

**COLUMBUS COMMON COUNCIL – COMMITTEE OF THE WHOLE
TUESDAY, SEPTEMBER 6, 2016 – FOLLOWING REGULAR MEETING
COLUMBUS CITY HALL
AGENDA**

1. Roll Call
2. Notice of Open Meeting
3. Approve Agenda
4. Citizens Comments on agenda items
5. Consider Resolution Authorizing Amendment to \$1,030,000 City of Columbus, Wisconsin Fixed Rate Industrial Development Revenue Bonds, Series 2010 (JJB Real Estate Development, LLC Project) Issued on December 22, 2010
6. Consider agreement with Quarles & Brady for the Substitution of Borrower Relating to Industrial Development Revenue Bonds, Series 2010 (JJB Real Estate Development LLC Project (the “Bonds”))
7. Columbus Baseball Organization - Fencing in Firemen’s Park proposal
8. Discussion on Columbus Country Club Lease
9. Revisit discussion of No Parking Signage in front of the Jensen Funeral Home.
10. WWTP Update – projects, etc.
11. Task Order – Ruckert-Mielke Transit Road Lift Station
12. Consider recommendation from bid opening for 2016 Crack Seal Project & recommendation from bid opening for 2016 Slurry Seal Project
13. Consider recommendation from bid opening for 2016 WWTF Filtration Building Electrical Upgrades
14. Consider resolution - Exemption from Columbia County Library Tax
15. Consider resolution – Public Power Week
16. Consider a “Just Fix It” resolution – related to State Transportation Funding
17. Council Code of Conduct
18. Adjourn to closed session per 19.85(1)(c) personnel to consider the employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility, specifically staffing at the Police Department.
19. Reconvene to open session
20. Adjourn to closed session per ss 19.85(1)(g) for the purpose of 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.
21. Reconvene to open session
22. Adjourn

Anne Donahue

From: Albrecht, Kate L. KA (5516) <Kate.Albrecht@huschblackwell.com>
Sent: Friday, August 19, 2016 1:46 PM
To: Anne Donahue; 'brian.lanser@quarles.com'; 'pschlumberger@RiverValleyBank.com'; 'john@emi-mgmt.com'; 'bgeorge@lee-associates.com'; 'jstatz@staffordlaw.com'; 'ltrow@msbonline.com'; 'yvonne.siira@usbank.com'
Cc: Templen, Lynda R. LRT (5505); Fletcher, Cynthia G. CGF (5639)
Subject: JJB Real Estate - Resolution, First Amended Indenture, and First Amended Loan Agreement
Attachments: First Amended Indenture of Trust - JJB Real Estate(WHD_13011274_1).DOC; Resolution Authorizing Amendment - JJB Real Estate(WHD_13013314_1).DOC; First Amended Loan Agreement - JJB Real Estate(WHD_13011358_1).DOC

**RE: Substitution of Borrower Relating To:
\$1,030,000 City of Columbus, Wisconsin
Fixed Rate Industrial Development Revenue Bonds, Series 2010
(JJB Real Estate Development, LLC Project)**

Greetings:

At the direction of Lynda Templen, please find attached drafts of the following bond documents:

- 1) Resolution to be considered by the City of Columbus Committee of the Whole on September 6, 2016 and the Common Council on September 20, 2016
- 2) First Amended Indenture of Trust
- 3) First Amended Loan Agreement

If you have questions or comments, please contact me or Lynda Templen. Thank you.

Kate

Kate L. Albrecht
Senior Paralegal

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Direct: (414) 978-5516
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COMMON COUNCIL OF
CITY OF COLUMBUS, WISCONSIN

RESOLUTION NO. _____

RESOLUTION AUTHORIZING AMENDMENT TO \$1,030,000 CITY
OF COLUMBUS, WISCONSIN FIXED RATE INDUSTRIAL
DEVELOPMENT REVENUE BONDS, SERIES 2010
(JJB REAL ESTATE DEVELOPMENT, LLC PROJECT)
ISSUED ON DECEMBER 22, 2010

