipality, or other public or private authority, then Tenant, at its option, may elect to continue this Lease in full force and effect or terminate this Lease. If Tenant shall elect to maintain this Lease in full force and effect, the entire award for such partial condemnation shall be paid over to Tenant, and Tenant shall proceed with reasonable diligence to carry out any necessary repair and restoration so that the remaining Improvements and appurtenances shall constitute a complete structural unit or units which can be operated on an economically feasible basis under the provisions of this Lease. All of such repair and restoration shall be carried out by Tenant in accordance with the provisions of this Lease. In the event Tenant elects to continue this Lease in full force and effect after a partial condemnation, there shall be no abatement in the Basic Rent Tenant is required to pay hereunder.

(c) Should Tenant elect to terminate this Lease upon a partial condemnation, Tenant shall provide Landlord with written notice of such election within 10 days after the date of vesting of title for such taking. Tenant shall specify in such written notice the date on which this Lease shall terminate, which date shall be not less than 10 days nor more than 30 days after delivery of such notice to Landlord (the Termination Date).

12. *Assignment: Subletting.*

(a) Tenant may not assign this Lease or any interest herein or sublet the Demised Premises at any time, without Landlord's consent.

(b) No acceptance by Landlord of any performance, rent, or additional rent herein provided to be done or paid by Tenant from any person, firm, or corporation other than Tenant, shall discharge Tenant, except to the extent of the performance and payments so accepted by Landlord, from liability to pay all of rent herein provided to be paid by Tenant or from liability to perform any of the terms, covenants, conditions, and agreements set forth in this Lease.

(c) In the event of a termination of this Lease, the Landlord may terminate the sublease of each subtenant of space in the Demised Premises. Each subtenant who hereafter subleases space within the Demised Premises shall be deemed to have agreed to the provisions of this paragraph, but the absence of such a clause from any sublease shall not relieve the subtenant from the provisions of this subparagraph.

(d) Tenant hereby assigns to Landlord the right, following any default by Tenant hereunder, to collect from any or all subtenants all rents and other sums payable by them, and to apply the

same to the payment of rent, and all other amounts payable by Tenant hereunder, and any balance shall be paid over to Tenant, but no exercise by Landlord of rights under this subparagraph shall be deemed a waiver by Landlord of any other rights hereunder or be deemed an acceptance by Landlord of such subtenant or an acquiescence by Landlord to the occupancy of any part of the Demised Premises by such subtenant or a release of Tenant from the performance of any of the obligations of Tenant hereunder.

13. *Injunction.* Landlord, at Landlord's option, in addition to any other rights reserved to Landlord, and notwithstanding the concurrent pendency of summary or other dispossession proceedings between Landlord and Tenant, shall have the right at all times during the term of this Lease to restrain by injunction any violation or attempted violation by Tenant of any of the terms, covenants, conditions, or agreements of this Lease, and to enforce by injunction any of the terms, covenants, conditions, and agreements hereof.
14. *Transfer of Lease.* Should the tenant wish to transfer this lease, through sale City of Prescott reserves the right of first refusal.
15. *Default; Termination.*
 - (a) The occurrence of any of the following shall constitute a material default and breach of this Lease by Tenant:
 - (i) Any failure by Tenant to pay the rental required to be paid by Tenant hereunder where such failure continues for 30 days after written notice thereof by Landlord to Tenant; or
 - (ii) Any failure by Tenant to pay the Impositions required to be paid hereunder by Tenant where such failure continues for 30 days after written notice thereof by Landlord to Tenant; or
 - (iii) There shall be filed by or against Tenant in any court or other tribunal pursuant to any statute or other rule of law, either of the United States or of any State or of any other authority now or hereafter exercising jurisdiction, a petition in bankruptcy or insolvency proceedings or for reorganization or for the appointment of a receiver or trustee of all or substantially all of Tenant's property, unless such petition be filed against Tenant and if in good faith Tenant shall promptly thereafter commence and diligently prosecute any and all proceedings appropriate to secure the dismissal of such petition, and such petition is dismissed within 60 days or Tenant makes an assignment for the benefit of creditors; or
 - (iv) Pursuant to any other default or breach of this Lease by Tenant, Landlord obtains a money judgment against Tenant in a court of competent jurisdiction, and such judgment is not paid to Landlord within 30 days after such judgment becomes final.
 - (b) In the event of any such default by Tenant, then in addition to any other remedies available to Landlord at law or in equity, Landlord, shall have the immediate option to terminate this Lease and all rights of Tenant hereunder by giving written notice of such intention to terminate in the

manner specified in this section of the Lease. In the event that Landlord shall elect to so terminate this Lease, then Landlord may recover from Tenant:

- (i) the worth at the time of award of any unpaid rent which had been earned at the time of such termination; plus
- (ii) the worth at the time of award of the amount by which the unpaid rent which would have been earned after termination until the time of award exceeds the amount of such rental loss Tenant proves could have been reasonably avoided; plus
- (iii) the unpaid rent for the balance of the term of this Lease that exceeds the amount of such rental loss that Tenant proves could be reasonably avoided; plus
- (iv) any other amount necessary to compensate Landlord for all the detriment proximately caused by Tenant's failure to perform his obligations under this Lease or which in the ordinary course of things would be likely to result therefrom; plus
- (v) such other amounts in addition to or in lieu of the foregoing as may be permitted from time to time by applicable law.

As used in subparagraphs (i) and (ii) above, the "worth at the time of award" is computed by allowing interest at the rate of eight (8%) percent per annum.

(c) The occurrence of any default or breach of this Lease by Tenant, other than those set forth in subparagraph (a) above, shall be deemed not to be material hereunder, and Landlord shall not have the right to terminate this Lease for any such default. In the event of such a non-material default, which default continues for 30 days after written notice thereof by Landlord to Tenant (provided that, if the nature of such default is such that the same cannot be cured within such 30-day period, Tenant shall not be deemed to be in default if Tenant shall within such period commence such cure and thereafter diligently pursue the same to completion), Landlord's sole remedy shall be damages, as determined by a court of competent jurisdiction.

(d) In the event of the vacation or abandonment of the Demised Premises by Tenant, Landlord shall have the right to re-enter the Demised Premises and take possession of the Demised Premises pursuant to legal proceeding or pursuant to any notice provided by law, then if Landlord does not elect to terminate this Lease, Landlord may, from time to time, without terminating this Lease, either recover all rental as it becomes due, or relet the Demised Premises or any part thereof for such term or terms and at such rental or rentals and upon such other terms and conditions as Landlord in its sole discretion may deem advisable.

(e) In the event that Landlord shall elect to so relet, then rentals received by Landlord from such reletting shall be applied, first, to the payment of any indebtedness other than rent due hereunder from Tenant to Landlord; second, to the payment of any cost of such reletting; third, to the payment of rent due and unpaid hereunder; and the residue, if any, shall be held by Landlord and applied in payment of future rent as the same may become due and payable hereunder. Should that portion of such rentals received from such reletting, which is applied to the payment of rent

hereunder, be less than the rent payable by Tenant hereunder, then Tenant shall pay such deficiency to Landlord immediately upon demand therefor by Landlord. Tenant shall also pay to Landlord, as soon as ascertained, any costs and expenses incurred by Landlord in such reletting.

(f) Upon a default or breach of any term of this Lease by Landlord hereunder, Tenant shall have all of the rights and remedies provided by law or equity.

(g) Except as otherwise expressly provided herein, the rights and remedies given herein to Landlord and Tenant shall be deemed cumulative, and the exercise of one of such remedies shall not operate to bar the exercise of any other rights reserved to Landlord or to Tenant under the provisions of this Lease or given to Landlord or to Tenant by law.

16. *Landlord's Right to Cure Tenant's Defaults.* Whenever and as often as Tenant shall fail or neglect to comply with and perform any term, covenant, condition, or agreement to be complied with or performed by Tenant hereunder, then, upon 30 days' prior written notice to Tenant, Landlord at Landlord's option, in addition to all other remedies available to Landlord, may perform, or cause to be performed, such work, labor, services, acts, or things, and take such other steps, including entry onto the Demised Premises and the Improvements thereon, as Landlord may deem advisable, to comply with and perform any such term, covenant, condition, or agreement which is in default, in which event Tenant shall reimburse Landlord upon demand, and from time to time, for all costs and expenses suffered or incurred by Landlord in so complying with or performing such term, covenant, condition, or agreement. The commencement of any work or the taking of any other steps or performance of any other act by Landlord pursuant to the immediately preceding sentence shall not be deemed to obligate Landlord to complete the curing of any term, covenant, condition, or agreement which is in default.
17. *Tenant's Expenses.* Landlord shall reimburse Tenant upon demand for all reasonable expenses, including attorney's fees, incurred by Tenant in connection with any litigation to enforce any obligation of Landlord which is in default hereunder. If the leasehold interest of Landlord hereunder shall hereafter be held by more than one person, corporation, or other entity, and if litigation shall arise by reason of a dispute among such persons, corporations, or other entities, and if Tenant is made a party to such litigation without Tenant's consent, then Landlord shall reimburse Tenant upon demand for all reasonable expenses, including attorney's fees, incurred by Tenant in connection with any such litigation.
18. *Landlord's Expenses.* Tenant shall reimburse Landlord upon demand for all reasonable expenses, including attorney's fees, incurred by Landlord in connection with the collection of any rent in default hereunder, or the termination of this Lease by reason of a material default of Tenant, as such term is defined above, or the enforcement of any other obligation of Tenant which is in default hereunder, or the protection of Landlord's rights hereunder, or any litigation or dispute in which Landlord becomes a party or otherwise becomes involved, without fault on its part, relating to the Demised Premises or Landlord's rights or obligations hereunder. If the leasehold interest of Tenant hereunder shall hereafter be held by more than one person, corporation, or

other entity, and if litigation shall arise by reason of a dispute among such persons, corporation, or other entities, and if Landlord is made a party to such litigation without Landlord's consent, then Tenant shall reimburse Landlord upon demand for all reasonable expenses, including attorney's fees, incurred by Landlord in connection with any such litigation.

19. *Waiver of Trial by Jury.* To the extent permitted by law, Landlord and Tenant hereby waive trial by jury in any litigation brought by either of the parties hereto against the other on any matter arising out of or in any way connected with this Lease or the Demised Premises or the Improvements thereon.
20. *Merger.* In no event shall the leasehold interest, estate, or rights of Tenant hereunder, or of the holder of any mortgage upon this Lease, merge with any interest, estate, or rights of Landlord in or to the Demised Premises, it being understood that such leasehold interest, estate, and rights of Tenant hereunder, and of the holder of any mortgage upon this Lease, shall be deemed to be separate and distinct from Landlord's interest, estate, and rights in or to the Demised Premises, notwithstanding that any such interests, estates, or rights shall at any time or times be held by or vested in the same person, corporation, or other entity.
21. *Definition of Landlord.* The term Landlord as used in this Lease shall at any given time mean the person or persons, corporation or corporations, or other entity or entities who are the owner or owners of the Demised Premises.
22. *Quiet Enjoyment.* Landlord covenants that at all times during the term of this Lease, as long as Tenant is not in default hereunder, Tenant's quiet enjoyment of the Demised Premises or any part thereof shall not be disturbed by any act of Landlord, or of anyone acting by, through, or under Landlord.
23. *Extensions of Term.*
 - (a) Tenant may elect to extend the term of this Lease upon the terms, covenants, conditions, conditional limitations, and agreements herein contained, in accordance with and subject to the following conditions:
 - (i) The extension of the term of this Lease may be for a period (hereinafter sometimes referred to as the "Extended Term") of five (5) years commencing on the date of termination of the original term.
 - (ii) The election to extend shall be exercised, if at all, at least 60 days prior to the date of commencement of the extension period. The election to extend shall be exercised only by written notice to Landlord. During such Extended Term, all of the terms and conditions of this Lease shall continue in full force and effect, except that the annual Basic Rent for the Extended Term shall be payable in the amounts and at the times to be negotiated prior to commencement of the Extended Term.

(b) All references in this Lease to the “term” of this Lease, or to the “term” hereof, shall be deemed to include the original term specified in Article 1 hereof (Lease of Demised Premises and Term) and the Extended Term thereof elected pursuant to the provisions of this Article.

(c) The notice of election to extend the term of this Lease given in accordance with the provisions of this Article shall have no effect, and the extension period shall not become effective, if Landlord has delivered to Tenant a written notice of default under the terms of this Lease at the time the notice is given or immediately prior to the expiration date of the Lease, and Tenant, has not cured, or taken steps to cure, such default.

(d) A termination of this Lease pursuant to Article 14 (Default; Termination), or any other provision hereof, or pursuant to present or future law, shall extinguish all extension periods theretofore elected and all rights of election of extension periods not theretofore exercised.

24. *Present Condition of Premises.* Tenant represents that the Demised Premises, the improvements thereon, the sidewalks and structures adjoining the same, sub-surface conditions, and the present tenancies, uses, and non-uses thereof, have been examined by Tenant and Tenant’s agents and that Tenant accepts the same, without recourse to Landlord, in the condition or state in which they or any of them now are, without representation or warranty, expressed or implied in fact or by law, as to the nature, condition, or usability thereof, or as to the use or uses to which the Demised Premises or any part thereof may be put, or as to the prospective income from, and expense of operation of, the Demised Premises.
25. *Landlord’s Right of Entry.* Upon 1 day notice to Tenant, Landlord and Landlord’s authorized agents and employees shall have the right from time to time, at Landlord’s option, to enter and pass through the Demised Premises and the Improvements thereon during business hours to examine the same and to show them to prospective purchasers, fee mortgagees, and others, but this shall not obligate Landlord to make any such entry or examination.
26. *Messages.* Any notice, demand, election, payment, or other communication (hereafter in this Article 25 collectively referred to as Messages), with the exception of Article 24 (Landlord’s Right of Entry), which Landlord or Tenant shall desire or be required to give pursuant to the provisions of this Lease shall be sent by registered or certified mail, return receipt requested, and the giving of such Message shall be deemed complete on the 3rd business day after the same is deposited in a United States Post Office with postage charges prepaid, enclosed in a securely sealed envelope addressed to the person intended to be given such Message at the respective addresses set forth below or to such other address as such party may theretofore have designated by notice pursuant to this Article 25.

