

**CITY OF PRINCETON
COMMON COUNCIL MEETING
COUNCIL CHAMBERS – 431 W. MAIN STREET
TUESDAY, JANUARY 28, 2014
7:00 PM**

1. **CALL TO ORDER AND ROLL CALL.**
2. **PLEDGE OF ALLEGIANCE.**
3. **APPROVAL OF AGENDA**
4. **APPEARANCES FROM THE PUBLIC**
5. **MAYOR'S REPORT**
 - A. Code of Conduct
6. **ADMINISTRATORS REPORT**
 - A. Budget Comparison
 - B. City Administrators Report – Current and upcoming activities; Municipal Code Update Project
7. **CONSENT CALENDAR**
 - A. Minutes for Approval:
 - i. December 17, 2013 – Council meeting
 - ii. Operators License for approval – Bryant Naparala - new
8. **OFFICERS REPORT**
 - A. Building Inspector report – recent months activities
 - B. Library Director report – recent and upcoming activities
 - C. Police Chief report – recent and upcoming activities
 - D. Zoning Administrators report – recent and upcoming activities
9. **NEW BUSINESS**
 - A. **Sewer Invoice** – Jim Otto, 405 S. Clinton St. – request for consideration on payment of invoice for sewer cleaning
Recommendation: Action on payment of bill as presented
 - B. **Police Department 2013 Budget** inter-account budget adjustment – in squad camera purchase
Recommendation: Action on authorization to utilize combined funds from the Police Department 2013 Budget for camera purchase
 - C. **ATV Rides for Charity** – April 5 and 12, 2014
Recommendation: Listen to presentation as it relates to the ATV Rides and use of City Streets, action as appropriate
 - D. **Public Hearing – WHPC Housing Project** – Issuance of Multifamily Housing Revenue Bonds for property located at 784 W. Main Street – Princeton Meadows Apartments
Recommendation: Hold public hearing, action on request, including:
 1. Approval of PILOT agreement for Real Estate Tax Payment should property request tax exemption.
 2. Adoption of Resolution 2014-01 – A Resolution of the Common Council of the City of Princeton Wisconsin approving the issuance by the Public Finance Authority of Bonds on behalf of WHPC – Southern Bond Pool I, LLC
 - E. **2013 Newsmaker of the Year** Recognition from the Princeton Times – Façade Improvement Grant Program
Recommendation: Acceptance of recognition and award

- F. **Princeton Fire District - New Fire Station Building Project.**
Recommendation: Listen to presentation on Fire Station project, discussion and action as appropriate to potentially include Closed Session pursuant to Wisconsin Section 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 – Industrial Park Land/ Existing Fire Station area.
- G. **Closed Session** - Motion to convene into closed session pursuant to:
(1) Wisconsin Statutes 19.85 (1) (c) for the purpose of considering employment, promotion, compensation or performance evaluation date of any public employee over which the governmental body has jurisdiction or exercises responsibility (Employment Contract for Randy Douglas, Zoning Administrator/Code Enforcement Officer)
(2) Wisconsin Statutes 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 (Industrial Park Land/ Existing Fire Station area)
(3) Wisconsin Statutes Section 19.85 (1) (g) Conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved in (Mobile Mart – Electric Utility Reimbursement)
- H. **Reconvene into Open Session** - Action on any items noted in G.(1) (2) or (3) above

10. COMMUNICATIONS

11. ADJOURN

* The meeting room is accessible to all. Requests from persons with disabilities who need assistance to participate in this meeting should be made to the Administrator's office at 920.295.6612 with as much advance notice as possible. **The City now offers digital audio recording equipment for records purposes. If you have any questions please contact the City Clerk.**

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Budget Comparison
is carried over from
January 14th meeting
packet. as that meeting
was cancelled.

CITY OF PRINCETON

Mayor
Robert Mosolf

531 S Fulton Street · Princeton, Wisconsin 54968
920-295-6612 · Fax: 920-295-3441

City Alderpersons

Dave Bednarek
Patti Garro
Eric Koehn
Victor Magnus
Jasper Kallenbach
Lara Roehl

An equal opportunity/affirmative action employer

City Administrator
Mary Lou Neubauer

COUNCIL REPORT

To: City Mayor, Common Council
From: Mary Lou Neubauer, City Administrator/Clerk/Treasurer
Date: January 28, 2014
RE: Activity Report

Following you will find an overview of some of the areas I have been working on since my last Council report of December 17, 2013 and provide information on upcoming activities. It is my intent to provide Council an overview at each Council meeting.

- Had several follow-up meetings on on-going projects: Fire District discussion with Allen Weckwerth; David Schmidt of Alliant Energy; County Clerk on Election; and County Treasurer on Tax Collection.
- Began working on Codification process, provided sections to individuals for their specific review (Building Inspector, Emergency Government, Fire regulations) etc. Also reviewing the applicable administrative sections for consistency with code sections and city policy along with consideration to Boards and Commissions
- Worked on Flea Market Contract – Proposal sent to the Chamber, meeting forthcoming for finalize document, presented to Council in February
- Tax Collection and end of December balancing and disbursement with other taxing entities complete
- 2014 Budget entry into the Computer system
- Undertaking a more detailed review of specific department/accounting system, budgetary accounts, departmental activities looking forward to upcoming training on Bookkeeper duties due to Phillips departure through Auditors
- Attended Green Lake County Economic Development Corporation Board meeting
- Appointed to the Tri-County Regional Development Board of Directors. TREDC is the City of Princeton's link to state economic development programs and regional funding resources. Attended quarterly meeting in Neshkoro. Also working on two Revolving Loan proposals for Princeton businesses
- Met with Zoning Administrator and property owner on rezoning issue
- Generated Zoning Administrator contract with City Attorney assistance
- Met with downtown business and TREDC/State Reps on downtown business expansion
- Dealt with Ambulance receivable issues, establishment of new bank account, meeting with Dee Evans & Adam Roehl

- **Working on Community Development Investment business grant application to come forward in February**
- **Held first working meeting on Police Union Contract**

UPCOMING

- **Meeting with Green Lake County Visitors Bureau Director 1/27 regarding promotional grant submissions**
- **County-wide election meeting 1/28 (5:00 pm)**
- **Regional Housing Meeting for CDBG Program-Juneau County 1/29 residential loan and grant programs**
- **Auditors will be at City Hall week of February 3-7, 2014**
- **County Land Use Planning meeting Green Lake 2/6 (4:30 pm)**
- **January tax settlement to take place with Green Lake County**

CITY OF PRINCETON
COMMON COUNCIL MEETING AMENDED MINUTES
COUNCIL CHAMBERS – 431 W. MAIN STREET
TUESDAY, DECEMBER 17, 2013
7:00 PM