WHEREAS, the City of Columbus, Wisconsin (the “Issuer”) has heretofore entered into an Indenture of Trust (the “Indenture”) by and between the Issuer and U.S. Bank National Association, as trustee (the “Trustee”) dated as of December 1, 2010, relating to the issuance of \$1,030,000 City of Columbus, Wisconsin Fixed Rate Industrial Development Revenue Bonds, Series 2010 (JJB Real Estate Development, LLC Project) (the “Bonds”); and

WHEREAS, the Issuer loaned the proceeds of the Bonds to JJB Real Estate Development, LLC, a Wisconsin limited liability company (the “Borrower”), pursuant to a Loan Agreement dated as of December 1, 2010 (the “Loan Agreement”), between the Issuer and the Borrower for the purpose of financing a project on behalf of the Borrower consisting of the (i) construction of an approximately 5,950 square foot medical facility to be located at 1580 West James Street in the City of Columbus, Wisconsin and (ii) payment of certain costs of issuance (collectively, the “Project”); and

WHEREAS, the Bonds are secured by a direct pay letter of credit issued by McFarland State Bank (the “Bank”) and a confirming letter of credit (the “Standby Letter of Credit”) issued by the Federal Home Loan Bank of Chicago; and

WHEREAS, the Borrower, with the consent of the Issuer and the Bank, wishes to substitute the original Borrower with a new entity, 1580 West James, LLC, a Wisconsin limited liability company (hereafter the “New Borrower”), pursuant to an Assignment and Assumption Agreement by and between the original Borrower and the New Borrower; and

WHEREAS, the Issuer and the New Borrower wish to amend the Loan Agreement pursuant to the First Amended Loan Agreement (the “First Amended Loan Agreement”); and

WHEREAS, with the exception of the extension of the substitution of the original Borrower with the New Borrower as set forth above, all other terms of the Indenture, the Loan Agreement and the Bonds, including all Trust Funds, revenues and income pledged in the Indenture, remain unchanged and subject to the terms, conditions, stipulations, covenants, agreements, trusts, uses and purposes identified in the Indenture and the Loan Agreement; and

WHEREAS, it is a requirement of the Indenture and the Loan Agreement that any such amendment of the Indenture and the Loan Agreement be approved by the Issuer.

NOW THEREFORE, BE IT RESOLVED by the governing body of the Issuer as follows:

Section 1. Findings and Determinations.

It is hereby found and determined that under the provisions of the Act, the Bonds shall remain limited obligations of the Issuer, and the Bonds do not constitute an indebtedness of the Issuer within the meaning of any state constitutional or statutory provision, and do not constitute nor give rise to a charge against its general credit or taxing powers or a pecuniary liability of the Issuer.

Section 2. Approvals and Authorizations.

2.01. The First Amended Indenture and the First Amended Loan Agreement are hereby approved. The Mayor and the City Clerk are hereby authorized and directed in the name and on behalf of the Issuer to execute the First Amended Indenture, the First Amended Loan Agreement and the Assignment of the Promissory Note, to which the Issuer is a party, and either one of them or both of them are authorized and directed to execute such other documents, agreements, instruments or certificates as are deemed necessary or desirable by the Issuer's counsel and bond counsel.

2.02. The Mayor and the City Clerk and other officers of the Issuer are authorized to prepare and furnish to the Trustee and bond counsel certified copies of all proceedings and records of the Issuer relating to the Bonds, and such other affidavits and certificates as may be required by the Trustee and bond counsel to show the facts relating to the legality and marketability of the Bonds as such facts appear from the books and records in the officers' custody and control or as otherwise known to them.

2.03. The approval hereby given to the various documents referred to in this resolution includes the approval of such additional details therein as may be necessary and appropriate for their completion and such modifications thereto, deletions therefrom and additions thereto as may be approved by the Issuer's counsel and bond counsel. The execution of any document by the appropriate officer or officers of the Issuer herein authorized shall be conclusive evidence of the approval by the Issuer of such document in accordance with the terms hereof.