Landlord: City of Prescott
 800 Borner Street
 Prescott, WI 54021

Tenant: Richard Anderson

137 North Front Street
Prescott, WI 54021

27. *Payments of Money; Interest.* All amounts whatsoever which Tenant shall be obligated to pay to Landlord pursuant to this Lease shall be deemed rent, and in the event of the nonpayment by Tenant of any sum of money which Tenant from time to time shall be obligated to pay to Landlord under any provision of this Lease, Landlord shall have the same rights and remedies by reason of such nonpayment as if Tenant had failed to pay an installment of Basic Rent under Article 1 hereof. In each instance when Tenant shall be obligated to make any payment of any sum of money to Landlord hereunder, interest shall accrue thereon and be payable hereunder at the rate of 8% per annum, or the highest rate permitted by law, whichever is lower, computed from the date such payment first became due hereunder.
28. *Non-Waiver.* No waiver by Landlord of any breach by Tenant of any term, covenant, condition, or agreement herein and no failure by Landlord to exercise any right or remedy in respect of any breach hereunder, shall constitute a waiver or relinquishment for the future of any such term, covenant, condition, or agreement or of any subsequent breach of any such term, covenant, condition, or agreement, nor bar any right or remedy of Landlord in respect of any such subsequent breach, nor shall the receipt of any rent, or any portion thereof, by Landlord, operate as a waiver of the rights of Landlord to enforce the payment of any other rent then or thereafter in default, or to terminate this Lease, or to recover the Demised Premises, or to invoke any other appropriate remedy which Landlord may select as herein or by law provided.
29. *Surrender.* Tenant shall, on the last day of the term of this Lease or upon any termination of this Lease pursuant to Article 14 (Default; Termination) hereof, or upon any other termination of this Lease, well and truly surrender and deliver up the Demised Premises, with the Improvements then located thereon into the possession and use of Landlord, without fraud or delay and in good order, condition, and repair, free and clear of all lettings and occupancies, free and clear of all liens and encumbrances other than those existing on the date of this Lease and those, if any, created by Landlord, without any payment or allowance whatever by Landlord on account of or for any buildings and improvements erected or maintained on the Demised Premises at the time of the surrender, or for the contents thereof or appurtenances thereto. Provided, however, that Tenant's Trade Fixtures, personal property, and other belongings of Tenant or of any subtenant or other occupant of space in the Demised Premises shall be and remain the property of Tenant, and Tenant shall have a reasonable time after the expiration of the term of this Lease to remove the same.
30. *No Partnership.* Landlord shall not be deemed, in any way or for any purpose, to have become, by the execution of this Lease or any action taken under this Lease, a partner of Tenant, in Tenant's business or otherwise, or a member of any joint enterprise with Tenant.
31. *No Oral Changes.* This Lease may not be changed or modified orally, but only by an agreement in writing signed by the party against whom such change or modification is sought to be enforced.

32. *Bind and Inure.* The terms, covenants, conditions, and agreements of this Lease shall bind and inure to the benefit of the parties hereto and their respective successors and assigns and shall survive any termination, cancellation or expiration of this Lease. Any waiver of rights by either party hereto shall be deemed to be a waiver of such rights not only by such party but shall be deemed to be a waiver of such rights for and on behalf of each and every successor and assignee of such party. The word Tenant as used herein shall in each instance be deemed to mean the person or persons, corporation or corporations, or other entity or entities who from time to time shall be primarily obligated under this Lease to perform the obligations of Tenant hereunder.
33. *Force Majeure.* The time within which either party hereto shall be required to perform any act under this Lease, other than the payment of money, shall be extended by a period of time equal to the number of days during which performance of such act is delayed unavoidably by strikes, lockouts, acts of God, governmental restrictions, failure, or inability to secure materials or labor by reason of priority or similar regulation or order of any governmental or regulatory body, enemy action, civil disturbance, fire, unavoidable casualties, or any other cause beyond the reasonable control of either party hereto, excluding, however, the inability or failure of either party to obtain any financing which may be necessary to carry out its obligations.
34. *Hazardous Material.*
- (a) The Tenant shall keep and maintain the Demised Premises in compliance with, and shall not cause or permit the Demised Premises to be in violation of, any federal, state, or local laws, ordinances or regulations relating to industrial hygiene, environmental conditions or Hazardous Materials ("Hazardous Materials Laws") on, under, about, or affecting the Demised Premises. "Hazardous Materials" include, but are not limited to, any flammable explosives, radioactive materials, hazardous wastes, toxic substances, or related materials, including without limitation any substances defined as or included in the definition of hazardous substances, hazardous wastes, hazardous materials, or toxic substances under any applicable federal or state laws or regulations.
- (b) The Tenant shall be solely responsible for, and shall indemnify and hold harmless the Landlord, its directors, officers, employees, agents, successors, and assigns from and against, any loss, damage, cost, expense, or liability directly or indirectly arising out of or attributable to the use, generation, storage, release, threatened release, discharge, disposal, or presence of Hazardous Materials on, under or about the Demised Premises, including without limitation: (i) all foreseeable consequential damages; (ii) the costs of any required or necessary repair, cleanup, or detoxification of the Demised Premises, and the preparation and implementation of any closure, remedial, or other required plans; and (iii) all reasonable costs and expenses incurred by the Lender in connection with clauses (i) and (ii), including, but not limited to, reasonable attorney's fees. The Tenant shall, upon the request of the Landlord, provide the Landlord with a bond or letter of credit, in form and substance satisfactory to the Landlord, in an amount sufficient to cover the costs of any required cleanup.
- (c) The Tenant shall, at its expense, take all necessary remedial action(s) in response to

violations of any Hazardous Materials Laws.

35. *Severability.* In case any one or more of the provisions of this Lease should be invalid, illegal or unenforceable in any respect, the validity, legality, and enforceability of the remaining provisions contained in this Lease will not in any way be affected or impaired.

36 *Authority.* Each of the Parties acknowledges that it/he/she has read and understands the terms of this Lease, and that said Party is voluntarily entering into this Lease and that said Party has authority to enter into this Lease.

37. *Governing Law.* This Lease shall be construed and interpreted in accordance with the laws of the State of Wisconsin.

38. *Counterparts.* This Lease may be executed in two or more counterparts, including telecopy counterparts, each of which shall be deemed an original, and together shall constitute one and the same document.

39. *Headings.* The headings of the sections of this Lease are for convenience of reference only and do not form a part hereof and shall not be interpreted or construed to modify, limit or amplify such sections.

IN WITNESS WHEREOF, the parties hereto have caused this Lease to be executed as of the day and year first above written.

LANDLORD:

By: David Hovel, Mayor

TENANT:

Richard Anderson d/b/a Leo's Landing

City of Prescott Farm Land Lease and Operation of the City's Compost Site

Prescott, Wisconsin
For January 1, 2017 to December 31, 2017

This contract, entered into the 12th day of September 2016, by and between the City of Prescott, a Wisconsin municipal corporation, hereinafter called the "City" and Gerald and Jeffrey Kosin, hereinafter called the "Lessee".

Term: The term of the lease is for on year commencing on the 1st day of January, 2016 and ending on the 31st day of December 2016.

Payment of Rent: For the occupancy and use of the real estate, the lessee will pay the City \$10,800 no later than January 31, 2017. Expenses incurred to operate the compost site will not be deducted from the lump sum amount paid for renting of the land.

Land: The City will lease approximately 120 acres located on 620th Avenue in the Town of Oak Grove, Wisconsin. The City's compost site is located on 10 of the 120 acres. The land consists of the following properties:

1. parcel 0200-101-20800
2. parcel 0200-101-20300
3. parcel 0200-101-30100
4. parcel 0200-101-20200

Terms:

1. **Husbandry:** The lessee shall operate the farm in an efficient and husband-like way, and will do plowing, seeding, cultivating and harvesting in a manner calculated to preserve or conserve the lessor's property, and shall practice approved methods of crop rotation of hay, small grains, and row crops. The lessee shall (1) practice weed control by mowing permanent pastures, ravines, waterways, (2) repair waterways and ravines due to erosion, and (3) remove rock. The city shall be notified of and shall approve any alteration to the property prior to the commencement of said alteration.

2. **Cropping practices:** The lessee will not without consent of the lessor do any of the following:
 - (a) cut live trees for sale or personal use
 - (b) allow livestock other than his own on the property
3. **Waste:** lessor shall not dump waste on or damage the property described above and shall use due care to prevent others from doing so.
4. **Conservation Practices:** the lessee shall control soil erosion as completely as practicable by strip cropping and contouring, and by filling in or otherwise controlling small washes or ditches that may form and shall refrain from any practices that may contribute to soil erosion. The lessee shall maintain present waterways which must be clipped twice a year.
5. **Improvements:** Minor improvements of a temporary nature, including fencing belonging to lessee, which do not mark the condition or appearance of the property, may be made by the lessee at his own expense. The lessee may at any time during the term of the lease, and up until the 1st day of April in the year following the expiration of this lease, remove such improvements, provided he leaves in good condition that part of the property from which said improvements are removed. Any property of the lessee's remaining on the land after such time shall become property of the lessor or as agreed by the present and former lessee and approved by the lessor.
6. **Residue of crops:** At the expiration of this lease, the residue of any and all crops remaining on the land herein described shall become the property of the lessor, including any unharvested crops and the residue of any unharvested crops.
7. **Surrender:** The lessee agrees to peaceably surrender possession and occupancy of the premises at the termination of this lease, leaving the premises in as good of a condition as he found the premises at the beginning of the lease with reasonable allowance being made for wear and depreciation.
8. **Right of Entry** - The City reserves the right for their employees or their assigns to enter the land at any reasonable time for purposes of: (a)

consultation with the tenant; or (b) making repairs, improvements, and inspection.

9. **Transfer of Farm** - If the City should sell or otherwise transfer title to the land, the City will do so subject to the provisions of this lease.
10. **No Right to Sublease** - The City does not convey to the lessee the right to lease or sublease any part of the land or to assign the lease to any person or persons, unless prior approval is obtained from the City.
11. **Termination of contract.** The lease agreement may be terminated by mutual agreement in writing. If either party neglects or refuses to carry out any material provisions, the other party shall have the right, in addition to compensation for damages, to terminate the lease. The party shall do so by written notice on the party at fault, specifying the violations of the agreement. If violations are not corrected within 30 days, the lease shall be terminated. It is further agreed that this lease shall terminate automatically at the date set for termination without notice to either party.
12. **Nonpartnership agreement.** This lease does not give rise to a partnership. Neither party shall have authority to bind the other without his/her written consent.
13. **Liability, Insurance and Taxes.** The lessor shall be liable for all insurance on equipment or personal property belonging to the lessor situated on the property.
14. **State of Wisconsin.** This lease agreement shall be construed in accordance with the laws of the State of Wisconsin.

Signed:

Gerald Kosin, Lessee

Date

Jeffrey Kosin, Lessee

Date

David Hovel, Mayor

Date

RESOLUTION 07-16

#JustFixItWI Transportation Funding

WHEREAS, local government in Wisconsin is responsible for about 90% of the road miles in the state; and

WHEREAS, Wisconsin's diverse economy is dependent upon county and town roads as well as city and village streets and transit systems across the state; and

WHEREAS, according to "Filling Potholes: A New Look at Funding Local Transportation in Wisconsin," commissioned by the Local Government Institute of Wisconsin (LGI) the condition of Wisconsin's highways is now in the bottom third of the country; and

WHEREAS, state funding for local roads in Wisconsin has failed to keep up with costs over the past several decades which has adversely affected local transportation finances. According to "Filling Potholes," municipal transportation spending has declined from \$275 per capita in 2000 to \$227 in 2012; and

WHEREAS, high quality and fast transit systems are critical to attracting businesses and people to urban areas, yet state funding for transit is less today than it was five years ago; and

WHEREAS, levy limits do not allow local government to make up for the deterioration of state funding; and

WHEREAS, Wisconsin's over-reliance on borrowing eats away at the state's segregated funding sources – the state gas tax and vehicle registration fees – which increasingly pay debt service rather than fund transportation needs; and

WHEREAS, safety is a primary concern and responsibility of local governments across Wisconsin. Unfortunately, according to TRIP, a national non-profit transportation research group, Wisconsin had 347 non-interstate, rural road fatalities in 2013; and

WHEREAS, the Prescott City Council recognizes that our state highway and interstate system is the backbone of our surface transportation system and plays a vital role in the economy of Wisconsin. Both local *and* state roads need to be properly maintained in order for our economy to grow; and

WHEREAS, from a competitive standpoint Wisconsin motorists pay significantly less than any of our neighbors when you combine the annual cost of the state gas tax and vehicle registration fees; and

WHEREAS, the Transportation Finance and Policy Commission, appointed by the Governor and Legislature clearly found that if Wisconsin does not adjust its user fees, the condition of our state and local roads as well as local transit systems will deteriorate significantly over the next decade.

NOW, THEREFORE, BE IT RESOLVED by the Prescott City Council urge the Governor and Legislature to #JustFixItWI and agree upon a sustainable solution: one that includes a responsible level of bonding and adjusts our user fees to adequately and sustainably fund Wisconsin's multi-modal transportation system. Furthermore, the Prescott City Council directs the Clerk to send a copy of this resolution to our State Legislators, Governor Scott Walker and the League of Wisconsin Municipalities.

Signed this 12th day of September, 2016

David B. Hovel, Mayor

ATTEST:

Jayne M. Brand, City Administrator/Clerk

TO: Mayor & Council

FROM: Police Chief Gary Krutke & City Administrator Jayne Brand

RE: Non-renewal of Code Red Emergency Notification System

DATE: September 6, 2016

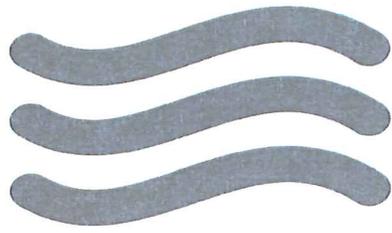
The city has participated with Pierce County on the Code Red Emergency Notification System since 2013. The initial term of the contract ends as of December 31, 2016. The cost of the contract to the City each year is \$3,750.

We have discussed this emergency notification system and feel what we are getting out of the system is not worth the cost we are paying for the system. We have only used the system to our best recollection twice during the time we were under contract.