1. **CALL TO ORDER AND ROLL CALL.** Mayor Mosolf called the meeting to order at 7:00 PM. In attendance were Alderpersons Bednarek, Roehl, Koehn, Magnus, Kallenbach, and Garro, Administrator Neubauer, and Mayor Mosolf.
2. **PLEDGE OF ALLEGIANCE.** The Pledge of Allegiance was recited.
3. **APPROVAL OF AGENDA** Bednarek motioned to approve the agenda, seconded by Garro. Carried 6-0.
4. **APPEARANCES FROM THE PUBLIC** Nothing at this time.
5. **MAYOR'S REPORT**
 - A. **Code of Conduct** Mayor Mosolf gave the reminder to be respectful when others are speaking.
6. **ADMINISTRATORS REPORT**
 - A. **Budget Comparison** Administrator Neubauer stated this was in the packets, the bookkeeper would be here on 12/23/13 for the final time this year and until he is back from being deployed for a year.
 - B. **City Administrators Report – Current and upcoming activities** Administrator Neubauer gave an update on what she had been working on since the last Council Meeting.
7. **CONSENT CALENDAR**
 - A. **Minutes for Approval:**
 - i. November 26, 2013 – Council meeting
 - ii. December 3, 2013 – Council meeting
 - B. **Operators Licenses for Approval**
 - i. Rachel L Flowers (new) Kallenbach motioned to approve the Consent Calendar items, seconded by Bednarek. Carried 6-0.
8. **OFFICERS REPORT**
 - A. **Building Inspector report – recent months activities** This was in the packets.
 - B. **Library Director report (carried over from 12/3/2013) – recent and upcoming activities** Director Clairellyn Sommersmith gave a report of the programs for adults and children at the Library.
9. **NEW BUSINESS**
 - A. **Appointment of Election Workers & Election Chief Inspectors for years 2014 thru 2015.** Recommendation to approve Election Poll Workers and Chief Inspectors as presented. Garro motioned to approve the appointment of Election Workers and Chief Inspectors for 2014-2015 as presented, seconded by Bednarek. Carried 6-0.
 - B. **Appointment of Council representatives to bargaining committee for Police Contract negotiations.** Mayor Mosolf selected Alderpersons Victor Magnus, Dave Bednarek, and Jasper Kallenbach as Council Representatives for the bargaining committee for the Police Contract Negotiations. Dave Bednarek stated he would not have the time to be on the committee. Mayor Mosolf then selected Alderperson Lara Roehl. Garro motioned to approve Mayor Mosolf's appointments of Alderpersons Victor Magnus, Lara Roehl, and Jasper Kallenbach as Council Representatives to the bargaining committee for the Police Contract Negotiations, seconded by Magnus. Carried 6-0.
 - C. **Termination of contract with Joshua Schoemann for consulting services on City Administrator hiring process.** Acceptance of termination contract effective immediately. Magnus motioned to accept the termination of the agreement between Joshua Schoemann and the City of Princeton effective 12/16/2013, seconded by Garro. Carried 6-0.
 - D. **Sewer Rate Review as part of the Compliance Maintenance Report.** Discussion and action on consideration to review a potential sewer rate adjustment in 2014 Magnus motioned to conduct a Sewer Rate Review in 2014, seconded by Roehl. Carried 6-0.

- E Facade Improvement Program Grant Program - Review program guide with updated information for program year 2014. Action on program guidelines as presented (or with modifications) Garro motioned to approve the 2014 Façade Improvement Grant Program with the changes as presented, seconded by Magnus. Carried 6-0

10. COMMUNICATIONS Cheryle Nickel spoke about the Staff Fundraiser for 2013-takin 11 children from 10 families shopping in the City. Alderperson Magnus inquired about the Water Main Break on Harris Street. Alderperson Roehl inquired about the Zoning Administrator's identification to residents when working on issues, and about employees of businesses in the downtown area parking on Pearl Street in front of US Bank and the Post Office and there then being no room for customers to park.

11. ADJOURN Mayor Mosolf adjourned the meeting at 7:55 PM.

January meeting schedule is January 14 and 28th at 7:00 p.m.

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COUNCIL REPORT

To: City Mayor, Common Council
From: Mary Lou Neubauer, City Administrator/Clerk/Treasurer
Date: January 28, 2014
RE: Codification Process

Draft copies of the new code was delivered to City Hall prior to Christmas. The Mayor and Staff has been reviewing the code for conformance with the existing code book but also to implement new rules and regulations into the code as required or as the Council deem appropriate.

Although you may be aware, following is the various Board and Commissions which are in the City:

Plan Commission (project review/zoning issues),
Board of Appeals (variances to the code),
Board of Review (property tax review).
Community Development Authority (development)

All of these Committees are outlined in the Municipal Code as to their duties and functions.

In addition, the City of Princeton has the Finance Committee which I did not find a committee description of duties and responsibilities (to the best of my review to date).

The City also has appointees to the:
Tree/Bird Board. Duties included in the Code book
Library Board. Duties included in the Code Book
Police Discipline Committee. Duties included in the Code Book

Fire District Association. The Association is not outlined in the Code book (to the best of my review to date) and needs to be included. The code book still makes reference to the Princeton Volunteer Fire and Rescue and not the Fire District Association in the Fire section. That portion was forwarded to the Fire Department for review and amendment if required.

Emergency Government Committee. Current Committee representatives are not the personnel indicated in the code book (Code states committee is a Chairperson & 2 members of the Council and our committee consists of the Jole, Roehl, and Kuglin),

The City Council, per our Code is to act as the Board of Health.

As we continue to review the Code book, staff will continue to provide updates to the Council.

This is a very lengthy process as the code book is in a completely different format and numbering system than our current book. Forms or references to citations in other printed material will have to be adjusted as well.

If and Council member wants to take an active roll in the review of any (or all) sections please let me know.