2.04. The Bonds shall be limited obligations of the Issuer payable by it solely from revenues and income derived by or for the account of the Issuer from or for the account of the Borrower pursuant to the Indenture and the Loan Agreement, each as amended. As security for the payment of the principal of, premium, if any, and interest on the Bonds, the Issuer has pledged and assigned to the Trustee all of its right, title and interest in and to the trust estate described in the Indenture, as amended.

Adopted: September 20, 2016

CITY OF COLUMBUS, WISCONSIN

By: _____
Kelly Crombie, Mayor

Attest: _____
Anne Donahue, City Clerk

CERTIFICATION BY CLERK OF THE CITY OF COLUMBUS

I, Anne Donahue, being first duly sworn, hereby certify that I am the duly qualified and acting City Clerk of the City of Columbus, Wisconsin (the "Issuer"), and as such I have in my possession, or have access to, the complete corporate records of the Issuer and of its Common Council; that I have carefully compared the transcript attached hereto with the aforesaid records; and that said transcript attached hereto is a true, correct and complete copy of all the records in relation to the adoption of Resolution No. ____ entitled:

RESOLUTION AUTHORIZING AMENDMENTS TO
\$1,030,000 CITY OF COLUMBUS, WISCONSIN
FIXED RATE INDUSTRIAL DEVELOPMENT REVENUE BONDS, SERIES 2010
(JJB REAL ESTATE DEVELOPMENT, LLC PROJECT)
ISSUED ON DECEMBER 22, 2010

I hereby further certify as follows:

1. Said Resolution was considered for adoption by the Common Council of the Issuer at a meeting held at City Hall, 105 North Dickason Boulevard, Columbus, Wisconsin at ____ p.m. on September 20, 2016 at a regular meeting of the Common Council and was held in open session.

2. Said Resolution was on the agenda for said meeting and public notice thereof was given not less than twenty-four (24) hours prior to the commencement of said meeting in compliance with Section 19.84 of the Wisconsin Statutes, including, without limitation, by posting on the bulletin board in the City Hall, by notice to those news media who have filed a written request for notice of meetings, and by notice to the official newspaper of the Issuer.

3. Said meeting was called to order by _____, who chaired the meeting. Upon roll, I noted and recorded that the following alderpersons were present:

_____	_____
_____	_____
_____	_____
_____	_____

and that the following alderpersons were absent:

_____	_____
_____	_____

I noted and recorded that a quorum was present. Various matters and business were taken up during the course of the meeting without intervention of any closed session. One of the matters taken up was said Resolution, which was introduced, and its adoption was moved by _____ and seconded by _____. Following discussion and after all alderpersons who desired to do so had expressed their views for or against said Resolution, the

question was called, and upon roll being called and the continued presence of a quorum being noted, the recorded vote was as follows:

AYE:

_____	_____
_____	_____
_____	_____
_____	_____

NAY:

_____	_____
_____	_____

ABSTAINED:

_____	_____
_____	_____

Whereupon the meeting Mayor declared said Resolution adopted, and I so recorded it.

IN WITNESS WHEREOF, I have signed my name hereto on this 20th day of September, 2016.

CITY OF COLUMBUS, WISCONSIN

[SEAL]

By: _____
Anne Donahue, City Clerk



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

August 25, 2016

Via EMAIL and REGULAR MAIL

Ms. Anne Donahue
City Clerk
City of Columbus
105 North Dickason Boulevard
P.O. Box 192
Columbus, WI 53925

RE: City of Columbus - Substitution of Borrower Relating to Industrial
Development Revenue Bonds, Series 2010 (JJB Real Estate Development, LLC
Project) (the "Bonds")

Dear Ms. Donahue:

We appreciate the opportunity to serve as special issuer's counsel to the City of Columbus, Wisconsin (the "City") in connection with the substitution of the borrower relating the Bonds which the City issued on behalf of JJB Real Estate Development, LLC. We understand that the new borrower will be 1580 West James, LLC (the "Company"). While we generally serve as the City's bond counsel in connection with its traditional municipal finance projects, we are not serving as bond counsel in connection with the Bonds. The purpose of this letter is to set forth the role we are serving and responsibilities we are assuming as special issuer's counsel in connection with the Bonds.