The city has an emergency alert system in our website. Residents can go into the website and sign up for emergency notifications to be sent either by email, text or both. If residents don't want to have the notification sent directly to them they can check our website for notifications. The city will be in control of what is sent out and when it is sent out. We have already used the alert system to notify residents when there was a water break and when a street was closed. Staff can also enter the information for pretty much any type of technology device from anywhere.

Staff will work on informing the residents about our Alert System and provide them information on how to sign up for the system.

We are requesting the Council approve submitting to the County and Code Red our 30 day written notice of non-renewal of Code Red Emergency Notification System as of December 31, 2016.



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Property values up 3% statewide; still trail pre-recession peak

Preliminary figures from the Wis. Dept. of Revenue show that taxable property statewide had a 2016 value of \$505.1 billion (b), up 3.0% from 2015. That remains slightly below the pre-recession high of \$514.4b. Appreciation around the state is spotty. Values in much of the north were flat, or even down, with little new construction. Western Wisconsin, the Madison area, and Kenosha led value growth.

The strength of property markets is one indicator of statewide and regional economic health. According to preliminary figures from the state's Department of Revenue (DOR), the full-market ("equalized") value of taxable property in Wisconsin rose 3% from \$490.6 billion (b) last year to \$505.1b this year.

Recent state performance

Compared to annual value changes since 2000, this year's moderate increase offers at least two insights (see graph, right).

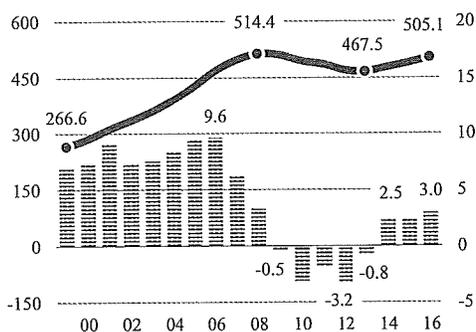
First, Wisconsin property markets have not fully recovered from the last recession that hit real estate hard. Value totals topped out at \$514.4b in 2008 and then began an unprecedented five-year slide. Peak to trough, they fell 9.1% to a low of \$467.5b in 2013. At recent growth rates, state valuation totals will finally exceed pre-recession levels in 2017, nearly a decade after the slump began.

A second and more recent trend reflects the continued softness of national and state economies. Since 2013, annual property-value increases have averaged 2.6%. Given the 3.2% value drop in 2012, subsequent yearly growth of 2% to 3% is welcome. However, the recent turnaround is modest compared to 2000-2008 when values jumped an average of 7.6% per year.

Growth, Decline Concentrated

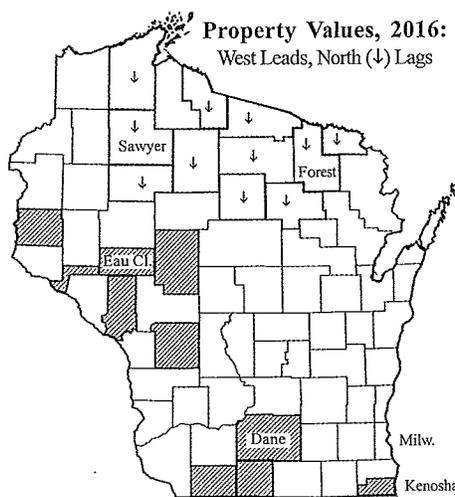
A closer look at DOR's preliminary values shows that property appreciation

Wis. Property Values Recover Slowly (\$b)
Prelim. Equalized Totals and Annual Pct. Chg.



was both sluggish and spotty this past year. Compared to statewide growth of 3.0%, only 28 counties (39%) had increases of at least that amount.

■ *Growth.* Of those, 10 had values grow at least 4%, while five exceeded 5%. As the map shows, these counties (striped) are limited to three locations: in and around Eau Claire County, east of the Twin Cities; in Dane and two nearby counties; and, in Kenosha County, within commuting distance of Chicago.



■ *Decline.* Declines were even more geographically concentrated (see map, down arrows). Nine counties across the north had values that were flat or declining. They ranged from Bayfield and Sawyer in the west to Florence and Forest in the east. The largest declines came in Forest (-1.9%) and Iron (-2.2%) counties. Two other counties in the north (also shaded) had scant value increases: Lincoln (0.4%) and Oneida (0.3%).

New construction and taxes

Two leading factors in the rise or fall of values are appreciation of existing property and new construction. Net new construction is important for another reason. In 2011, the state froze growth in county and municipal property tax levies, allowing increases only to the extent there was new construction to tax.

This is good news for many property owners. However, for local officials and owners interested in maintaining police, fire, or street services, it is a mixed blessing. Areas with significant new construction can "have their cake and eat it, too." Many of the counties in blue (map, left) fall into that category. New construction also exceeded 1.5% of total value in Calumet, Chippewa, Jackson, Kewaunee, Outagamie, and Waukesha counties.

On the other hand, almost without exception, there was little new construction in northern counties in gray. Burnett, Douglas, Shawano, Polk, and Walworth join this list. For all of these, state levy limits will make fall budgeting a challenge.

Preliminary Full-Market ("Equalized") Property Values by Wis. County: 2015, 2016 and Pct. Change (\$ billions)

County	2015 \$ bill.	2016 \$ bill.	Pct. Ch.	County	2015 \$ bill.	2016 \$ bill.	Pct. Ch.	County	2015 \$ bill.	2016 \$ bill.	Pct. Ch.	County	2015 \$ bill.	2016 \$ bill.	Pct. Ch.
Adams	\$2.41	\$2.43	0.8	Florence	0.62	0.62	-0.1	Marathon	9.85	10.16	3.1	Rusk	1.23	1.23	-0.1
Ashland	1.19	1.21	1.6	Fond d'L	7.07	7.18	1.6	Marinette	3.60	3.71	2.8	St. Croix	8.06	8.59	6.6
Barron	3.85	3.97	3.0	Forest	1.11	1.08	-1.9	Marquette	1.51	1.54	1.5	Sauk	6.83	6.90	1.1
Bayfield	2.56	2.56	0.0	Grant	3.00	3.07	2.3	Men'nee	0.29	0.30	2.6	Sawyer	3.43	3.43	-0.2
Brown	19.33	19.70	1.9	Green	2.72	2.83	4.2	Milw.	58.55	60.29	3.0	Shawano	2.98	3.00	0.7
Buffalo	1.09	1.12	2.7	Gr. Lake	2.24	2.26	0.9	Monroe	3.04	3.17	4.2	Sheb'gan	8.65	8.76	1.3
Burnett	2.47	2.55	3.1	Iowa	1.89	1.93	2.1	Oconto	3.62	3.69	2.0	Taylor	1.40	1.43	2.8
Calumet	3.67	3.78	2.9	Iron	0.97	0.94	-2.2	Oneida	6.74	6.76	0.3	Trem'leau	1.99	2.12	6.3
Chip'wa	4.97	5.15	3.5	Jackson	1.57	1.62	3.2	Out'mie	13.65	14.07	3.0	Vernon	1.84	1.91	3.5
Clark	1.91	2.01	5.3	Jefferson	6.49	6.66	2.6	Ozaukee	10.97	11.33	3.2	Vilas	6.75	6.75	0.0
Columbia	4.99	5.14	3.0	Juneau	1.92	1.97	2.8	Pepin	0.57	0.60	5.6	Walworth	13.37	13.64	2.0
Crawford	1.13	1.17	3.7	Kenosha	13.18	13.92	5.6	Pierce	3.00	3.09	3.1	Washburn	2.35	2.40	1.8
Dane	53.92	56.54	4.9	Kewaunee	1.95	2.02	3.4	Polk	4.23	4.35	2.9	Wash'ton	13.37	13.84	3.6
Dodge	5.99	6.10	1.8	La Cr.	8.72	9.04	3.7	Portage	5.34	5.43	1.6	Wauk'sha	50.19	51.94	3.5
Door	6.92	7.05	1.9	Lafay'te	1.08	1.12	4.3	Price	1.39	1.39	0.0	Waupaca	3.85	3.94	2.2
Douglas	3.34	3.37	1.0	Langlade	1.68	1.68	-0.1	Racine	13.90	14.17	2.0	Waushara	2.40	2.46	2.3
Dunn	2.80	2.91	3.9	Lincoln	2.31	2.32	0.4	Richland	1.07	1.11	3.8	Winn'go	12.07	12.33	2.1
Eau Cl.	7.50	7.85	4.7	Man'wooc	5.20	5.28	1.4	Rock	9.93	10.28	3.6	Wood	4.83	4.87	0.8

Source: Preliminary Release, Wisconsin Department of Revenue, 8.01.2016



Wisconsin Taxpayers Alliance

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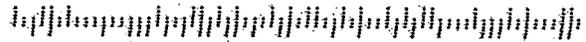
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Capital Notes

■ With state transportation funding in doubt, a number of communities are looking at "wheel taxes" to fund local streets and highways.

Officials in Milwaukee County, Marathon County, Wausau, and Portage are floating proposals to levy a fee on vehicles registered in their communities. State law allows counties, cities, and villages to charge the fee. Milwaukee officials say a \$20 annual fee would raise about \$10.8 million, while

a \$50 fee would raise \$27.1 million, or roughly what the county spends annually on transportation infrastructure.

Three counties already have the tax: Iowa (\$20 annually), St. Croix and Chippewa (both \$10).

Meanwhile, Chippewa County officials have asked to reconsider their current tax created in 2014 to help cover a deficit in winter road maintenance costs. The wheel tax was tentatively set to

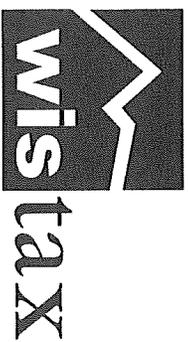
expire in 2019. And, in Marshfield, voters rejected an August 9 referendum to raise city property taxes to pay for local road repairs.

■ The state's Public Service Commission is surveying Wisconsin residents to assess their needs for improved internet access and service. Interested citizens can go online to complete the survey at www.psc.wi.gov/broadband-survey.htm, or to call toll-free at (877) 360-2973.



The **2016** State of Wisconsin's Cities and Villages

A report and tracking survey prepared annually for members of the League of Wisconsin Municipalities by the nonpartisan Wisconsin Taxpayers Alliance.



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The 2016 State of Wisconsin's Cities and Villages

***A report and tracking survey prepared
annually for members of the League of
Wisconsin Municipalities by the nonpartisan
Wisconsin Taxpayers Alliance.***

The League of Wisconsin Municipalities advocates for Wisconsin's cities and villages, provides legal services to our members, and training and networking opportunities. The League was established in 1898 and is a nonpartisan organization.

www.lwm-info.org

The Wisconsin Taxpayers Alliance (WISTAX) is a nonprofit, nonpartisan organization dedicated to citizen education. Founded in 1932, WISTAX is Wisconsin's oldest and most respected statewide public policy research organization.

www.wistax.org

The 2016 State of Wisconsin's Cities and Villages

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EXECUTIVE SUMMARY

This is the first in a series of reports that will, on an annual basis, review the state of the state's cities and villages. Fiscal health, service levels, and employment conditions are among the key issues examined, using state and federal data along with results of a custom WISTAX survey of city and village officials.

Prepared by researchers at the Wisconsin Taxpayers Alliance (WISTAX) for the League of Wisconsin Municipalities. The study is important because our 597 cities and villages are home to 71% of Wisconsin's population; almost half of which lives in the largest 54 municipalities, those with 15,000 or more residents.

Revenue and Spending Trends

Wisconsin cities and villages rely to a great degree on the property tax. Of \$4.8 billion in city-village revenue, 57% came from property taxes, and another 13% from local fees. Various state aids comprised 21% of the total.

Given that, the effects of state-imposed levy limits and state-aid retrenchment are evident. City and village property taxes increased 5.2% from 2011 to 2014 (or about 1.7% per year). State aids fell a total of 7.5%. Adjusted for inflation, levies were down 0.8% and aids fell 12.8%.

Thus, total 2014 revenues were sufficient to fund only about 95% of municipal services provided in 2010, had costs grown at the rate of inflation. Savings from Act 10 helped close some of the gap, generating up to \$100 million in savings, but that amounted to only about 1.5% of total spending.

With revenues under pressure, spending priorities shifted. Public safety (31.4% of spending) and streets (13.8%) were the two areas that held their expenditure shares over 2009-14. General government administrative costs (9.1%) and spending for parks and related programs (8.2%) showed some erosion.

The most noticeable shift, however, was in debt service. From 14.4% of spending in 2000, it reached 19.6% in 2009 and peaked at 25.7% in 2012. By 2014, that percentage had retreated to 21.7%.

Infrastructure and Investment

Expenditures suggest municipal priorities but do not necessarily lead to conclusions about service quality. On this score, information on street quality is illustrative.

Last year, 68% of city and village streets were rated in "good" or better condition. However, the percentage is declining somewhat, as it stood at 72% in 2011. While 37% of municipal streets were rated "excellent" or "very good" in 2010, that percentage had fallen to 31% by 2015. Likewise, those rated "fair" or "poor" increased from 29% to 32%.

If street quality is one indicator of how attractive a municipality is to future development, another one is overall new construction. Median rates of increase in municipal property values due to new construction declined steadily from 2.2% in 2005 to 0.4% by 2011. In more recent years these rates have begun to rise again, but they had still reached only 0.7% by 2014.

Much of that increase was due to commercial development. Though such properties accounted for only 27% of total city-village values, they represented over half of all new construction during 2012-14.

By municipal size, growth in new construction was 1.0% or more in cities and villages with populations above 5,000 but lagged in smaller communities. The median increase in the smallest communities (<1,000) was 0.3% in 2014, the same as in 2010.

Survey Findings: Finances, Personnel, Service Levels

To dig deeper into current municipal conditions, WISTAX researchers surveyed 497 municipal officials, with 148 (30%) responding. Response rates were highest (74%) in cities and villages with 15,000 or more people. Questions explored financial health, service and staff

levels, community employment growth, and civic engagement.

Comparing 2015 with 2010, 41% of respondents rated the financial condition of their municipality somewhat or much better, “while 30% provided a rating of somewhat or much worse, for a net positive difference of 11%. The remainder saw no change. While net ratings were positive for communities of varying sizes. The populous (15,000+) municipalities were more upbeat (net +24%) than the smaller ones (+8%).