Jan 2014

Municipality No.: 24-271		City of Princeton					
GEC Job No.: 124-271		2013 Building Permit Applications					
Date	Permit #	Class	Address	Owner/Contractor	Est. Cost	Description	Fee
3/1/2013	13-01-24-271	126	229 N THIRD STREET	JEREMY ZIMMERMAN	\$0.00	RE-ROOF Total Month Permit Fees March	\$10.00 \$10.00
4/9/2013	13-02-24-271	438	LOT 2 OF BLOCK 3 FLINT & TREATS ADDITION	COLLIN & NATASHA HILKE	\$10,000.00	GARAGE	\$85.00
4/19/2013	13-03-24-271	120	1214 WEST MAIN STREET	MAGDALENE LEWIS	\$2,000.00	DECK & FENCE	\$35.00
4/19/2013	13-04-24-271	120	640 WEST WATER STREET	RANDY SCHERBARTH	\$1,200.00	DOOR & PORCH Total Month Permit Fees April	\$35.00 \$155.00
5/9/2013	13-05-24-271	128	434 CANAL STREET	ROBERT REICHENBACH	\$250.00	SHED	\$35.00
5/23/2013	13-06-24-271	120	525 S CLINTON ST	HERMAN HANSEN	\$5,000.00	PORCH	\$50.00
5/23/2013	13-07-24-271	126	214 N 3RD STREET	GEOFF STELMACHER	\$6,800.00	RE-ROOF	\$0.00
5/23/2013	13-08-24-271	124	201 W MAIN ST	JESSICA SEDARSKI	\$0.00	POOL	\$35.00
5/28/2013	13-09-24-271	327	102 S FULTON STREET	JILLIANS TWO RESTAURANT	\$0.00	COMMERCIAL REMODEL Total Month Permit Fees May	\$110.00 \$230.00
6/6/2013	13-10-24-271	123	433 N FULTON STREET	ANTHONY DORO	\$100.00	FENCE	\$35.00
6/6/2013	13-11-24-271	434	1237 HARRIS STREET	ERNEST SCHMIDT	\$4,000.00	REMODEL	\$35.00
6/24/2013	13-12-24-271	434	116 W MAIN STREET	LONG PHAM	\$500.00	REMODEL Total Month Permit Fees June	\$35.00 \$105.00
7/22/2013	13-13-24-271	120	118 S 3RD STREET	JOHN VANDERNOORD	\$905.00	DECK	\$35.00
7/25/2013	13-14-24-271	122	119 DOVER STREET	DANIEL HLAVACEK	\$14,800.00	HVAC Total Month Permit Fees July	\$35.00 \$70.00
8/1/2013	13-15-24-271	327	303 FULTON STREET	KWIK TRIP INC	\$20,000.00	REMODEL Total Month Permit Fees August	\$60.00 \$60.00
9/17/2013	13-16-13-191	128	218 N 2ND STREET	RUSSELL C ERDY	\$0.00	SHED	\$35.00
9/24/2013	13-17-24-271	438	217 S CLINTON STREET	MICHAEL SOSINSKY	\$7,800.00	GARAGE Total Month Permit Fees September	\$85.00 \$120.00
10/8/2013	13-18-24-271	131	1114 HARRIS STREET	JOHN BRUDNOWSKI	\$0.00	ELECTRIC	\$35.00
10/8/2013	13-19-24-271	434	628 FARMER STREET	LEONARD WIELGOSH	\$6,000.00	REMODEL	\$35.00
10/22/2013	13-20-24-271	131	136 N FARMER STREET	PRINCETON AM. LEGION	\$0.00	ELECTRIC Total Month Permit Fees October	\$35.00 \$105.00
						Total Permit Fees YTD	\$855.00

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City Administrator
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COUNCIL REPORT

To: City Mayor, Common Council
From: Mary Lou Neubauer, City Administrator/Clerk/Treasurer
Date: January 14, 2014
RE: Jim Otto Sewer 405 S. Clinton St

Attached please find a bill and background letter regarding a sewer back-up issue which happened over a year ago at the Jim Otto property. I found that the bill had been presented to Council in February 2013, but the action taken at the Council was “no action taken”.

Upon further conversation with Otto, he indicated he was not informed of the February Council meeting or he would have attended and presented his situation to the Council. Other than the Council minutes, I am unable to find any administrative material on this project and Council should take a specific vote in the affirmative or negative with regard to payment of the bill.

AMENDED
CITY OF PRINCETON
COMMON COUNCIL MEETING MINUTES
COUNCIL CHAMBERS – 431 W. MAIN STREET
TUESDAY, FEBRUARY 12, 2013
7:00 PM

1. **CALL TO ORDER AND ROLL CALL.** Mayor Mosolf called the meeting at 7:04 PM. In attendance were Alderpersons Roehl, Kallenbach, Garro, and Kallas, Administrator Weidl, and Mayor Mosolf. Absent at Roll Call but arrived at 7:10 PM, was Alderperson Magnus. Absent was Alderperson Hardt.
2. **PLEDGE OF ALLEGIANCE.** The Pledge of Allegiance was recited.
3. **APPROVAL OF AGENDA** Garro motioned to approve the agenda, seconded by Kallas. Carried 4-0.
4. **APPEARANCES FROM THE PUBLIC** Nothing at this time.
5. **MAYOR'S REPORT**
 - A. **Code of Conduct** Mayor Mosolf gave a reminder-Basic Respect.
6. **ADMINISTRATORS REPORT**
 - A. **Check Register** Administrator Weidl spoke about the Check Register.
7. **CONSENT CALENDAR**
 - A. **Minutes for Approval:**
 - i. **January, 22, 2013**
 - B. **Operators Licenses**
 - i. **Tammy L. Sura (renewal)**
 - ii. **Jessica A. Baker (new)** Garro motioned to approve the Consent Calendar, seconded by Kallenbach. Carried 4-0.
8. **OFFICER REPORTS**
 - A. **Police Chief**-Police Chief was not present
 - B. **Library Director**- Director report was in Council packets.
9. **NEW BUSINESS**
 - A. **Discussion and/or Action:** 405 S. Clinton – the property owner would like reimbursement for charges related to a sewer repair. The City was never notified of a problem prior to the repair. No action taken.
 - B. **Discussion and/or Action:** Resolution 2013-01 Magnus motioned to approve Resolution 2013-01-Resolution Changing Number of Election Workers, seconded by Kallas. Carried 5-0.
 - C. **Discussion and/or Action:** Withdrawal from Property Insurance Fund. To re-bid insurance, we must formally notify our current provider of intent to withdrawal. Garro motioned to Withdraw from Property Insurance Fund, seconded by Kallenbach. Carried 5-0
10. **COMMUNICATIONS** Cheryle Nickel gave a reminder of the Great Backyard Bird Count from February 15-18, if anyone is interested to Contact City Hall. Alderperson Garro stated she thought Ward 3 was not properly being represented. This topic will be on the next agenda.
11. **CLOSED SESSION**
 - A. **19.85 (1)(c):** Considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility Garro motioned to go into Closed Session pursuant to WI State Statute 19.85 (1)(c): Considering employment, promotion, compensation or performance evaluation data for any public employee over which the governmental body has jurisdiction or exercises responsibility, seconded by Magnus. Carried 5-0.
 - i. **General Laborer** Alderperson Kallas recused himself after acknowledging a conflict of interest and mentioning his potential lawsuit against the City. Garro motioned to post for the Part-Time General Laborer position, seconded by Roehl. Carried 4-0. Roehl motioned to release motion to post for the Part-Time General Laborer position, seconded by Garro. Carried 4-0.
 - ii. **Chief of Police Annual Performance Evaluation schedule** Kallenbach motioned to release part of Closed Session Minutes from the 1/22/13 Council Meeting. Carried 5-0
12. **ADJOURN** Mayor Mosolf adjourned the meeting at approximately 8:15 PM.