In our role as special issuer's counsel, we will:

- examine the applicable law;
- review authorizing and closing documents prepared by bond counsel and other counsel in the transaction;
- consult, when necessary, with the parties to the transaction;
- review certified proceedings; and
- undertake such additional duties as requested by the City.

Subject to the completion of the proceedings, we will advise the City as follows:

1. That the City has the authority to undertake the proposed transaction;
2. That the financing documents are in customary form for conduit municipal financings of the type being considered, including provisions regarding limitation of liability, indemnification and reimbursement of expenses; and

3. That the Bonds are payable solely from revenues or other collateral provided by the Company and do not constitute an indebtedness of the City within the meaning of any State constitutional provision or statutory limitation, nor give rise to a charge against the City's general credit or the City's taxing powers nor create a pecuniary liability of the City and that such limitation of liability is plainly stated on the face of the Bonds.

As special issuer's counsel, we do not undertake to review or opine as to other matters relating to the financing, such as the validity and enforceability of the Bonds, the tax-exemption of the Bonds or compliance with any requirements applicable to tax-exempt bonds, the creditworthiness of the Company, the security for the Bonds or feasibility of the project(s) being financed by the Bonds, the adequacy of the revenues or other collateral for the Bonds, compliance by the City with the procedural requirements of Section 66.1103 of the Wisconsin Statutes, the adequacy of disclosure with respect to the sale of the Bonds, or any related matters. We assume that these matters will be the responsibility of other professionals and counsel to the transaction, including, but not limited to, the bond counsel selected by the Company, purchaser's or underwriter's counsel, borrower's counsel and bank counsel (if any).

In delivering any requested written opinion as special issuer's counsel, we will rely upon facts certified as true in the certified transcript of the proceedings or represented to us as true by officers of the City, and will not undertake to verify any fact by independent investigation.

Please be aware that the Internal Revenue Service has increased its audit activity of conduit financings. In an audit, the municipal issuer of a conduit bond financing, and not the borrower, is treated as the issuer and therefore the City, as municipal issuer, would become directly involved in the audit process, incurring potentially significant staff costs and legal expenses if the financing were to be selected for an audit. Please be aware that the IRS would impute knowledge of such matters as, for example, the nature of the project, the investment and expenditure of Bond proceeds, and the structure of the financing, to the City as issuer of the Bonds, even though the City may not have any actual knowledge or involvement in or control over those matters.

Our representation of the City as special issuer's counsel in connection with the Bonds will be concluded upon the substitution of the borrower with respect to the Bonds; specifically, but without implied limitation, we do not undertake (unless separately engaged) to provide continuing advice to the City or to represent the City in an Internal Revenue Service audit of the Bonds.

Our services as special issuer's counsel will be billed on an hourly basis at our customary rates. For informational purposes only, it is our experience that fees incurred in this type of representation generally range from \$2,000 to \$3,000, but this amount could vary significantly depending upon individual circumstances and actual time spent. It is our understanding that, as is customary, our fees, together with any out-of-pocket expenses, will be the responsibility of the Company. At the conclusion

Ms. Anne Donahue
August 25, 2016
Page 3

of our engagement as special issuer's counsel, we will send our statement for services rendered directly to the Company.

We are proceeding with our work as special issuer's counsel to the City and will review documents provided to us and provide written opinions as requested.

If you have any questions, please do not hesitate to call me at any time.

Very truly yours,

QUARLES & BRADY LLP

Brian G. Lanser

BGL:adb

Accepted and Approved:

CITY OF COLUMBUS

By: _____

Its: _____

Title

Date: _____



www.americanfencewi.com

Plover

3210 Mecca Drive
Plover, WI 54467
800-472-0505 • 715-341-4411
Fax: 715-341-4415

Neenah

984 Main Street
Neenah, WI 54956
800-310-0600 • 920-886-6676
Fax: 920-886-1448

Quote

ADDRESS

Fireman's Park
Farnham St.
Columbus, WI

SHIP TO

Fireman's Park
Farnham St.
Columbus, WI

QUOTE #

DATE

2965

08/30/2016

DESCRIPTION

AMOUNT

Install

13,879.00

Furnish materials, labor, and equipment to install 868' of 5' high galvanized chain link fence. The fence will include (1) 24'x5' double swing drive gate hung on 4" ss40 posts, (1) 12'x5' double swing drive gates, (1) 4'x5' single swing walk gate, 3" ss20 terminal and gate posts, 2 1/2" ss20 line posts, 1 5/8" ss20 top rail, 5' high 9ga. galvanized chain link fabric, 7ga. bottom tension wire, yellow pvc style top cap. All posts will be driven 4' into the soil or to fail. The gates can be placed anywhere in the fence line.

Please send all payments to:

TOTAL

\$13,879.00

3210 Mecca Drive

Plover WI 54467

Attn: Mary

Please see back for Terms & Conditions

Accepted By

Accepted Date

Terms: Balance due 10 days after completion.

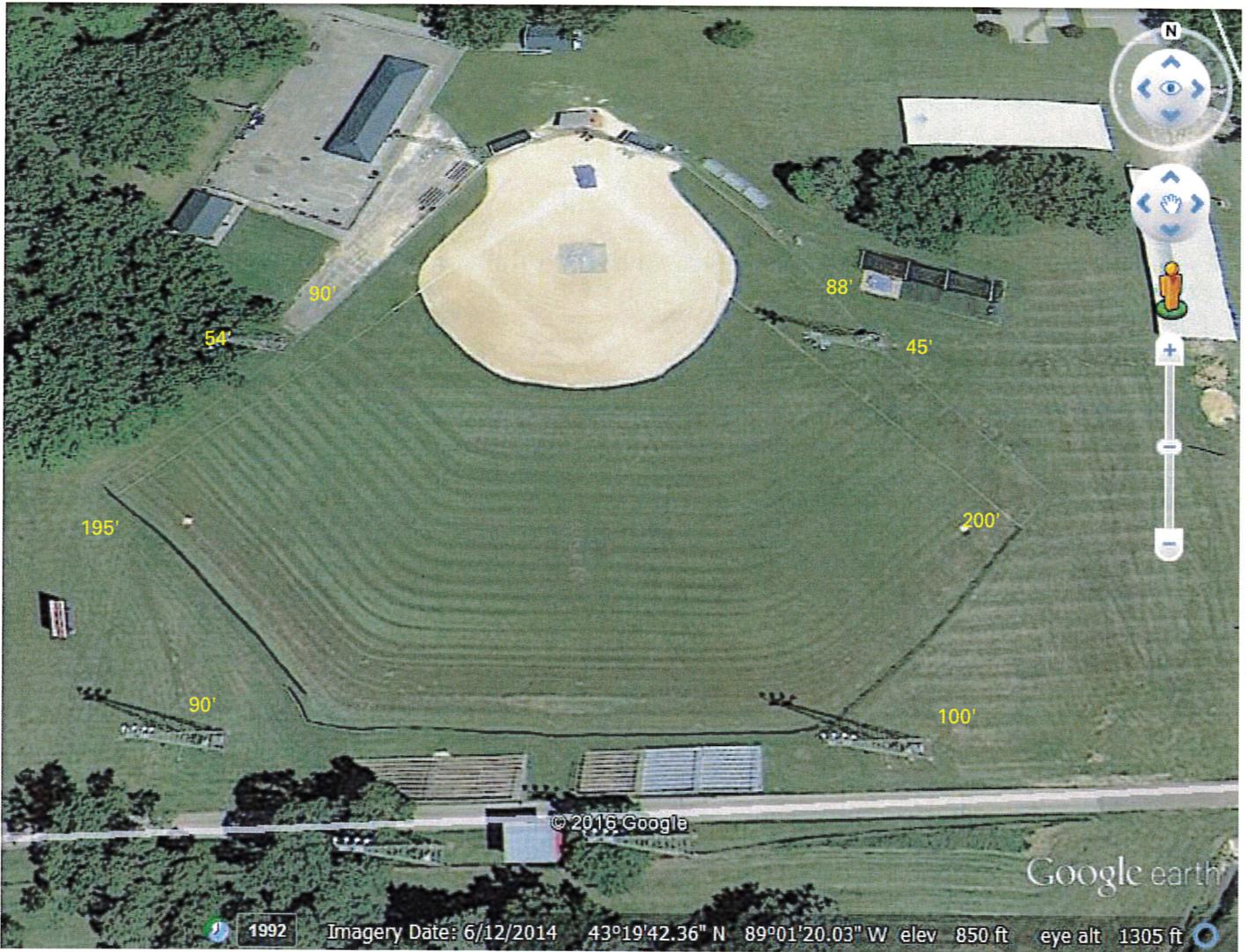
Please sign and return 1 copy of your quote.