Financial problems, it was thought, might be reflected in staffing and benefit decisions. Overall, 27% of municipalities said they had more full-time equivalent employees in 2015 than 2014, while 16% said fewer—a net +11 points. Again, there was a noticeable difference between populous (+31) and less populous (+2) cities and villages.

Health insurance is a major cost for public and private employers alike. The survey of municipal officials showed a significant shift in employee cost-sharing since 2010. Then, they reported that 46% of employees were paying 5% or less of the total premium. By 2015, that share had dropped to 24%, while 57% replied that premium-sharing was 10% or more.

Shifts in speed or frequency of key service offerings were not major but noticeable in several cases. Net improvements in response times were reported for police (+5 points, 10% faster vs. 5% slower) and fire (+10). However, service frequency declines were reported for lawn mowing (-3 points, 5% more – 8% less), snow plowing (-10 points), and street repair (-11). The latter corroborates earlier findings on street quality.

Warning Signs

Though survey findings were generally encouraging, two areas prompted concern, particularly for less populated cities and villages.

The first is employment growth. On the plus side, 53% of all municipal officials said community job numbers had grown in the past year compared to only 13% who said they had declined, a net difference of +40. However, net perceptions were far more positive for large municipalities (+77) than small ones (+27).

This difference was even more pronounced when 2015 and 2010 were compared. Over the period, 69% of large communities reported net job growth compared to only 19% for small ones. Indeed, 24% of “small-town” officials reported fewer total jobs last year than five years prior.

A second area of concern was civic engagement, specifically, the number of candidates for village boards and city councils over the past three years. Regardless of population, only 4% to 5% of municipalities reported two or more candidates for each board seat. In 52% of communities, there was one or no candidate for each seat. That percentage was 21% in the larger municipalities but a troubling 64% in those with fewer than 15,000 residents.

Taken together, survey results on employment trends and electoral choice suggest a Dickensian “tale-of-two-cities” situation. In the larger municipalities where most Wisconsinites reside, job growth is occurring and civic engagement exists, at least to some degree. In small communities, however, job trends are weak and civic health, anemic. □

1. THE STUDY

In the summer of 2015, officials from the League of Wisconsin Municipalities (LWM) approached nonpartisan researchers at the Wisconsin Taxpayers Alliance (WISTAX) about studying the “state” of Wisconsin cities and villages. After initial discussions relating to approach and content, the study was approved in November.

This study is the first in a series of annual reports assessing the health of Wisconsin’s cities and villages. The goal is to identify areas where municipalities are succeeding and those where they face challenges.

The study is divided into several sections. The next two provide an overview of Wisconsin’s cities and villages—population, funding, and services provided—and; discuss some of the challenges and opportunities they face. The two main sections of the report then examine the “state” of Wisconsin’s cities and villages using two types of information. First, available state and federal data are used to highlight patterns and trends in municipal revenues, spending, borrowing, road quality, and economic development. The second section analyzes responses from a survey of local officials covering, among others, municipal finances, service provision, staffing, and public perceptions. The survey was sent to 498 city and village officials, with 134 responding.

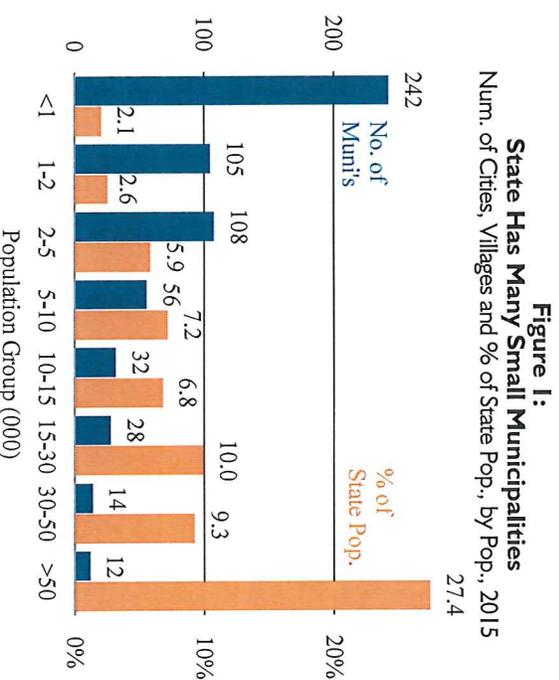
2. MUNICIPAL OVERVIEW

Wisconsin’s has 597 cities and villages (municipalities) that are home to more than four million citizens, or 71% of the state’s 5.8 million population. These municipalities range in population from nearly 600,000 in the state’s largest city, Milwaukee, to just 57 in the Village of Big Falls in Waupaca County.

Despite almost 600 cities and villages, Wisconsin’s population is concentrated in relatively few. Twelve cities each have more than 50,000 residents and, combined, are home to more than one-quarter of the population (see Figure 1, two columns at right). Another 26 cities and villages with populations above 30,000 are home to nearly 37% of all residents.

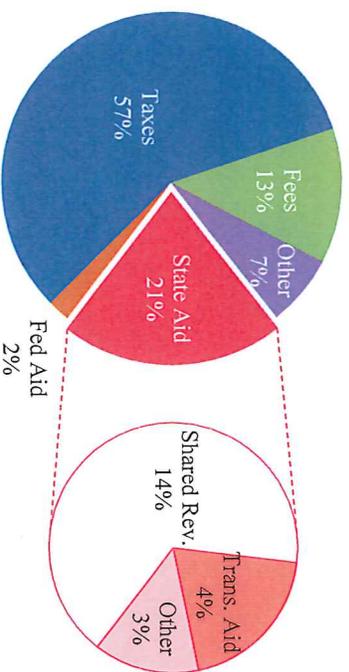
A large number of cities and villages have relatively few residents: 242 have populations under 1,000, while another 213 have between 1,000 and 5,000 residents. Combined, these 455 cities and villages (76% of the total) are home to just over 10% of Wisconsinites.

► Wisconsin’s has 597 cities and villages that are home to more than four million citizens, or 71% of the state’s 5.8 million population.



► **The property tax is the largest municipal revenue, averaging 57% of the total. Cities and villages also rely on the state to help fund local services.**

Figure 2:
Cities/Villages Rely Mostly on Property Taxes, State Aid
 Municipal Revenues, \$4.8 Billion Total, 2014



Services

The number and method of providing municipal services varies widely, though some are mandated by state law. For example, cities and villages provide law enforcement and fire protection services in a variety of ways. The most populous municipalities generally have their own departments, while “smaller” cities and villages often share services with neighbors (joint departments) or contract with other departments.

While larger cities and villages typically provide recreation programs, smaller ones lack the population to support them. Similar patterns hold for transit and the arts. These service variations provide important context for the coming discussion of municipal “health.”

Funding

Revenue sources in municipalities, regardless of size, are similar. The property tax is the largest revenue, averaging 57% of the total. However, the most populous (30,000 or more) cities and villages rely slightly less on property taxes than the least populous ones (fewer than 5,000).

Cities and villages also rely on the state to help fund local services (see Figure 2). State shared revenues are the largest of these aid programs, accounting for 14% of municipal funding in 2014. Transportation aids comprised another 4%, while smaller aid programs totaled 3% of total funding. Combined, state aids comprise 21% of revenues, with less-populous municipalities slightly more reliant on them than their more-populous counterparts.

Fees and charges, which account for another 13% of local revenues, vary the most between large and small municipalities. They are more than 13% of revenues in the most populous cities and villages, but only 9% in the smallest ones. More populous cities are have more programs funded by user fees.

Federal aid accounted for just 2% of municipal revenues in 2014. However, while small, that percentage has varied in recent years. After accounting for 2.4% of revenues during 2007-09, federal stimulus dollars helped increase that percentage to more than 3.0% in 2010-11. Since then, it has returned to near its pre-2010 average. It is important to note that this percentage varies widely for individual municipalities as specific projects become eligible for federal assistance.

3. EXTERNAL FORCES

Local governments in Wisconsin are affected by state and federal decisions, economic volatility, and demographic trends beyond their control. Some significant ones are detailed below.

State Policies

Revenues. Many policy changes affecting municipal finances can be traced to state fiscal problems that began during the 2001-03 recession and continued thereafter. The reason is clear from Figure 2; state aid represents about one-in-five dollars of municipal revenue.

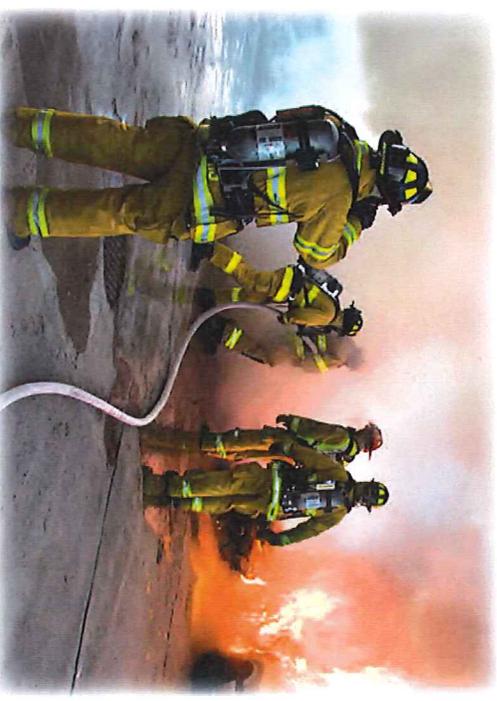
Even before 2000 but especially in response to state budgets after 2001, lawmakers reduced shared revenues to local governments on multiple occasions. Stagnating gas tax revenues after 2007 (following repeal of gas tax indexing) led lawmakers to cut local transportation aids. Both are important municipal revenue sources. On a smaller scale, the 2011-13 state budget reduced recycling grants by about \$13 million.

Prior to 2006, local governments could limit the impact of state aid cuts by offsetting them with higher property taxes. However, state-imposed levy limits beginning in 2006 restricted that ability. Levy limits are tied to economic development; that is, the percentage change in full-market property values due to new construction. While municipalities were allowed a guaranteed levy increase initially, that flexibility was eliminated in 2011. Thus, if a municipality has no new development, it cannot levy additional property taxes.

Spending. State mandates require specific actions by municipalities, and are often not funded. A recent example, included in the 2009-11 state budget, precluded cities and villages from reducing spending on police or fire protection unless local officials could show service levels would be unaffected. With shrinking state aids and tightening levy limits, this provision limited municipal budget flexibility. It was repealed two years later.

Sometimes, the state provides local governments with more fiscal flexibility. In early 2011, lawmakers approved Act 10, giving local governments opportunities for cost savings. The act: required most state and local government employees to pay the employee share of state retirement contributions which, in most cases, had

► Many policy changes affecting municipal finance can be traced to state budget problems that began during the 2001-03.



► **Shifting population trends mean some communities are growing, while others are losing residents. Both create challenges.**

previously been paid by employers; proscribed collective bargaining on benefits; and limited bargaining on wage increases to inflation. Police officers, firefighters, and certain transit workers were exempt from most Act 10 provisions.

These changes helped reduce municipal costs. However, with police and fire exempt from much of the law, city and village savings were less than those realized by other local governments, especially school districts.

Economic Volatility

Like the rest of the country, Wisconsin suffered through the 2007-09 recession and real estate crash. Employment declined nearly 7% from the third quarter of 2007 to the same quarter in 2009. The number of business establishments fell almost 3% from the end of 2007 to the end of 2010. Since then, recovery has been uneven, though statewide private sector employment has grown an average of 1.4% per year, and the number of private business establishments has risen an average of 1.6% annually.

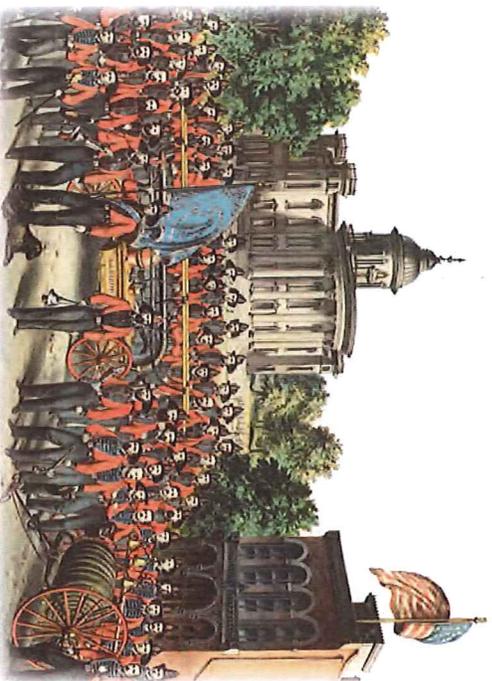
Real estate in Wisconsin fared better than elsewhere during 2007-10, but its decline affected municipalities. Particularly hard hit were tax incremental finance districts (TIFDs). These districts are created to encourage development in a specific part of a municipality, with property taxes from new construction used to repay municipal borrowing for infrastructure. The real estate recession slowed construction in these districts, limiting property tax growth, and hampering the ability of municipalities to repay debt.

Even as the economy rebounded, real estate continued to lag. With little new construction, and municipal levies tied to that measure through levy limits, local governments have had minimal ability to generate new revenues in recent years.

Demographic Trends

Both here and nationally, “baby boomers” are retiring. Since this group comprises a significant share of state population, its aging creates challenges for municipalities. Public service demands of seniors can be much different from younger age groups. As retirees become a larger share of the population, the demand for some municipal services is likely to shift.

Shifting population patterns mean some communities are growing, increasing the need for police, fire, and public works services. Other communities are declining



Madison fire department circa 1872

in population, leaving the costs for public services to be paid by fewer individuals and families. That can become a significant problem if most residents are retired and living on fixed incomes.

4. FINANCES, STREETS, AND DEVELOPMENT

This first look at Wisconsin municipalities uses state and federal information to examine trends in municipal revenues, spending, road quality, and development. The timing of data release limits most of this information to 2014 and before. Street information is current through 2015.

Revenues Increase Little

In 2014, the municipal revenue situation improved slightly. In aggregate, 2012 and 2013 general revenues¹ for Wisconsin cities and villages were nearly unchanged from 2011; they declined 0.1% in 2012 and rose by that same percentage in 2013 (see solid bars in Figure 3, page 4). In 2014, they increased 2.0%, the largest gain since 2010 (3.5%). About half of the increase was due to higher property tax collections. While municipal revenues rose a total of 2.1% during 2011-14, state general fund revenues increased nearly four times faster (8.0%).