Mayor
Bob Mosolf



City Alderpersons
Patti Garro
Eric Koehn
Dave Bednarek
Jasper Kallenbach
Victor Magnus
Lara Roehl

City Administrator
Mary Lou Neubauer

531 S. Fulton Street, PO Box 53, 54968, (920) 295-6612
Where recreation and relaxation come together...

December 30, 2013

Jim Otto
405 South Clinton St.
Princeton WI 54968

Dear Mr. Otto:

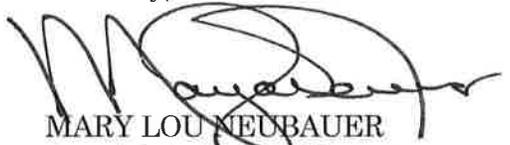
I am in receipt of a Statement from Stahl Plumbing and Heating regarding repair work done on your property on 12/14/2012, and your request for the City of Princeton to pay said invoice.

I have reviewed this situation, and more specifically the Council Meeting minutes of 2/12/2013. Noted under New Business was your request for reimbursement for sewer repairs. The Council minutes from that meeting noted there was no one in attendance to present the request and the discussion resulted in "no action taken". (See copy of minutes attached).

Based on the lack of any affirmative action by the Council, no payment was made. Staff cannot process a payment on a private citizens account which there is not approval granted by the City Council.

Should you have any further questions, please contact me.

Sincerely,


MARY LOU NEUBAUER
City Administrator/Clerk/Treasurer

Statement

Stahl Plumbing and Heating, Inc.

N6270 Depot Road P.O. Box 610
Green Lake, WI 54941-0610
920-294-3532

October 30, 2013

Customer #: 4878

JIM OTTO
405 SOUTH CLINTON
PRINCETON, WI 54968

Amount Due: \$104.88

1-920-896-2226

Pay Contractor

Inv. Date	Due Date	Ref. #	Description	Charges	Credits	Balance
12/14/2012	12/29/2012	4878-14692	REPAIR	91.00		
			Finance Charge	13.88		104.88
					Balance	104.88

IF PAYMENT HAS BEEN SENT PLEASE DISREGARD THIS NOTICE. THANK YOU!

THIS IS OVER A YEAR PAST DUE. THIS
WAS NOT MY PROBLEM WITH THE HOUSE SEWER IT
WAS YOUR AREA. YOU'VE BEEN "CHECKING" ON
ME

ME FOR A YEAR AND NOTHING, SO PLEASE NOT
OUR FAULT, YOU OWE THIS NOT US.

CITY OF PRINCETON

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To: Mayor Robert Mosolf and Princeton City Alderpersons
From: Chief Matthew Bargaquast
Date: 1/10/2014
RE: Replace In Car Video System

Issue:

During the last week of December the in car video system in the 2007 Ford Crown Victoria stopped working. Watch Guard Video systems was contacted and it was determined the hard drive was damaged and the cost of repair was too high.

Solution:

The in car video system we currently have in both squad cars are Watch Guard Digital. We purchased them approximately ten years ago and paid approximately \$5,000 dollars for each unit.

The in car video system automatically turns on as soon as the officer turns the emergency lights on. The video system starts to record all events including two minutes before the traffic stop. The reason it is so important to have a video system in each squad car is it records everything from the time you activate the emergency lights to the time you complete the stop.

If there is an altercation or an arrest during the traffic stop it is recorded. This recording is very important for several reasons. One reason is that the recording can keep officers out of court. If we have an individual who was arrested for a drug or alcohol OWI it provides visual evidence of impairment for the court. If an individual has a high level of drug or alcohol intoxication and it is obvious on the video most defendants decide to not take the case to court and plead guilty.

The recording can also protect the city and arresting officer from unnecessary lawsuits. If an individual files a complaint of wrongdoing by an individual officer the video recording of the incident will tell us exactly what occurred.

Recommendation:

I have done a lot of research on the in car video systems. I have had several demonstrations and sat through webinars from several different vendors and have come to the conclusion Watch Guard gives us the best bang for our buck.

Federal Signal gave me a quote of \$4600, L3 Mobile-Vision gave me a quote of \$5200 and Watch Guard gave me a quote of \$5450. Watch Guard and L3 Mobile-Vision were head and shoulders above Federal Signal. Watch Guard gave multiple discounts due to the fact we are an existing customer. With the discounts Watch Guard gave a final quote of \$4,620. What put it over the top was Watch Guard was the only one that had HD quality video and had high reviews from existing customers.

I have enough money in the 2103 Police Budget to purchase the Watch Guard video system. I will take money out of the Police Health Insurance line to pay for the Video system. The reason we had the left over money was we went from paying a family health insurance plan for Officer Mrstik to a single family plan for officer Hoerig back in May of this year.

If you have any questions please feel free to contact me.

I will be at the City Council meeting on Tuesday January 10, 2014.

Thanks for taking time to review this issue.

CITY OF PRINCETON

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Robert Mosolf

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COUNCIL REPORT

To: City Mayor, Common Council
From: Mary Lou Neubauer, City Administrator/Clerk/Treasurer
Date: January 28, 2014
RE: WHPC Housing Project, Princeton Meadows

The Common Council will be holding a public hearing for the WHPC Housing Project to allow the owners to apply for Multifamily Housing Bonds. The question had been posed to Phil Cosson of Ehlers & Associates (Bond Counsel) and his response is below:

From: Phil Cosson [mailto:PCosson@ehlers-inc.com]
Sent: Thursday, November 14, 2013 1:09 PM

I just got off a call with Phil Letendre from PFA and am comfortable with what is being proposed. Here are some of the particulars of what he shared with me:

- 1) WHPC who is to create a separate 501c which will allow them to finance the 12 properties together through tax-exempt financing;
- 2) The properties which include projects in Randolph, Waupun, Delavan, Walworth, Racine, Portage, and Monticello are all subsidized housing projects (some Section 8) that will remain as such;
- 3) There will be no change to the tenant status and will remain as taxable properties;
- 4) The benefit to the borrower which is WHPC is that through a tax-exempt borrowing executed by PFA they can obtain a lower interest loan which will help stabilize each of the properties;
- 5) There is no impact to the Municipality, since all costs including notices, will be paid through the financing, so if the City incurs any costs they will be reimbursed.

Again, this is very similar to when a community issues Industrial Revenue Bonds (IRB) on behalf of a local industry, in that case like this there is no financial impact to the municipality.

However, with the above statement provided, I also looked into the potential for the apartment complex to file for a tax exempt status. This would be tax exempt from property taxes and could put a significant burden on the City of Princeton as there would be the potential of losing over \$6200 in tax dollars annually if the unit filed tax exempt status.

Following discussion with Attorney Wurtz the PILOT agreement was generated. Should the property not request a change in their real estate tax status, there would be no change. The PILOT agreement would only be activated should a tax exemption request come forward. Agreement states a payment of \$6250 would be due.

COOPERATION AGREEMENT

This Agreement is entered into this ____ day of January, 2014, by and between Wisconsin Housing Preservation Corp., ("WHPC") and the City of Princeton (the "City").