Thank you!

Chris Zarecki

Fireman's Park Columbus WI

Quote #4



Terms & Conditions

- 1) Customer hereby assumes full responsibility for the location of the line upon which said fence materials are to be installed and locate any and all underground cables or pipes.
- 2) Private lines not marked by Diggers Hotline such as electric, LP gas and sprinklers are the customer's responsibility to locate. Customer agrees to remove existing old fences and shrubs and dispose of spoils unless otherwise specified.
- 3) More or less material other than the amount contracted for will be debited or credited at current rates.
- 4) American Fence Co. reserves the right to make additional charges to the customer in the event unusual ground conditions, such as rock formation, impede the installation.
- 5) Such additional charges shall be based on actual additional labor required to complete installation under the circumstances.
- 6) All accounts are payable in full within ten (10) days of the date of the invoice. 1.5% per month (18% per year) late fee will be assessed on past due accounts.
- 7) Customer agrees to pay all costs of collection incurred by American Fence Company before and after judgment, including reasonable attorney fees. All parties agree that if collection action becomes necessary, all collections will be filed in and court action will be venued in Winnebago County.
- 8) As required by the Wisconsin construction lien law, builder hereby notifies owner that persons or companies furnishing labor or materials for the construction on owner's land may have lien rights on owner's land and buildings if not paid.
- 9) Those entitled to lien rights, in addition to the above signed builder, are those who contract directly with the owner or those who give the owner notice within 60 days after they first furnish labor or materials for the construction.
- 10) Accordingly, owner probably will receive notices from those who furnish labor or materials for the construction, and should give a copy of each notice received to the mortgage lender, if any.
- 11) Builder agrees to cooperate with the owner and the owner's lender, if any, to see that all potential lien claimants are duly paid.
- 12) Quotes are valid for 30 days unless otherwise specified.
- 13) Credit card payments exceeding \$2,500.00 will be subjected to a 2% convenience fee per sale. Credit card fees are non-refundable.

2016 AGENDA ITEM

MEETING DATE: September 6, 2016

AGENDA ITEM: Wastewater Treatment Update

DETAILED DESCRIPTION OF SUBJECT MATTER:

I have asked Dave Arnott, our wastewater engineer from Ruekert-Mielke to come in Tuesday to provide an update on the various projects being completed, undertaken and planned for the plant, including the project to address the Electrical Upgrades at the Filtration Building.

Dave will present information and be available for questions.

TASK ORDER 2016-09
Transit Lift Station Access Road

This is Task Order No. 2016-09,
consisting of 4 pages.

Task Order

In accordance with paragraph 1.1 of the Master Professional Service Agreement between the City of Columbus (City) and Ruekert and Mielke, Inc. (R/M) for Professional Services – Task Order Edition dated April 6, 2010 (“Agreement”), City and R/M agree as follows:

1. Specific Project Description

A. Phase 1 – Site Evaluation

- Phase 1 includes field visit with City of Columbus public works and wastewater personnel to identify an alignment for an access road to the Transit Lift Station. Two possible alternatives exist and they are described as follows:
 - i. Off Transit Road through Lot 6 to Outlot 1. Refer to attached plat drawing for more information.
 - ii. Through Lot 4 to Outlot 1. Refer to attached plat drawing for more information.
- Disturbance of wetlands is expected with either alignment. As such, the wetlands will first need to be delineated and then be mapped (surveyed) for the permit application. Wetland delineation will be performed by Taylor Conservation, LLC.