However, the revenue picture changes when the effects of inflation² are recognized. Inflation-adjusted revenues reflect purchasing power, and “real” total revenues rose just 0.1% in 2014, after falling between 1.8% and 2.0% in each of the three prior years (see light bars in Figure 3, page 4).

The small changes in nominal revenues, and decline in inflation-adjusted ones, are directly related to two “headwinds” already discussed. During 2011-14, state aids to cities and villages declined 7.5%. With limits on property taxes in place, collections rose just 5.2% over the three years. But, after accounting for inflation, state aids fell 12.8% and property taxes were down 0.8%.

Act 10 Savings? Put simply, total revenues in 2014 were sufficient to fund about 95% of municipal services provided in 2010—if municipal costs rose at the inflation rate. However, 2011 Act 10 provided local governments with avenues to save, mostly through reduced benefit costs.

► While municipal revenues rose a total of 2.1% during 2011-14, state general fund revenues increased nearly four times faster (8.0%).

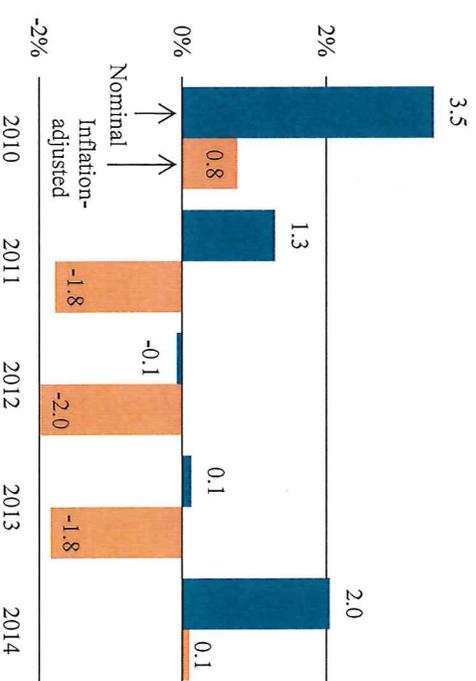
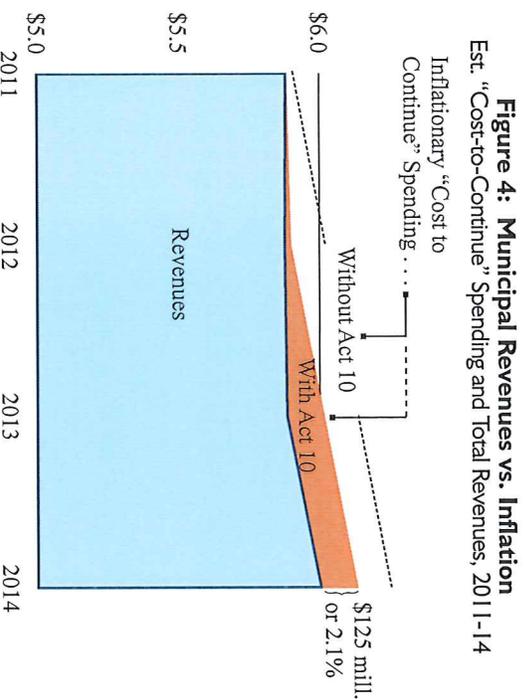


Figure 3: Municipal Revenues Grow Little
% Change in City/Village Revenues, 2010-14

1 To avoid double counting, excludes intergovernmental revenues; also excludes bond proceeds.

2 Inflation is measured using the state and local government price deflator from the U.S. Bureau of Economic Analysis’ gross domestic product reports.

► **Act 10 reduced municipal benefit costs by at least \$90 million. While significant, this was only 1.5% of all municipal spending.**



As mentioned, for cities and villages, potential savings were limited because police officers and firefighters were largely unaffected by the law. Although percentages vary by municipality, in aggregate, these police and fire employees comprise about one-third of all paid municipal employees.

Moreover, not all savings were realized immediately because some employees were covered by previously negotiated contracts. Available data only allow estimates of 2012 savings if full implementation is assumed.

While municipalities were able either to reduce health insurance costs or limit their increases, the bulk of Act 10 savings—between \$60 million and \$70 million—was due to employee cost-sharing of retirement contributions. Reduced health insurance costs likely added another \$30 million, bringing the total to between \$90 million and \$100 million. While significant, these estimates accounted for just 1.5% of municipal spending.

However, they assume no savings from police and fire staff. Anecdotal information suggests that some municipalities generated savings from these employees as well. Potential city/village savings from the two groups total about \$75 million.

Figure 4 combines recent revenue changes, inflation, and estimated Act 10 savings to illustrate municipal budget pressures in recent years. The red area shows revenues during 2011-14. The dashed blue line shows estimated "cost-to-continue" spending without Act 10; i.e., 2011 spending adjusted for inflation in 2012-14. By 2014, total municipal costs were estimated to be \$6.23 billion. The blue area also shows cost-to-continue, but accounts for \$100 million in benefit savings.

Even with benefit savings, the estimated cost of city and village services in 2014 was about \$125 million, or 2.1%, greater than total revenues. Some of that gap was eliminated by savings on police and fire benefits. Municipalities may have found efficiencies in other areas as well. As survey research results note, some cities and villages reduced services during these years.

Differences by Population? One- and three-year revenue changes during 2011-14 varied with population size, but with no discernible pattern. For example, in 2014, revenues increased more than 3% in the state's smallest municipalities and in those with populations between 5,000 and 15,000 (see Table 1, page 7). However, they climbed less than 2% in cities and villages with populations between 1,000 and 5,000.

Over three years, revenues declined in both the least-populous and most-populous cities and villages. However, the 1.6% decline in the latter group was driven largely by a 7.5% drop in Milwaukee's total revenues, due mostly to less federal aid.

One reason for this variation in revenue changes is the amount and timing of federal aid. For example, in 2014, total revenues increased 4.8% in the 10,000-15,000 population group. However, non-federal revenues were up 3.4%. Much of the difference is explained by the \$6 million in federal assistance claimed by Marinette in 2014. It received little federal aid in the three prior years. Excluding federal money makes revenue changes slightly more similar among population groups, though differences remain.

Changing Spending Patterns

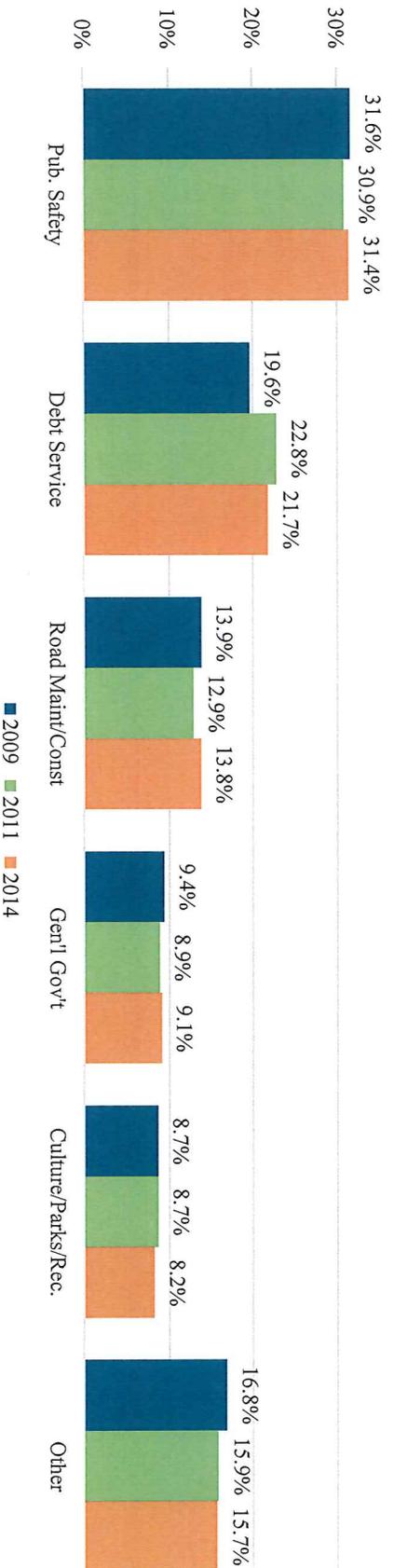
With revenues growing slowly—and “real” (inflation-adjusted) revenues declining—spending priorities shifted during 2009-14 (see Figure 5).

General Government. When citizens are asked where governments can save money, they often speak first of “bureaucracy.” In Wisconsin municipal-finance terminology, this is mostly “general government” spending; i.e., various administrative expenditures, such as costs incurred by city or village administration (includ-

Table 1: Revenue Changes Vary by Population, Fed Aid
One- and Three-Year Chg. in Total Revenues by Pop. Group, 2011-14

Muni. Population	Total Rev's % Change		Exc. Fed. Aid % Change	
	13-14	11-14	13-14	11-14
Less than 1,000	3.2%	-8.2%	2.5%	-3.6%
1,000-2,000	0.4	2.3	0.4	2.3
2,000-5,000	1.7	0.0	2.0	2.0
5,000-10,000	3.6	5.0	3.9	5.4
10,000-15,000	4.8	7.9	3.4	7.0
15,000-30,000	2.4	4.7	2.4	4.9
30,000-50,000	1.3	0.1	2.1	1.7
50,000 or more	2.0	-1.6	2.5	0.3
<i>Ex. Milwaukee</i>	<i>1.4</i>	<i>2.9</i>	<i>1.6</i>	<i>3.5</i>

Figure 5: Shifting Municipal Priorities
Shares of City and Village Total Spending, Selected Years 2009-14



► **Debt service topped 20% of municipal spending in each year during the 2010-14 period. It hovered around 15% between 1986 and 2000.**

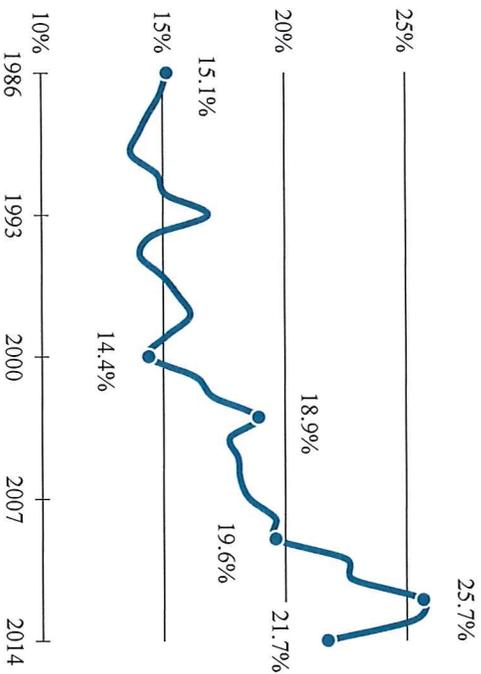


Figure 6:
Debt Service Rising As Share of Spending
City & Village Debt Service as % of Total Spending, 1986-2014

ing clerk, treasurer, business/finance director, etc.), city council, or village board. However, sometimes “savings” in these areas lead to reductions in public access, such as city hall hours.

There was a marked shift away from general government spending after 2010. In 2009 and 2010, these expenditures averaged 10.2% of total spending. During 2011-14, they averaged just 8.6%.

Public Safety. One of the most important services provided by local government is public safety—law enforcement, fire protection, and emergency services. Because many of these employees were not covered under Act 10, savings were limited. As a group, municipalities kept their public safety spending share fairly constant during 2009-14; it ranged from 30.3% of the total in 2010 to 31.7% in 2009.

Streets. In addition to providing police and fire protection, municipal residents expect their local governments to maintain city and village streets. With declining road aids from the state, that has become a challenge. Overall, spending on road construction and maintenance comprised a declining share of total city and village expenditures over the past several years. It was 13.9% of total spending in 2006 and 13.5% in 2009. Road spending dropped to 12.2% of municipal spending in 2010 and remained below 13% in each of the subsequent three years, before rebounding to 13.6% of spending in 2014.

Rising Debt Service. While local officials annually determine spending on general government, public safety, streets, and other services, they have less control over debt service, as each year’s debt service depends on borrowing decisions made in prior years. In other words, borrowing decisions made today have spending implications for 10 to 20 years.

As discussed below, the amount of outstanding municipal debt rose fairly steadily between 1986 and 2010. As cities and villages accumulated more debt, the amount they had to set aside for repayment increased.

Figure 6 shows debt service claiming increasing shares of municipal spending during 2000-09, rising from 14.4% to 19.6%. It spiked over the next three years, reaching 25.7% in 2012. Although this percentage fell in 2013 and 2014, it has remained over 20%, and in 2014 was at one of the highest levels on record.

Debt Rises, Levels

Municipalities borrow for a variety of reasons. They issue long-term bonds to pay for new buildings (e.g., a fire station, police station, or new city hall). Some borrow for new fire trucks, police cars, or plows. Other major projects, such as sewer replacement, also involve borrowing. Less well known are city and village borrowings for TIF districts.

While debt service trended higher during 2004-14, total outstanding debt has leveled off in recent years. It climbed from \$3.5 billion in 2000 to \$5.9 billion in 2010. Since then, total general obligation debt remained nearly unchanged; it was \$6.1 billion in 2014 (see Figure 7, dashed line).

State law limits municipal general obligation debt to 5% of property value, suggesting another view of debt levels. During 1999-2007, property values rose faster than debt, pushing debt ratios down (see solid line in Figure 7). Over the ensuing several years, municipalities continued to add debt, but property values fell; debt rose from 1.7% of property value in 2007 to 2.2% in 2013. That percentage fell to 2.0% in 2014 due to a rebounding real estate market and little new debt.

By Population. Both the amount of and recent changes in municipal debt vary by population (see Figure 8). At \$1,070, Wisconsin's least-populous municipalities had significantly less outstanding debt in 2014 than others (statewide average was \$1,509). This is not unexpected. The smallest cities and villages generally offer the fewest services, and often contract for police and fire services, which eliminates capital costs for vehicles and stations.