In consideration of the mutual covenants hereinafter set forth, the parties hereto do agree as follows:

1. DEFINITIONS

a. The term "Project," defined as Princeton Meadows Apartments, shall mean the properties located at 794 West Main Street more specifically described in Exhibit A, attached hereto.

b. The term "Taxing Body" shall mean the State of Wisconsin (the "State") or any political subdivision or taxing unit thereof in which the Project is situated and which would have the authority to assess or levy real or personal property taxes or to certify such taxes to a taxing body or public officer to be levied for its use and benefit with respect to the Project.

2. EFFECTIVE DATE

WHPC covenants and agrees that it will rent or lease the dwelling units within the Project to persons of low and moderate income. This Agreement is effective as of **January 28, 2014**.

3. AGREEMENT TO MAKE PILOT

The City and WHPC acknowledges that the "project" referenced herein is currently fully taxed as a commercial property and does not qualify as tax exempt. The parties however acknowledge that circumstances may change in the future and if an exemption from all real and personal property taxes was granted to WHPC, the parties agree that a PILOT Payment should be instituted concurrent with the grant of tax exempt status.

4. CITY SERVICES

The City would agree to furnish governmental services and benefits to WHPC and the Project of the same type and to the same extent as are furnished from time to time, without cost or charge (except by means of property tax), to commercial, multi-unit residential dwellings and inhabitants of the City. WHPC understands that it may be subject to special assessments or special charges charged by the City in the same manner that such special assessments and special charges are charged for similar services and or undertakings to commercial, multi-unit residential dwellings in the City.

5. PILOT PAYMENTS

a. PILOT Amount. In recognition of those services and benefits covered in this Agreement, WHPC would agree to pay the City an annual PILOT for the Project for a five (5) year period in the amount of \$6,250.00 per year provided that WHPC continues to own the Project. The parties agree to review the pilot payment at the end of the five (5) year period.

b. Payment Due Date. PILOT payments, if activated hereunder, shall be due and payable (i) in full on or before January 31 of the year following the tax year for which the PILOT was calculated, or (ii) if WHPC elects to pay in installments, according to the following schedule: one-half of the PILOT by January 31, and the remaining one-half by June 30, where January and June are in the year following the year for which the PILOT was calculated then WHPC shall be deemed to have elected to pay the PILOT in installments by making payments according to the schedule hereunder.

c. Use of Payment. The City would have the right to use and expend PILOT payments hereunder in such manner and for such purposes, as the City desires.

d. Voluntary PILOTs: Waiver. WHPC would be bound to make the PILOT payments if activated and be required hereunder only to the extent that monies are obtainable from HUD for such purposes. WHPC would have a good faith duty to take affirmative steps to satisfy its PILOT obligations hereunder by making timely and adequate requests to HUD to fund the PILOT. If, despite WHPC's good faith efforts, WHPC is not able to obtain funding from HUD to pay all of a particular PILOT, WHPC shall endeavor to obtain funding from HUD to make partial payments of the PILOT to the extent reasonably possible. No lien shall attach to the Project in the event of non-payment or partial payment.

If WHPC meets its good faith duties under the terms of this Agreement, the City shall not take and hereby waives any enforcement of collection action against WHPC. WHPC hereby waives its right to bring any action, based solely on this Agreement, against the City for any City breach hereunder, it being the intent of the parties that this Agreement not confer upon WHPC special rights not otherwise available to citizens or the public.

6. TERM

This Agreement if activated shall terminate if any of the following events occur and will terminate on January 1st of the year following the terminating event:

a. The City determines that the Project no longer legally qualifies for property tax exemption.

b. Enactment by the State of a mandatory payment for municipal services by owners of property exempt from the general property tax or similarly situated owners of exempt property.

c. Repeal by the State of the property tax exemption for the Project and other similarly situated property.

d. Upon a determination by WHPC that continuation of the Agreement is not in the best interests of WHPC, and after 30 days written notice to the City of such determination, and the City of Princeton acceptance of the request through Council action.

7. INSPECTION AND DOCUMENTS

WHPC agrees to cooperate with the City (including, but not limited to, the City Assessor's Office, the City Attorney's Office, and the City Administrator) with respect to this Agreement by allowing inspections of the Property, upon reasonable written requests of the City, and of such documents that WHPC and City may reasonably agree are relevant to an exemption determination.

8. AMENDMENT

The City and WHPC expressly reserve the right to modify and amend this Agreement from time to time as they shall mutually agree in writing executed by the parties.

9. SEVERABILITY; GOVERNING LAW

If any provision hereof is held by a court of competent jurisdiction to be invalid, the remainder of this Agreement and/or the application of this Agreement to any other circumstance shall not be affected thereby. The parties intend that the laws of the State shall be the governing laws with respect to this Agreement.

10. AUTHORITY

WHPC represents and warrants to the City that its officers executing this Agreement have been duly authorized to so execute and to cause WHPC to enter this Agreement. The City represents and warrants to WHPC that the undersigned City officials are duly authorized to execute and to enter into this Agreement.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by duly authorized officers as of the date and year first written above.

OWNER: WISCONSIN HOUSING PRESERVATION CORP.

By: _____

By: _____

CITY: CITY OF PRINCETON

By: _____
Robert Moslof, Mayor

Attest: _____
Mary Lou Neubauer, City Administrator

Parcel 8 – PRINCETON MEADOWS

Parcel I

That part of the Northwest 1/4 of the Southeast 1/4 of Section 24, Township 16 North, Range 11 East, City of Princeton, Green Lake County, Wisconsin, described as follows: Commencing at the Southwest corner of Block 9 of Flint and Treat's Addition to the City of Princeton; thence South 76°17'07" East along the North line of Main Street, 158.67 feet to the point of beginning; thence North 13°36'00" East, 115.50 feet; thence South 76°50'48" East, 1.33 feet; thence North 13°36'00" East, 319.51 feet; thence South 53°33'21" East along a meander line of the Fox River, 271.90 feet; thence South 01°15'59" West along a meander line of the Fox River, 337.91 feet; thence North 76°17'07" West along the North line of Main Street, 324.08 feet to the point of beginning, Including those lands lying between the above described meander lines, the waters edge of the Fox River, the North line of Main Street, and the Easterly line of Flint and Treat's Addition.

Excepting therefrom that portion of the subject premises lying within the limits of West Main Street and State Highway 23.

Tax Parcel Number: 271-00398-0000

Parcel II

The East 105 feet 4 inches of Lots 1, 3, 4, 5 and 6; Block 9 of Flint and Treat's Addition to the City of Princeton, Green Lake County, Wisconsin. The East 105 feet 4 inches of the South 3/4 of Lot 2, and the East 104 feet of the North 1/4 of Lot 2; Block 9 of Flint and Treat's Addition to the City of Princeton, Green Lake County, Wisconsin. The East 104 feet of the South 109 feet of Lot 7, Block 9 of Flint and Treat's Addition to the City of Princeton, Green Lake County, Wisconsin.