B. Phase 2 – Plan Design

- Phase 2 will include design and access road and Wisconsin Department of Natural Resources (WDNR) permitting for wetland disturbance.
 - i. A detailed opinion of probable construction costs will be prepared as part of design.
- Construction of access road is expected to exceed \$5,000, but not be greater than \$25,000. According to Chapter 62 of Wisconsin State Statutes, public construction in this category does not require public bidding or award to the lowest responsible bidder. It does require a Class 1 notice in the newspaper prior to award of project.
- Simplified technical specifications, bid form, and agreement will be prepared based upon the previous bullet point.

C. Phase 3 – Bidding and Construction

- Phase 3 will include facilitation of project bidding, construction administration, and project closeout.

2. Services of R/M

A. Phase 1 – Site Evaluation

TASK ORDER 2016-09
Transit Lift Station Access Road

- Site investigation with City staff to review alternative alignments, confirm site conditions, and identify impediments.
- Photograph desired alignment and collect necessary measurements.
- Locate and survey property corners so that lots and utility easements can be mapped for staking purposes.
- Perform wetland delineation.
- Topographic survey of preferred access road alignment and wetland limits.

B. Phase 2 – Plan Design

- Prepare project Drawings.
- Prepare project Specifications.
- Determine quantities and develop opinion of probable construction cost.
- Prepare and submit WDNR Wetland Disturbance General Permit – Municipal Development (GP11). Permit fee is expected to be \$500, but may vary depending on project scope.

C. Phase 3 – Bidding and Construction

Bidding

- Project Administration.
- Attend Bid Opening, Review Bids, and Prepare Award Recommendation.
- Draft Pre-Construction Agenda and Facilitate Contracts.
- Attend Pre-Construction Meeting.

Construction Administration

- Stake proposed access road alignment for contractor.
- Periodic construction review.
- Pay request review and recommendation.
- Final completion inspection.
- Project closeout documentation.

3. City's Responsibilities

City shall have those responsibilities set forth in Section II of Agreement, subject to the following:

- A. City shall attend site evaluation.
- B. Provide existing utility map of information.
- C. Provide timely review of plans.

4. Items Excluded

- A. The following items are excluded from the Scope of Services:
 - Follow up site visits, meetings, and certifications.
 - Contaminated site investigations, coordination, and/or remediation design.

TASK ORDER 2016-09
Transit Lift Station Access Road

- Historical, environmental, or archeological investigations, coordination, and/or mitigation.
- Alternatives analysis.
- Environmental impact statements or site assessments.
- Title searches.
- Record drawings.
- Boundary survey or property survey.
- Real estate appraisal/acquisition.
- Easement preparation outside of proposed CSM.
- Permitting beyond what is described above.
- Public hearings.
- Any grant application completion or administration related to this project.

5. Times for Rendering Services

- A. To be determined.

6. Payments to R/M

- A. City shall pay R/M for services rendered as follows:

<i>Category of Services</i>	<i>Compensation Method</i>	<i>Estimate of Compensation for Services</i>
Site Evaluation Including Wetland Delineation	Standard Hourly Rates	\$5,366
Plan Design Including Wetland Permit	Standard Hourly Rates	\$3,734
Bidding and Construction	Standard Hourly Rates	\$2,188
	TOTAL =	\$11,288

- B. Detailed breakdown of Hours is attached as Exhibit B.
- C. Copy of final plat sheet showing alternative alignments is attached as Exhibit C.
- D. The terms of payment are set forth in Section III and Exhibit A of the Agreement.
- E. Terms and Conditions: Execution of this Task Order by City and R/M shall make it subject to the terms and conditions of the Agreement (as modified above), which Agreement is incorporated by this reference. R/M is authorized to begin performance upon its receipt of a copy of this Task Order signed by City.

TASK ORDER 2016-09
Transit Lift Station Access Road

The Effective Date of this Task Order is _____.