Municipalities with between 5,000 and 15,000 residents had the most debt, averaging \$1,750 per resident (see bars in Figure 8). These municipalities, along with those with 15,000 to 30,000 residents, are among the fastest-growing. Population growth can lead to infrastructure needs funded with borrowing. The most populous cities and villages have lower debt per capita as they are able to spread capital costs over more people. For example, the resulting per capita debt from borrowing \$5 million to build a fire station would be significantly different in Wausau (39,063 residents) than in Marshfield (19,186): \$128 vs. \$261, respectively.

As well as having the most debt per capita, these mid-sized municipalities were also among those with the fastest growing debt levels. On average, per capita debt

Figure 7:
Total Debt Leveling, Growing Relative to Property Values
City/Village G.O. Debt, Total (\$ billions) and % of Property Values

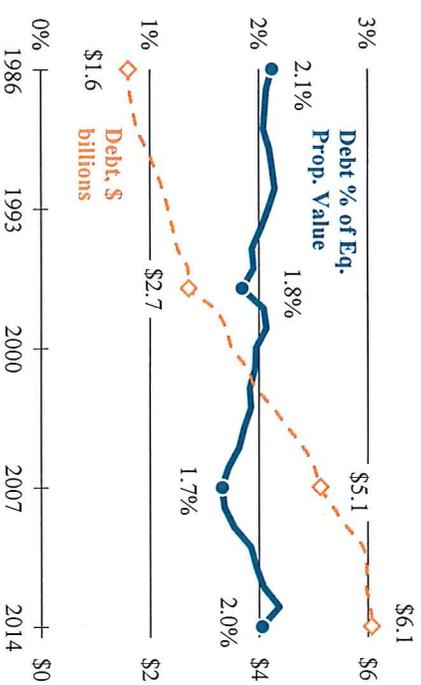
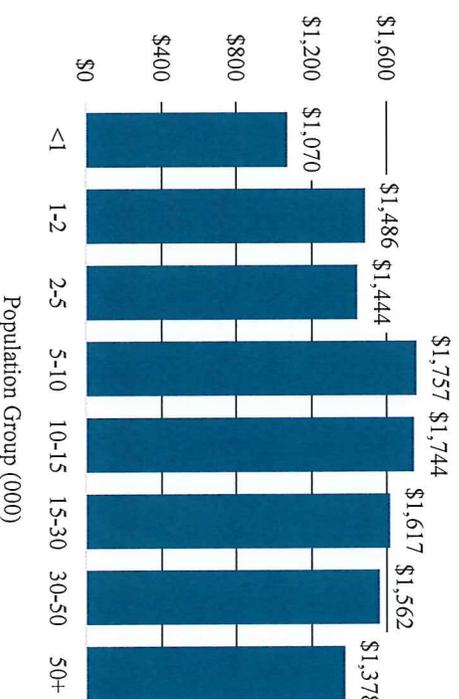


Figure 8: Debt Levels Vary by Population
Per Capita Debt, 2014



► **In 2015, 68% of city and village streets were rated “good” or better. However, this percentage topped 70% in each year during 2009-11.**

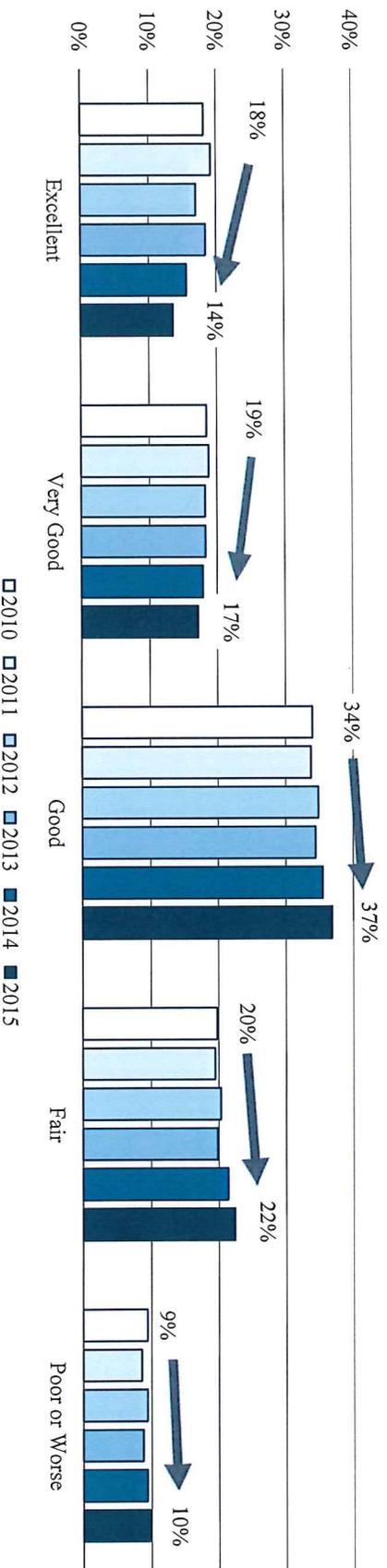


Figure 9: Changing Municipal Street Conditions
% of City and Village Streets in Various Conditions, 2010-15

rose 9.3% among municipalities with 10,000-15,000 residents. They were surpassed only by the 30,000-50,000 group (10.5%). Per capita debt declined in the state’s largest cities, as well as in municipalities with 2,000-5,000 residents.

Street Quality

Previous discussions have focused on municipal finances: stagnant revenues, shifting spending priorities, and a recent slowdown in borrowing. While finances are related to service levels, concrete conclusions about service provision cannot be drawn from these figures. In fact, data on municipal services are nearly nonexistent.

Street quality is the exception. The Wisconsin Department of Transportation (DOT) collects from cities and villages information on the quality of their streets. Pavement is rated on a scale of one through 10 (see box on page 11).

“Good” or Better. In 2015, 68% of city and village streets were rated “good” or better. In other words, more than two-thirds needed little repair; at most, they required some crack filling or possibly a sealcoat.

This percentage has been trending lower in recent years. It topped 70% in each year during 2010-13 (72% in 2011), before falling to 69% in 2014 and 68% in 2015.

Figure 9 provides more detail on the shift. The percentage of streets in the top two categories (“excellent” and “very good”) declined during this period, while the

percentage rated “good” rose. Without regular upkeep, new streets begin to show wear over time, and their condition will fall from “excellent” to “very good” and then to “good.”

“Fair” or *Worse*. Obviously, with a declining percentage of streets rated good or better, the percentage rated “fair” or worse rose from 29% in 2009 to 32% in 2015. As the gray box shows, there are two grades of “fair,” with recommendations for the lower one requiring some type of structural overlay.

The costs of repairing streets grows significantly as maintenance is delayed. As the box on page nine shows, the average per mile cost of resurfacing is \$606,000. That cost doubles if a major reconditioning is required, and it more than quadruples if a street needs to be reconstructed.

By Population Group. As a group, Wisconsin’s 12 largest cities—those with more than 50,000 residents—had the smallest percentage of streets rated in one

► The costs of repairing streets grows significantly as maintenance is delayed.

Wisconsin Road Pavement Ratings	
10 Excellent	New Construction
9 Excellent	Recent overlay; like new
8 Very Good	Recent sealcoat or new cold mix; little or no maintenance required
7 Good	First signs of aging; maintain with routine crack filling.
6 Good	Shows signs of aging; sound structural condition; could extend life with sealcoat
5 Fair	Surface aging; sound structural condition; needs sealcoat or thin (less than 2”) non-structural overlay.
4 Fair	Significant aging and first signs of need for strengthening. Would benefit from structural overlay (2” or more).
3 Poor	Needs patching and repair prior to major overlay; milling and removal of deterioration extends life of overlay.
2 Very Poor	Severe deterioration; needs reconstruction with extensive base repair; pulverization of old pavement is effective.
1 Failed	Failed; needs total reconstruction.

Per Mile Cost Estimates for Road Repair	
Wisconsin Department of Transportation	
Resurfacing	\$606,000
Rehabilitating the surface of a pavement to provide a smoother ride and extend the pavement’s structural life. This can also include pavement widening and/or shoulder paving to improve safety and reduce shoulder maintenance costs.	
Reconditioning	Minor \$657,000; Major \$1,233,000
Resurfacing and improving an isolated grade, curve or intersection.	
Pavement replacement	\$917,000
The highest type of “resurfacing” whereby the existing pavement structure is replaced with a new one. This does not include widening of the roadway.	
Reconstruction	\$2,649,000
Total rebuilding of the highway to provide a safer facility, to improve geometrics (i.e., longer passing and stopping sight distances, broader turning radii, additional lanes at intersections) and increased traffic-handling capabilities. Other benefits include a smoother ride, reduced travel time and lower maintenance costs.	

► **The greatest deterioration in street conditions during 2010-15 was in the largest municipalities, other than Milwaukee.**

Table 2: Street Quality Varies by Population
% of Streets “Good” or Better, “Poor” or Worse

Population	Good or Better		Poor or Worse	
	2010	2015	2010	2015
<1,000	69.8%	67.0%	9.8%	11.1%
1,000-2,000	72.8	70.3	8.8	8.6
2,000-5,000	75.1	71.1	7.5	8.5
5,000-10,000	75.5	72.7	8.7	8.5
10,000-15,000	71.1	71.5	7.8	9.0
15,000-30,000	69.9	66.0	11.2	11.2
30,000-50,000	70.3	65.9	8.7	9.4
>50,000	66.2	63.1	10.6	10.7
Ex: Milw.	69.8	64.8	7.6	8.8

of the top three categories in 2015: 63%. That percentage rises to 65% if Milwaukee is excluded, but remains the lowest among eight groups studied. However, these municipalities had that largest share of streets rated in one of the top two categories (34%, or 36% excluding Milwaukee). Thus, more than one-third of their streets needed little short-term maintenance in 2015.

At the other end of the spectrum, more than 70% of streets were rated good or better in each of four population groups: 1,000-2,000; 2,000-5,000; 5,000-10,000; and 10,000-15,000 (see Table 2, page 9). In each, less than 9% of streets were rated poor or lower; the average among all cities and villages was 10%.

The greatest deterioration in street conditions during 2010-15 was in the largest municipalities, excluding Milwaukee. There, the percentage of streets rated good or better fell five percentage points from 70% in 2010 to 65% in 2015. If Milwaukee is included, the decline is three points from 66% to 63%.

The next most populous group also had a significant shift in road quality; the 30,000-50,000 cohort saw a 4.4 percentage point decline in streets in good condition or better. With the exception of the 2,000-5,000 group, municipalities with populations under 10,000 experienced smaller declines. Streets improved slightly in the 10,000-15,000 group.

Economic Development

In addition to managing day-to-day operations, city and village officials also focus attention on growth—either new residential developments, business developments, or both.

Development adds to a municipality’s tax base, but also increases demand for some services. As mentioned earlier, since 2006 municipal levies are limited by net new construction, thereby limiting revenues.

Net New Construction. New construction in Wisconsin cities and villages is finally rebounding after several years of decline. It totaled

\$4.1 billion in 2014, the most since 2008 (\$4.4 billion). The real estate recession during 2008-11 took its toll on development: In 2011, new construction in cities and villages totaled just \$2.2 billion, or a little more than a quarter of the \$7.8 billion in 2005.

In 2014, new construction added 1.4% to the total city and village property tax base (see dashed orange line in Figure 10). That percentage was higher than the prior five years, and matched the 2008 gain. However, it was less than half the 2005 increase (2.9%) and significantly less than the 2006 increase (2.6%).

Because much of the new building occurred in more populous municipalities, this average significantly overstates development in many cities and villages. In 2014, the median property value increase (half municipalities lower, half higher) from new construction was 0.7% (see blue line in Figure 10). The median has been below 1.0% since 2009.

By Population. This pattern becomes clear when changes are examined by population group. Among municipalities with fewer than 1,000 residents, the median gain from new construction was just 0.3% in 2014. In fact, more than three-fourths of these communities had new construction percentages below 1%. For cities and villages with populations less than 5,000, the pattern is similar: median growth was 0.8% or less.

Communities with the fastest rates of new construction had populations between 15,000 and 30,000 (1.3%), followed closely by the two groups with populations between 5,000 and 15,000.

By Property Class. New commercial projects have comprised the majority of new development over the past several years. Overall, commercial properties account for about 27% of total value in cities and villages—residential property is 65% and manufacturing less than 4%. However, the value of new commercial projects accounted for 54% of all projects in 2014, 53% in 2013, and just over 50% in 2012. New manufacturing projects averaged about 10% of the total during 2012-14. The value of new residential projects averaged less than 40% of all new construction.

Summary

Data from the previous sections show tightening municipal budgets. Revenue growth has slowed and benefit savings have not fully compensated. At the same

► **In 2014, the median property value increase from new construction was 0.7%. The median has been below 1.0% since 2009.**

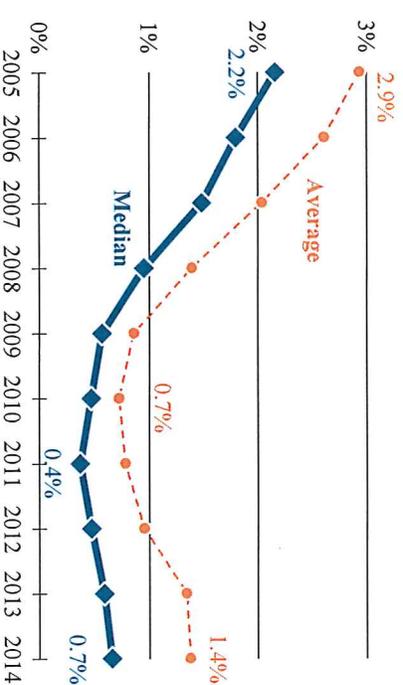


Figure 10: New Construction Rebounding
% Chg. in Equal Property Values Due to New Construction, 2008-14

► **Municipal officials were surveyed on financial health, services, staffing, employee turnover, and other topics.**



time, debt service has risen to more than 20% of spending. Cities and villages have adjusted their spending priorities, continuing to fund police and fire and retrenching in other areas, including general government.

Declining street conditions reflect recent retrenchment in that area. That said, almost two-thirds of municipal streets are in good condition. Finally, economic development appears to be isolated in larger communities. In more than half of cities and villages with fewer than 5,000 residents, growth due to new construction has been less than 1% in every year since 2009.