Excepting therefrom that portion of the subject premises lying within the limits of West Main Street and State Highway 23.

Tax Parcel Number: 271-00696-0000

RESOLUTION #2014-01

**A RESOLUTION OF THE COMMON COUNCIL
THE CITY OF PRINCETON, WISCONSIN
APPROVING THE ISSUANCE BY
THE PUBLIC FINANCE AUTHORITY OF BONDS
ON BEHALF OF WHPC-SOUTHERN BOND POOL I, LLC**

WHEREAS, WHPC-Southern Bond Pool I, LLC (the “Borrower”), has requested that the Public Finance Authority (the “Authority”) issue bonds (the “Bonds”) in an amount not to exceed \$36,000,000, a portion of which, in the approximate amount of \$1,069,000, will be used to finance the costs of the acquisition, renovation and equipping of residential rental facilities for individuals and families of low and moderate income including a 24-unit facility known as Princeton Meadows Apartments, located at 794 West Main Street, Princeton, Wisconsin 54968 (the “Project”); and

WHEREAS, the Project will initially be owned and operated by the Borrower; and

WHEREAS, the Bonds or a portion thereof will be “private activity bonds” for purposes of the Internal Revenue Code of 1986 (the “Code”); and

WHEREAS, pursuant to Section 147(f) of the Code, prior to their issuance, private activity bonds are required to be approved by the “applicable elected representative” of a governmental unit having jurisdiction over the entire area in which any facility financed by such bonds is to be located, after a public hearing held following reasonable public notice; and

WHEREAS, the members of this Common Council (the “Governing Body”) of the City of Princeton, Wisconsin (the “City”) are the applicable elected representatives of the City; and

WHEREAS, the Borrower has requested that the Governing Body approve the financing of the Project and the issuance of the Bonds in order to satisfy the public approval requirement of Section 147(f) of the Code and the requirements of Section 4 of the Amended and Restated Joint Exercise of Powers Agreement Relating to the Public Finance Authority, dated as of September 28, 2010 (the “Joint Exercise Agreement”) and Section 66.0304(11)(a) of the Wisconsin Statutes; and

WHEREAS, pursuant to Section 147(f) of the Code, the Governing Body or its designee has, following notice duly given in the form attached hereto as Exhibit A (the “TEFRA Notice”), held a public hearing regarding the financing of the Project and the issuance of the Bonds, and now desires to approve the financing and the issuance of the Bonds; and

NOW, THEREFORE, BE IT RESOLVED BY THE ABOVE-NAMED GOVERNING BODY AS FOLLOWS:

Section 1. The above recitals are true and correct.

Section 2. The form and publication of the TEFRA Notice is approved.

Section 3. The Governing Body hereby approves the issuance of the Bonds by the Authority for financing the Project. It is the purpose and intent of the Governing Body that this resolution constitute approval of the issuance of the Bonds by the applicable elected representative of the governmental unit having jurisdiction over the

area in which the Project is located, in accordance with Section 147(f) of the Code and Section 66.0304(11)(a) of the Wisconsin Statutes and Section 4 of the Joint Exercise Agreement.

Section 4. The officers of the City are hereby authorized and directed, jointly and severally, to do any and all things and to execute and deliver any and all documents that they deem necessary or advisable in order to carry out, give effect to and comply with the terms and intent of this resolution and the financing approved hereby.

Section 5. The approval of the issuance of the bonds does not constitute an endorsement to a prospective purchaser of the Bonds of the creditworthiness of the Project or the Borrower. THE BONDS DO NOT CONSTITUTE A DEBT OF THE STATE OF WISCONSIN OR ANY POLITICAL SUBDIVISION OR ANY AGENCY THEREOF, INCLUDING THE CITY OF PRINCETON, OR A PLEDGE OF THE FAITH AND CREDIT OF THE STATE OF WISCONSIN OR ANY POLITICAL SUBDIVISION OR ANY SUCH AGENCY, INCLUDING THE CITY OF PRINCETON.

ADOPTED by the _____ of the City at a regular meeting of said body held on the _____ day of _____, 2014, by a majority vote:

_____ AYES

_____ NAYS

_____ ABSENT

ROBERT MOSOLF
Mayor

ATTEST: _____
MARY LOU NEUBAUER
City Administrator/Clerk/Treasurer

APPROVED AS TO FORM:

LUDWIG WURTZ
City Attorney

Mayor
Bob Mosolf



City Alderpersons
Patti Garro
Eric Koehn
Dave Bednarek
Jasper Kallenbach
Victor Magnus
Lara Roehl

City Administrator
Mary Lou Neubauer

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January 13, 2014

TO: WHPC Housing Project Coordinators: Dan Kroetz, Acquisition Manager, Cardinal Capital Management; Phil Letendre, Project Manager, Public Finance Authority

The City of Princeton is scheduled to assist you with your financing package at our January 28, 2014 Council meeting.

As you have previously provided, the purpose of your request is to allow the issuance tax exempt bonds for public benefit for the Princeton Meadows Housing Project. As provided, and according to the TEFRA process, the legislative body conducts a public hearing providing members of the community the opportunity to speak on behalf of or against the nature and location of the proposed project to be financed with tax-exempt bonds. Notice of such hearing has been published in our local paper.

As the City of Princeton is being asked to adopt a resolution approving the issuance of tax-exempt bonds for the purpose of providing a favorable financing opportunity to the owners of the property, the City of Princeton will be requesting WHPC Princeton Meadows LLC, (noted as current owner, along with future owners or assigns) to enter into a PILOT agreement with the City should the project subsequently submit a request to attain a tax exempt status.

I have attached a copy of the PILOT agreement for your review. This document will also be at the January 28th City Council meeting as part of the consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Mary Lou Neubauer".

Mary Lou Neubauer

City Administrator/Clerk/Treasurer

RESOLUTION #2014-01

**A RESOLUTION OF THE COMMON COUNCIL
THE CITY OF PRINCETON, WISCONSIN
APPROVING THE ISSUANCE BY
THE PUBLIC FINANCE AUTHORITY OF BONDS
ON BEHALF OF WHPC-SOUTHERN BOND POOL I, LLC**

WHEREAS, WHPC-Southern Bond Pool I, LLC (the “Borrower”), has requested that the Public Finance Authority (the “Authority”) issue bonds (the “Bonds”) in an amount not to exceed \$36,000,000, a portion of which, in the approximate amount of \$1,069,000, will be used to finance the costs of the acquisition, renovation and equipping of residential rental facilities for individuals and families of low and moderate income including a 24-unit facility known as Princeton Meadows Apartments, located at 794 West Main Street, Princeton, Wisconsin 54968 (the “Project”); and

WHEREAS, the Project will initially be owned and operated by the Borrower; and

WHEREAS, the Bonds or a portion thereof will be “private activity bonds” for purposes of the Internal Revenue Code of 1986 (the “Code”); and

WHEREAS, pursuant to Section 147(f) of the Code, prior to their issuance, private activity bonds are required to be approved by the “applicable elected representative” of a governmental unit having jurisdiction over the entire area in which any facility financed by such bonds is to be located, after a public hearing held following reasonable public notice; and

WHEREAS, the members of this Common Council (the “Governing Body”) of the City of Princeton, Wisconsin (the “City”) are the applicable elected representatives of the City; and

WHEREAS, the Borrower has requested that the Governing Body approve the financing of the Project and the issuance of the Bonds in order to satisfy the public approval requirement of Section 147(f) of the Code and the requirements of Section 4 of the Amended and Restated Joint Exercise of Powers Agreement Relating to the Public Finance Authority, dated as of September 28, 2010 (the “Joint Exercise Agreement”) and Section 66.0304(11)(a) of the Wisconsin Statutes; and

WHEREAS, pursuant to Section 147(f) of the Code, the Governing Body or its designee has, following notice duly given in the form attached hereto as Exhibit A (the “TEFRA Notice”), held a public hearing regarding the financing of the Project and the issuance of the Bonds, and now desires to approve the financing and the issuance of the Bonds; and

NOW, THEREFORE, BE IT RESOLVED BY THE ABOVE-NAMED GOVERNING BODY AS FOLLOWS:

Section 1. The above recitals are true and correct.

Section 2. The form and publication of the TEFRA Notice is approved.

Section 3. The Governing Body hereby approves the issuance of the Bonds by the Authority for financing the Project. It is the purpose and intent of the Governing Body that this resolution constitute approval of the issuance of the Bonds by the applicable elected representative of the governmental unit having jurisdiction over the

area in which the Project is located, in accordance with Section 147(f) of the Code and Section 66.0304(11)(a) of the Wisconsin Statutes and Section 4 of the Joint Exercise Agreement.

Section 4. The officers of the City are hereby authorized and directed, jointly and severally, to do any and all things and to execute and deliver any and all documents that they deem necessary or advisable in order to carry out, give effect to and comply with the terms and intent of this resolution and the financing approved hereby.

Section 5. The approval of the issuance of the bonds does not constitute an endorsement to a prospective purchaser of the Bonds of the creditworthiness of the Project or the Borrower. THE BONDS DO NOT CONSTITUTE A DEBT OF THE STATE OF WISCONSIN OR ANY POLITICAL SUBDIVISION OR ANY AGENCY THEREOF, INCLUDING THE CITY OF PRINCETON, OR A PLEDGE OF THE FAITH AND CREDIT OF THE STATE OF WISCONSIN OR ANY POLITICAL SUBDIVISION OR ANY SUCH AGENCY, INCLUDING THE CITY OF PRINCETON.

ADOPTED by the _____ of the City at a regular meeting of said body held on the _____ day of _____, 2014, by a majority vote:

_____ AYES

_____ NAYS

_____ ABSENT

ROBERT MOSOLF
Mayor

ATTEST:

MARY LOU NEUBAUER
City Administrator/Clerk/Treasurer

APPROVED AS TO FORM:

LUDWIG WURTZ
City Attorney

CITY OF PRINCETON

Mayor
Robert Mosolf

531 S Fulton Street · Princeton, Wisconsin 54968
920-295-6612 · Fax: 920-295-3441

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An equal opportunity/affirmative action employer

City Administrator
Mary Lou Neubauer

COUNCIL REPORT

To: City Mayor, Common Council
From: Mary Lou Neubauer, City Administrator/Clerk/Treasurer
Date: January 28, 2014
RE: Newsmaker of the Year – Princeton Façade Program 2013

The Princeton Times has selected the Princeton Façade Improvement Program as the newsmaker of the year for 2013. Through Council and staff direction, this program provided a facelift for several businesses in the Community.

A photo will be taken and a plaque provided to the City Council for this designation.



CAR-RT LOT-B-001
Exp 06/17/2014
CITY OF PRINCETON
PO BOX 53
PRINCETON, WI 54968-0053

S 9 B 1
410

PRINCETON TIMES-REPUBLIC

NUMBER 1

THURSDAY, JANUARY 2, 2014

75¢ PER COPY

2013 NEWSMAKER OF THE YEAR

City's Façade Improvement Grant Program provides reinvigorated look for downtown

By Alyssa Paulsen

After a rocky start in early 2013, the City of Princeton's Façade Improvement Grant Program made a comeback throughout the year to provide Princeton with several businesses that now display brighter colors and a more inviting atmosphere to those shopping, dining, and visiting downtown no matter what the season.

At a July 24, 2012 meeting of the City of Princeton Common Council, the council voted in support of a façade improvement program targeting Princeton's historic downtown in the Tax Increment District (TID) #2. The program began in January 2013.

The program was designed to create a positive visual impact, stimulate private investment, and complement other community revitalization efforts. These



PRINCETON TIMES-REPUBLIC PHOTO
SEVERAL BUSINESSES ALONG Water Street in downtown Princeton took advantage of Princeton's Façade Improvement Grant Program. Stars and Strikes was one of many to repaint and brighten up its building.

improvements could range from minor repairs to substantial façade renovations on buildings used for commercial or office uses.

For the 2013 year, the City Council was able to designate \$35,000 as matching funds for façade improvements. The program acted as a 50/50 matching grant usually up to approximately \$5,000 or \$7,500 for a distressed property.

Due to this project's success and the future it has to better Princeton's downtown, the City of Princeton and the Façade Improvement Grant Program have been named the *Princeton Times-Republic's* 2013 Newsmaker of the Year.

With many goals of encouraging well-designed improvements and historic restoration possibilities in mind, the 2013 grant program was able to assist several busi-

nesses with façade improvements including the following: Stars and Strikes (painting and new awnings), Jillian's Corner Cottage (painting and remodeling), Janet Parrell Creations (painting), Once in a Blue Moon (painting and new awnings), Big John's Appliance (painting and new awnings), Red Fusion Studios (new windows), American House (new awnings), Cracker Box (painting), Twigs, and the Washtub (new door and painting).

While the program still awaits the completion of projects from Red Fusion, American House, the Washtub, and Twigs, the overall success of the program can be measured in a quick walk down Water Street. Brightly colored reds, blues, yellows, and many other shades lie on the new

SEE FAÇADE, PAGE 3

GREEN LAKE COUNTY ELECTIONS

Deadline for turning in candidacy papers nears Papers due on January 7

By Tony Daley

The deadline for political hopefuls to turn in their candidacy papers for possible election to the Green Lake County Board is approaching.

The deadline is Tuesday, January 7, according to the office of the county clerk.

An update shows that four current supervisors have decided not to run, and they have turned in notification of non-candidacy papers to the clerk's office, reported assistant administrator Sara Radloff.