5. SURVEY RESULTS

WISTAX researchers developed a survey to delve deeper into municipal fiscal health, focusing on 2015. LWM emailed the survey to 497 municipal officials, with three follow-ups to maximize response rate. A total of 148 (30%) municipal officials responded to the survey.

In addition to overall results, responses are also reported by population. The group of populous cities and villages (54 municipalities with 15,000 residents or more) are home to 2.68 million people, or 65% of the city/village population. Forty surveys (74%) were returned from this group. A total of 108 surveys (20%) were returned from smaller communities. The difference in response rates would be expected since small municipalities have limited or no full-time staff.

Questions were asked about the municipality's financial health, services it provides, staffing levels, and employee turnover. Municipal officials were also queried about how public perceptions of public services have changed. Two questions focused on public service—the number of citizens running for city council or village board, and how that number has changed. Finally, officials were asked about how local economic conditions have changed over the past year and over five years.

Financial Health

Among the most interesting results of the survey were perceptions of current fiscal health. Local officials were asked to compare financial health in 2015 with 2014 and with 2010. Since Act 10 was enacted to provide local governments more fiscal flexibility in terms of benefit costs, questions were also asked about changes in health insurance costs and employee cost-sharing of insurance.

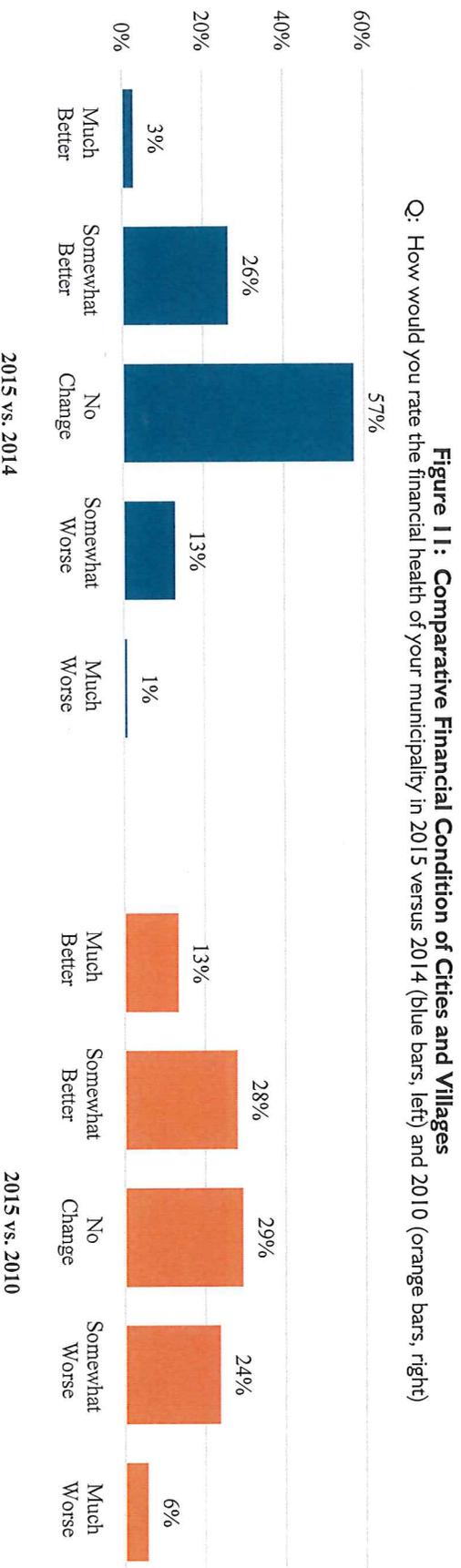
Two patterns emerge. First, when thinking about both one- and five-year changes in financial health, more respondents reported that their municipality was in better shape (“somewhat better” or “much better”) than worse (somewhat worse or much worse). Second, officials from small municipalities were less upbeat about finances than were those from more populous ones.

One-Year Changes. Just under 60% of respondents said the financial health of their city/village in 2015 was about the same as in 2014 (see blue bars in Figure 11). An additional 29% said financial health had improved over the year, while 14% said it deteriorated.

One way to simplify these results is to examine the net percentage of officials saying their finances had improved; in other words, subtract the percentage reporting worse financials from the percentage reporting improvement. This percentage is +15% (29%-14%) for one-year changes.

There is a clear difference between perceived financial health of large (15,000 residents or more) and small (fewer than 15,000 residents) communities. Among officials from the populous group, 45% believed finances had improved, while only 3% reported a decline (+42% net improvement). In the less-populated group, only 23% reported an improvement, while 18% said fiscal conditions were worse (+5%).

► **Just under 60% of municipal officials said the financial health of their city or village in 2015 was about the same as in 2014.**



► **Over the past five years, municipalities have increased cost sharing of health insurance. In 2015, nearly 60% of municipalities required sharing of at least 10% of premiums.**



Five-Year Changes. While 57% of respondents said financial conditions were unchanged from 2014, only 29% reported no change from 2010 (see orange bars in Figure 11, page 11). More (41%) reported better financial conditions than worse ones (30%), for a +11% net improvement.

Again, officials in populous communities were more upbeat with 45% reporting better conditions and 21% reported worse (+24%). This gap was reduced in small cities and villages: 40% said conditions had improved while 32% said they had worsened (+8%).

The survey also asked respondents to cite reasons for changing financial conditions. Most often cited were tightened levy limits (32), reduced/stagnant state aids (23), Act 10 (19) and growth (12).

Health Insurance Costs. Beginning in 2012, Wisconsin's Act 10 provided city and village officials with more control over benefits, especially health insurance costs. Municipal officials were first asked about average annual increases in health costs prior to 2011. Among all respondents, 60% said costs were rising 6% or more per year. That percentage was 69% in populous cities and villages and 56% in small ones.

Those percentages flipped when asked about changes in insurance costs in 2015. Among all cities and villages, 62% said costs rose 5% or less in 2015. That percentage was 71% in large and 57% in small communities. Slower growth in health insurance costs positively impacted municipal budgets.

Insurance Cost Sharing. One way local governments can limit insurance costs is to require greater employee cost-sharing. About 46% of respondents reported employees paying 5% or less of the total premium in 2010, while 23% said employees were contributing 10% or more. Those percentages shifted significantly by 2015: 24% of respondents said current cost sharing was 5% or less, while 57% said it was 10% or more.

Smaller communities were less able to take advantage of increased cost sharing than larger ones since, in 2010, nearly 30% already required sharing of 10% or more. In larger communities, only 9% were then at that level.

Services

The spending changes discussed in section four (page three) show how municipal priorities shifted as revenue growth slowed. However, reduced spending on a

particular service does not necessarily mean the municipality is providing less of it. Local officials may find ways to maintain service levels at less cost.

To assess trends in service levels, municipal officials were asked about changes in public access to municipal facilities—village/city hall, public library, and parks—and whether certain services (mowing, snow plowing, and street repair) were provided more or less frequently in 2015 versus 2014.

Access. In general, there was little change in public access to village/city halls, public libraries, or parks. For each, at least 88% of respondents said there was no change to the number of hours these buildings or parks were open (see Table 3). A small percentage increased access: 7% for village/city hall, 9% for public library, and 5% for parks. One municipality reported a slight decrease in village/city hall hours, and two reported fewer library hours.

Service Frequency/Response Times. Local officials were also asked if they were mowing, plowing snow, and repairing streets more or less frequently in 2015 than in 2014. For each of the first two services, at least 87% reported no change over the year (see Table 4). Among those with a change, most were providing less of the service rather than more (a net -3%). The difference was more striking with snow plowing, with 11% plowing less and 1% more (net -10%).

Many municipalities changed the frequency of street repair. Only 63% reported no change over the year in this service. However, 24% reported doing street repairs less frequently, while less than 13% were doing them more often (net -11%).

This was one service area where large municipalities differed from small ones. Among the populous ones, 21% were repairing streets less often and 16% more often (net -5%). Among the less populous, 26% were repairing less and just 12% more (-14%).

Municipalities reported little change in police and fire response times. At least 84% of respondents said they were unchanged from 2014. On police response, 10% reported improved times, while 5% said they were somewhat slower (+5%). On fire response, 13% said times improved, while 3% said they were slower (+10%).

Finally, when asked about bus/transit services, which are generally found only in larger cities, the vast majority of respondents (80%) said service frequency was unchanged from 2014. Increased service was reported by 11% or respondents, nearly matching the 10% reporting service declines.

Table 3: Access to Public Facilities Changed Little

Q. Think about each of the municipal facilities listed below. How does the average number of hours it was open to the public in 2015 compare with the number of hours in 2014?

	> in '15 than '14		Ch.	< in '15 than '14	
	by			by	
	>10%	6%-10%		0%-5%	6%-10%
Hall	147	2%	2%	3%	92%
Library	107	1%	1%	7%	88%
Parks	143	1%	1%	3%	95%

Table 4: Service Frequency

Q. Many municipalities provide services on some kind of regular basis. Some even use rules of thumb to determine how often they provide a service; for example, minimum number of inches before mowing or plowing; maximum response time in minutes; or time between street resurfacing or bus/transit runs. In the past two years has there been a change in how frequently you provide the service?

	More Freq./Faster		No. Ch.	Less Freq./Slower	
	Much More	S.W.* More		Much Less	S.W.* Less
Mowing	142	2%	3%	87%	7%
Plowing	148	0%	1%	88%	10%
Street repair	144	1%	12%	63%	18%
Bus/Transit	65	0%	11%	80%	8%
Police resp.	135	1%	9%	85%	5%
Fire resp.	137	1%	12%	84%	2%

*Somewhat

► **Forty-two percent of respondents said their municipality experienced staffing changes in 2015, with 27% saying they added staff.**

Q. Now, think about the number of paid FTE employees your municipality had in 2015 compared to 2014. How does the number of FTE employees you had in 2015 compare with the number you had in 2014? By what amount was it more or less?

Table 5: Staffing Changes Vary

	N	No change					No < in '15 than '14 by				
		>10%	10%	6%-10%	0%-5%	76%	4%	0%-5%	6%-10%	>10%	2%
Police	124	1%	2%	15%	76%	5	1	0	0	0	
Fire	99	2	1	9	82	5	1	0	0	0	
Parks/rec.	117	0	0	12	82	5	0	1	1	1	
Pub. Wks.	143	1	1	7	80	8	1	1	1	1	
Library	106	1	2	7	83	6	2	0	0	0	
Gen'l	143	1	1	13	76	8	1	1	1	1	
Total	133	2	0	25	58	12	3	1	1	1	

Fees and Charges for Services. As section four showed, revenue growth has been minimal in recent years. Municipal officials were asked if, over the past five years, they increased or decreased fees and charges for recreation programs, transit, water, and sewer.

Most raised some fees or charges during 2010-15, with the largest increases for water and sewer. More than 60% of respondents said 2015 water rates were at least 6% higher than 2010 rates; another 22% reported rate increases of up to 5%. Thus, higher rates were reported in 83% of municipalities.

Similarly, 55% said 2015 sewer rates were at least 6% higher than in 2010, with another 26% reporting smaller increases—81% reported higher rates. Only 17% of municipal officials said sewer rates were unchanged over the five years.

Rate changes for transit (mostly bus) services show similar patterns, but with smaller increases. Among those with public transit, 56% increased rates over the past five years, with 38% raising them 5% or less. No municipality reduced transit rates.

Staffing

As shown on page four, municipalities have saved on staff costs by increasing cost-sharing in both retirement and health insurance, and sometimes by switching health providers. While staff levels may have been reduced in prior years, many cities and villages added staff in 2015. More specifically, municipal officials were asked about staffing of police, fire, parks and recreation, public works, library, and general administration and support.

Forty-two percent of respondents said their municipality experienced staffing changes in 2015, with 27% saying they added staff (see final row of Table 5). Cities and villages were more likely to add police officers (18%) than any employees in other areas. The difference between those adding and those reducing police officers was +10%.

In three other areas, the percentage of municipalities adding staff was at least five points greater than the percentage reducing: firefighters (+6%), parks and recreation (+6%), and general administration or support staff (+5%).

These responses are consistent with responses about financial health. Recall that 29% of respondents thought financial health had improved over the year, while only 14% said it had deteriorated.

Staffing is one area where there were large differences between more- and less-populous communities. Among the former, 47% reported adding staff, while 16% downsized (net +31%). In smaller communities, 16% also downsized, but only 18% added staff, (+2%). In comparing large and small municipalities, large differences in net employee changes were in police (+33% vs. -1%), firefighters (+18% vs. -2%), and general administration/support (+17% vs. +2%).

The pattern was reversed in public library staffing, with 11% of small municipalities adding staff and 4% downsizing (+4%). In the populous cities and villages, only 6% added while 16% downsized (-10%).

Turnover: Employee turnover can be due to layoff, but more often it is due to retirement or job change. Survey results show the most common reason for employees leaving was retirement. Turnover was greater in large municipalities than in small ones.

Of all cities and villages, 37% reported turnover of more than 10% over the past two years, and that percentage was consistent in both small and large communities (see Figure 12, right bars). Another one in five reported turnover of 5% to 10%. However, 42% of large cities and villages reported turnover at this level, compared to only 12% for small ones.