Radloff noted that several people have taken out papers, but it does not mean anything unless those candidates return the paperwork to Green Lake County with the required deposit of \$500. For more information, contact the County Clerk's Office at 315 N. Main St., Princeton, WI 54968, or call 715-765-2200.

The following current county officials have turned in their declarations of non-candidacy:

Margaret Whirry, District 6; Carter Richter, District 8; Joanne Guden, District 17; Eugene Thom, District 19.

Declaration of candidacy paperwork has been turned in by the following people:

Jack Meyers, District 1; Vicki Bernhagen, District 2; Eugene Henke, District 3; Joy Waterbury, District 6; Sue Wendt, District 10; Harley Reabe, District 11; Maureen Schweder, District 12.

Nicholas Toney, District 13; Debra Schubert, District 14; Michael Stoddard, District 15; Joe Gonyo, District 16;

All interested parties may contact the Green Lake County Clerk's Office for more information.

City of Lights Brightens Up Princeton



THE PRINCETON COMMUNITY had many colorful and creative lights and decorations once again during the annual City of Lights Extravaganza throughout the month of December. A judging team of Princeton Chamber members and other volunteers headed out into the cold in recent weeks to critique the homes and businesses, resulting in first-through third-place winners in the categories of Residential and Business. Pictured is Norbert Zodrow's home at 316 Fulton Street. The home won second place in the contest. See more photos on

Facade

CONTINUED FROM PAGE 1

awnings and in the new paint jobs of these businesses. The overall results make the small city more visually appealing to community members, visitors, and potential new business owners.

Businesses owners involved with the program had the chance to share their positive experiences in a June 2013 *Princeton Times-Republic* article. Denny and Deena Ballagh of Once in a Blue Moon reported that the process was very easy as the contractor and city administrator did much of the work.

Matt Schneider of Stars and Strikes also emphasized the importance of the program, stating the program made it easier for businesses to “take those risks and understand the city is willing to be there for them.” Schneider also expressed that he did not think business owners would have taken those steps to façade improvements without the program.

Through the program’s assistance of a \$7,500 matching grant, a once distressed property was turned into Jillian’s Corner Cottage after many months of work by Jill Dietz and Brian Farley. The project included interior remodeling as well.

To apply for the grants, applicants submitted applications with



PRINCETON TIMES-REPUBLIC PHOTO

AMERICAN HOUSE also took part in the program by adding new awnings in the same bright-yellow color the building was clad in once before.

the following details: when the proposed project would take place, the proposed completion date, total project estimated cost, a description of the project and work involved, and how the project would meet the goals and objectives detailed in the guidelines of the program. The applicant also provided multiple copies of the design plans. The application was then be taken to the City of Princeton Common Council

to be voted upon. Project acceptance was based on fund availability and the project’s potential impact on the TID District.

The program exhausted its funds by the July 2013 cutoff date and headed into August 2013 with much to show throughout the downtown area. A program that had a very slow start when first introduced caught on quickly with business owners in the TID #2.

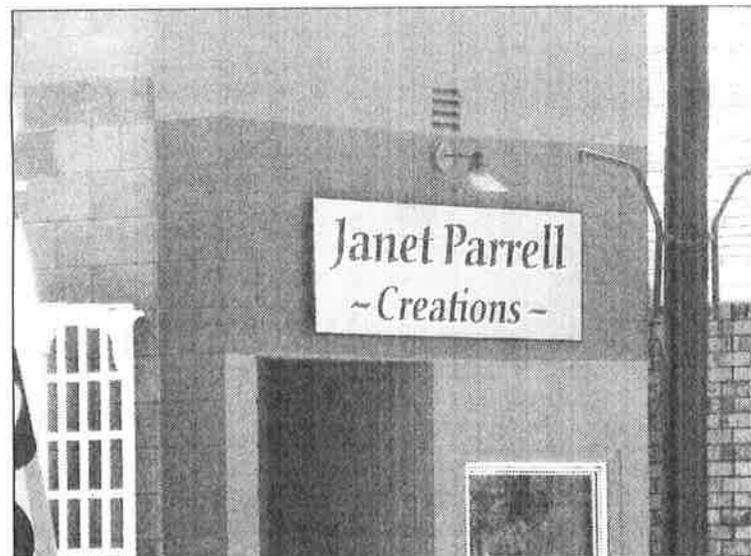
Businesses such as Steve’s Quality Painting of Princeton that were initially against the program were positively impacted by the work that went into each business’ project. Steve’s completed a large amount of



BOTH RED FUSION STUDIO (next building over) **ton’s Façade Improvement** were able to make great in

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CITY OF PRINCETON

Mayor
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An equal opportunity/affirmative action employer

City Administrator
Mary Lou Neubauer

COUNCIL REPORT

To: City Mayor, Common Council
From: Mary Lou Neubauer, City Administrator/Clerk/Treasurer
Date: January 28, 2014
RE: Fire Station

The Princeton Fire District has been discussing Fire Station options for several years. At the December Fire District meeting, a member from each entity (City of Princeton, Town of Princeton, Town of St. Marie, and Town of Mecan) was selected to discuss options as it relates to the potential of building a new station or alteration to the existing station due to space constraints. Allen Weckwerth, Chairman of the Fire Association will be in attendance providing an overview.

This is a very complex project which will have financial implication for the City. The meeting tonight is merely an informative presentation to update the Council of the recent and ongoing options being undertaken by the Association.

Staff is not requesting any action by the City Council tonight.

1-28-2014
DISCUSSION
POINTS

1. Truck inventory January 2014
 - a. 801 2000 8 passenger 13,601 mi pumper/water
 - b. 802 2003 8 passenger 6,256 mi rescue/tools
 - c. 803 1995 2 passenger 10,577 mi tanker/pump
 - d. 804 1973 2 passenger 14,595 mi pump
 - e. 805 1976 2 passenger 477,879 mi tanker
 - f. 806 2009 6 passenger 4,098 mi enclosed pump
 - g. 807 1985 2 passenger 39,380 mi Chevy pickup federal owned brush truck
 - h. 809 2 passenger 62,411 mi water rescue/dive
 - i. UTV Kubota off road

\$92,000 dollar per year operating budget

\$64,189.28 dollar per year truck payment for 806. Borrowed \$275,559 interest in 5 years

\$27,968.65 Last payment April 2015

2. Build new station.
 - a. Abandon current building. Three towns pay \$7369 rent in 2014.
 - b. Move or not move EMS with fire department
 - c. Buy land as district
 - d. 1.3 million dollar building start cost. More \$ with EMS and dorms for EMS.
 - e. Proposed industrial park option
 - i. Cost for district purchase.
 - ii. Need or not for city service. Water/sewer
 - iii. Who pays for extension
3. Add onto existing station.
 - a. City owned building.
 - b. Do renters add onto?
 - c. One bay vehicle in front storage in back.

Allen Weckwerth