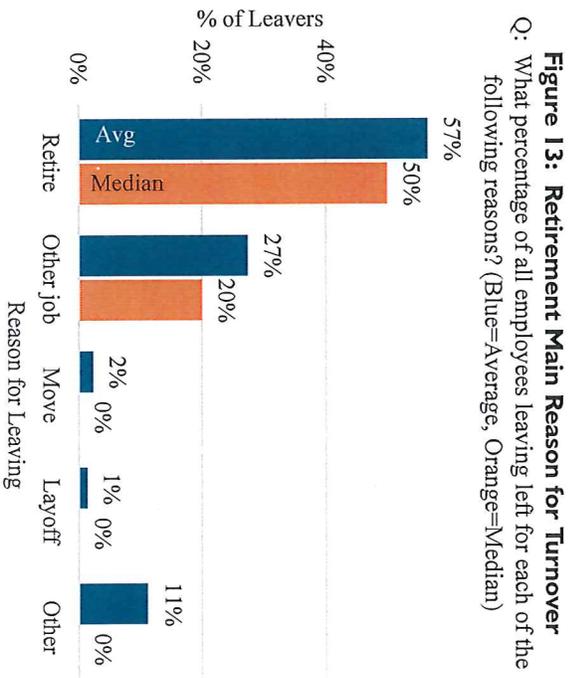
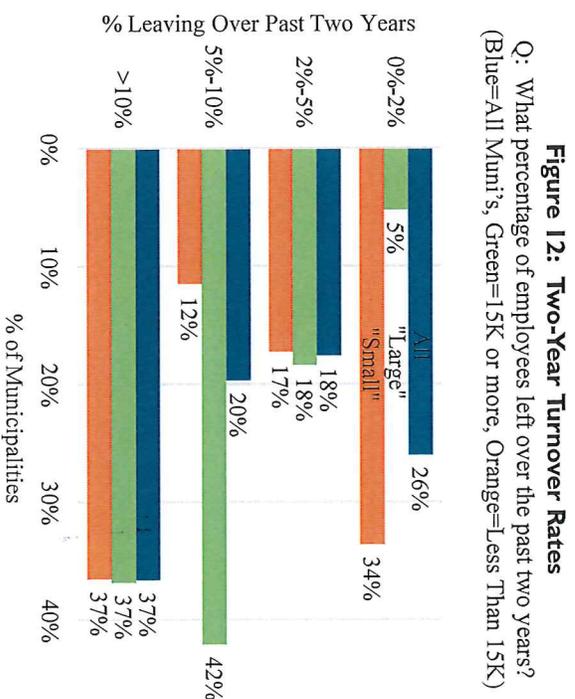
In just over one-third of the small municipalities, turnover was minimal—less than 2%. These small communities often have very few employees, so this is not surprising. Among large cities and villages, only one in 20 had turnover that low.

Officials were asked about the reasons for employees leaving. For example, if a village had 100 employees and 20 left over the prior two years, its turnover rate would be 20%. If 10 of the 20 retired, they would report 50% (10/20) as retirement.

On average (unweighted), municipal officials said 57% of turnover was due to retirement (see Figure 13). The median (half lower, half higher) was 50%. About one in four (27%) took a job elsewhere (median was 20%). Family moves and layoffs contributed little to staff turnover.

Public Perceptions

Although the survey was designed to elicit information on municipal finances, service provision, and staffing, municipal officials were also asked about public perceptions of city and village services in 2015 compared to 2010.



► **Over the past five years, public perceptions of municipal services improved in four areas: libraries, parks, fire, and police.**

Table 6: Public Perceptions of Local Government and Taxes

Q. Municipal resident, voters, and taxpayers are familiar with local government taxes and services because they can “see and touch” them. They sometimes communicate their feelings to city and village officials. How did resident attitudes in 2015 compare to five years ago?

	N	NA	Favorable		Ch.	No	
			Much More	S.W. More		S.W. less	Much less
Parks	143	5%	8%	29%	48%	9%	1%
Snow	142	4	2	16	68	9	1
Streets	145	4	4	23	43	19	6
Transit	107	62	1	7	23	5	2
Library	128	18	6	27	45	5	0
Police	141	11	4	25	50	9	1
Fire	142	10	3	22	62	4	0
Prop. Tax	146	1	2	14	51	29	2

Public perceptions improved significantly in four areas over the five years. Officials in 33% of municipalities said perceptions of the local public library improved (see Table 6), while only 5% felt they were less favorable (+28%). The net favorable rating for parks (+27%) was similar. Public perception of fire (+21%) and police (+17%) protection also showed significant gains. While the magnitude of net positive ratings varied, net improvement is found in both large and small communities.

Public perceptions of street maintenance were mixed. While officials in 27% of municipalities thought public perceptions were more favorable in 2015, officials in 25% thought the opposite.

One area where perceptions worsened is property taxes. In 31% of cities and villages, property taxes were viewed less favorably by the public. In 16%, perceptions have improved, for a net -15%. While surveys consistently show the property tax to be Wisconsin’s most disliked tax, recent state action to limit growth in levies appears to have done little to change that view.

Public Engagement

City and village officials were asked about competition for the municipal board and how that competition has changed. Survey results show little interest in running for village board or city council; the situation is particularly worse in small communities.

Among all respondents, just over half reported the average number of candidates for a board seat was one or less. In other words, incumbents often were uncontested or open seats had no candidates. That percentage rises to nearly two-thirds in cities and villages with fewer than 15,000 residents (see Figure 14, page 21). Forty-four percent of municipalities reported an average of between one and two candidates per seat; that figure rises to 74% in large cities and villages. In total, only 4% of respondents reported “vibrant” competition of at least two candidates.

The most commonly cited reasons for the lack of candidates was citizen apathy, lack of time (particularly among younger residents), and satisfaction with current municipal operations.

What is more troubling is that the situation is not improving. Forty-six percent of respondents said the number of candidates has declined over the past five to 10

years, and that percentage did not vary by population: 44% in populous cities and villages and 47% in less populous ones. Only 11% of officials thought the situation was improving somewhat.

Economy

Finally, municipal officials were asked to compare the state of their local economies in 2014 and in 2010. Officials generally believed economic conditions were improving, though small-town officials were less upbeat.

Among all respondents, 53% believed the local economy had improved over the year, while 13% felt it got worse (net +40%). There was, however, a significant difference by population. Among large cities and villages, 82% saw improvement and just 5% felt the economy lagged (+77%). Among small communities, 43% reported improvement and 16% retrenchment (+27%).

In looking back over the past five years, the pattern shifts slightly, and in an unexpected way. In 2010, Wisconsin and the nation were beginning a slow climb out of the “Great Recession.” Since then, statewide economic conditions have improved. Unemployment was nearly 9% then, but under 5% now.

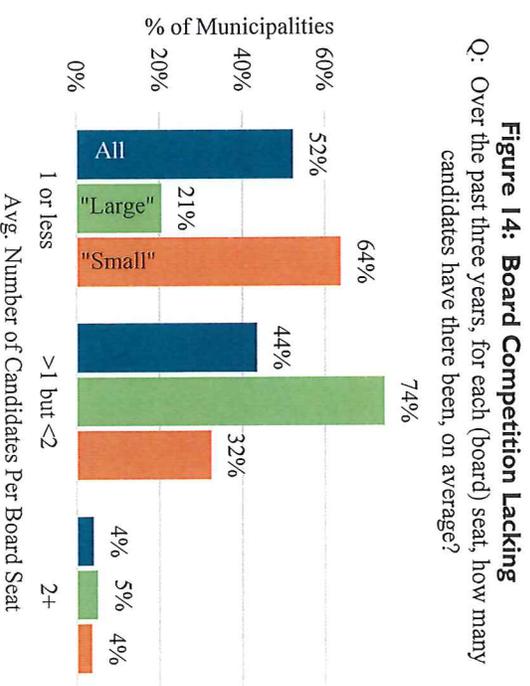
Yet, 24% of respondents from small municipalities and 13% from large ones reported weaker economic conditions in 2015 compared to 2010. If those reporting no change in economic conditions are added, those percentages rise to 57% and 18%, respectively. In other words, officials from more than half of small communities believe their city or village has not benefited from an improving state economy.

For both large and small communities, net improvement percentages fell. Eighty-two percent of large communities reported improved economic conditions, for a net improvement of +69%. Among officials in small communities, 43% cited improved conditions, for a net improvement of just +19%.

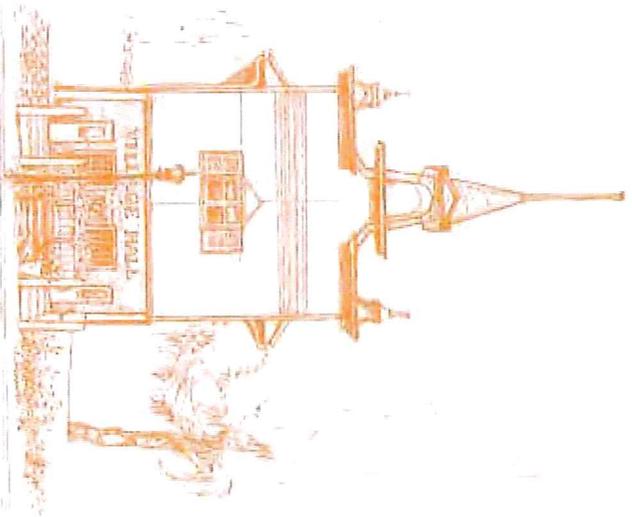
CONCLUSIONS

The information just presented paints a mixed picture of the health of Wisconsin’s cities and villages. For many years, municipal governments have had state aid payments frozen or cut. More recently, tightened property tax limits have put additional strain on local finances. During 2001-14, municipal revenues rose a total of 2.1% while state revenues climbed 8.0%.

► **More than half of survey respondents reported the average number of candidates for a board seat was one or less; i.e., incumbents often were uncontested or open seats had no candidates.**



► ***Compared to their large community counterparts, officials from less populous municipalities reported worse finances, fewer job opportunities, less new development, and little or no competition for board seats.***



Newton famously remarked that “for every action, there is an equal and opposite reaction.” While referring to physical phenomena, his observation is also applicable to Wisconsin state-local finance. Data show that local governments responded in several ways to recent recession and slowing revenue growth. First, many have made choices to try to maintain public protection services. In 2015, more cities and villages added police and fire personnel than cut them. Public perceptions of these services have actually improved in recent years.

One less fortunate area was streets. The share of local revenues devoted to street construction and maintenance declined in 2010-13, before rebounding in 2014. This spending shift was reflected in street conditions. While municipal street conditions are generally good, they have eroded in recent years. Public perception of street conditions was mixed.

While borrowing by cities and villages has slowed in recent years, the debt run-up during 2000-09 is now affecting municipal finances. Debt service costs in 2014 were near record highs; and, at more than 20% of city and village spending, they are crowding out spending on current services.

Despite the fiscal challenges they have faced in recent years, most local officials believe the financial health of their cities and villages has not declined over the past five years. Indeed, 29% believed it improved in 2015 compared to 2014 and 41% believed it was better than in 2010.

The economy continues to be a concern locally and at the state level. More than half of survey respondents believed that local job prospects improved in 2015. Surprisingly, that same percentage believed job prospects were better than five years earlier, when the state was just emerging from recession.

New construction continues to grow, albeit slowly. As a percentage of the value of all property in the state, new construction increased from 0.7% in 2010 to 1.4% in 2014. That was still less than half the rate in 2005 (2.9%).

Finally, one of the most striking findings is the different experiences of large and small municipalities. Compared to their large community counterparts, officials from less populous municipalities reported worse finances, fewer job opportunities, less new development, and little or no competition for board seats. □



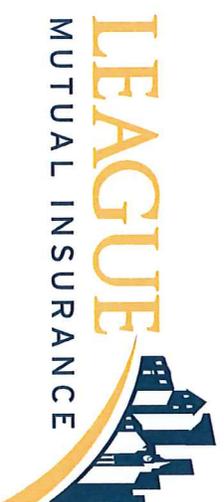
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August 25, 2016

Embargoed until 11:00 a.m.

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Wisconsin's Cities and Villages Weathered Recession, But Challenges Remain

Since the Great Recession, Wisconsin's cities and villages have maintained critical services despite no significant increases in local or state revenue. But challenging times are just around the corner for local road systems, and Wisconsin's smallest communities are still waiting for the economy to recover fully, according to a new report sponsored by the League of Wisconsin Municipalities.

The inaugural edition of "The State of Wisconsin's Cities and Villages" is a combination of data analysis and local government survey information prepared for the League of Wisconsin Municipalities by the Wisconsin Taxpayers Alliance (WISTAX).

The report will be used by Wisconsin's cities and villages to help manage their operations in the future and to inform state policymakers.

"This report is the first annual review of the health of cities and villages statewide. Policymakers at the local level and at the state level will benefit from this ongoing update," said Jerry Deschane, Executive Director, League of Wisconsin Municipalities.

"What is particularly useful and groundbreaking to the public and elected officials about our study for the league is its attempt to go beyond dollars and cents and inputs and outputs to measuring changes in actual service delivery and quality," said WISTAX President Todd A. Berry.

The report's key findings include:

- Wisconsin's local governments have been great stewards of limited tax dollars. From 2011 to 2014, total revenues to cities and villages grew just 2.1%, which when adjusted for inflation represented a real decline in funding. Additionally, cities and villages absorbed a 12.8% cut in state support. This contrasts with state revenues, which grew by more than 8% during the same period.
- Cities and villages managed by focusing on public safety. Despite flat revenues, police and fire response times were unchanged. There were reductions in snow plowing response time; street maintenance was flat; and other non-life-safety city services were cut. Yet local leaders reported high levels of citizen satisfaction with municipal services.
- Maintenance of local roads remains a long-term challenge. While 68% of city and village streets ranked "good," "very good," or "excellent," this percentage has been declining since 2009 while the percentage of "fair," and "poor or worse," has been increasing.



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- Delaying street maintenance projects raises costs exponentially. While basic street resurfacing costs \$606,000 per mile, the cost quadruples if the work is deferred and streets need to be reconstructed.
- Municipal borrowing is a growing concern. The report found that local debt service payments have skyrocketed. Municipal budgets now allocate \$1 of every \$5 to paying off loans for work done in the past. Debt service hovered around 15% between 1986 and 2000. Paying off old debts reduces money available to undertake current street projects and other municipal needs.

Deschane said that Wisconsin's flagship cities are prospering. Milwaukee, Madison, Green Bay and the state's other metropolitan areas are attracting new residents and new investment, and midsize cities and villages, and about half of all small villages are also seeing growth.

However, he warned, about half of the cities and villages under 1,000 population have yet to see any significant new construction or job growth. Aging population and shifts to cities coupled with anemic or non-existent job growth is a major challenge in many rural cities and villages.

"While it's not always obvious, Wisconsin's cities and villages, large and small, are interconnected economically and socially. If one community is not succeeding, it has a negative impact on the others. This report shows that we still have work to do in corners of Wisconsin," Deschane added.

The report is available on line at <http://bit.ly/LeagueStateofCitiesVillages>

The League advocates for Wisconsin's cities and villages, provides legal services to League members and provides training and networking opportunities. The organization was founded in 1898. 597 of the 601 Wisconsin cities and villages are members.

Now celebrating its 85th year, the Wisconsin Taxpayers Alliance is Wisconsin's oldest statewide private, nonpartisan organization dedicated to government research. For more information, please visit the WISTAX website at www.wistax.org.