City of
Columbus:

Ruekert &
Mielke, Inc. :

By: _____

By: _____

Name: _____

Name: _____

Title: _____

Title: _____

**DESIGNATED REPRESENTATIVE FOR
TASK ORDER:**

Name: _____

Name: Jason Lietha

Title: _____

Title: Office Manager

Address: _____

Address: 258 Corporate Drive, Madison WI
53714-2407

E-Mail
Address: _____

E-Mail
Address: jlietha@ruekert-mielke.com

Phone: _____

Phone: 608.819.2600

Fax: _____

Fax: 608.819.2600

2016 Columbus Wisconsin Standard Rates
 RUEKERT & MIELKE, INC.

Exhibit A

STANDARD HOURLY RATES		STANDARD HOURLY RATES	
<u>ENGINEERING SERVICES</u>		<u>SCADA SERVICES</u>	
Engineer 9	\$220.00	Senior SCADA Analyst	\$165.00
Engineer 8	175.00		
Engineer 7	165.00	<u>SURVEYING SERVICES</u>	
City Engineer 7	149.00	Professional Land Surveyor	119.00
City Engineer 7 (Meeting Rate)	74.00	Crew Chief / Surveyor	109.00
Engineer 6	151.00	Surveying Technician	79.00
Engineer 5	141.00		
Engineer 4	131.00	<u>CONSTRUCTION REVIEW SERVICES</u>	
Engineer 3	111.00	Construction Review Manager	135.00
Engineer 2	104.00	Senior Construction Review Technician	92.00
Engineer 1	91.00	Construction Review Technician 2	79.00
Senior Engineer Technician	126.00	Construction Review Technician 1	67.00
Engineer Technician 3	105.00		
Engineer Technician 2	95.00	<u>ADMINISTRATIVE SERVICES</u>	
Engineer Technician 1	85.00	Certified Public Accountant (Company CFO)	165.00
Environmental Coordinator	131.00	Project Assistant	67.00
		Administrative Assistant	67.00
<u>LANDSCAPE ARCHITECT SERVICES</u>		<u>MISCELLANEOUS</u>	
Senior Landscape Architect	121.00	<u>MILEAGE</u>	
		For Engineers and Technicians	.54/mile
<u>MUNICIPAL ECONOMICS & PLANNING SERVICES</u>		For Construction Review Technicians	.58/mile
Senior Economic Consultant	171.00	For Survey Crews	.75/mile
Economic Consultant	125.00	Nonbillable R/M truck mileage	.00/mile
Senior Planning Consultant	115.00	Nonbillable mileage	.00/mile
<u>IT/GIS TECHNICIAN SERVICES</u>		Print reproductions	.30/sq. foot
Asset Management Consultant	160.00	Color copies	.30/page
IT/GIS Analyst 4	145.00	B&W copies	.10/page
IT/GIS Analyst 2	120.00	Color plots	2.50/sq. foot
IT/GIS Analyst 1	106.00	Scanning	.30/scan
IT/GIS Technician 2	95.00	Flow Probe	125.00/day
IT/GIS Technician 1	85.00	GPS equipment	125.00/day
		ATV fee	125.00/day
		Robotics equipment	125.00/day
		Road Tube Traffic Counter – day	50.00/day
		Road Tube Traffic Counter – week	150.00/week
		Turning Movement Traffic Counter	10.00/day

Note: Overtime rates will be 120% of standard rate for construction review services.

EXHIBIT B

PROFESSIONAL FEE ESTIMATE	CLIENT: COLUMBUS	PROJECT: TRANSIT LIFT STATION ACCESS ROAD	CATEGORY OF PERSONNEL														TOTAL	TOTAL						
PREPARED BY: AWB SCOPE OF SERVICES	23-Jun-2016		\$165	\$151	\$149	\$141	\$151	\$131	\$111	\$104	\$91	\$126	\$85	\$67	\$119	\$109	\$79	\$92	\$79	TOTAL	TOTAL			
			E7	E6	CITY	E5	E6	E4	E3	E2	E1	SR	ENG	T1	ADMIN	RLS	S2	SURVEY	SENIOR	CRS	CRS			
			PM	PM	ENG	ENG	VW	ENG	ENG	ENG	ENG	TECH	TECH	ASSIST	SUR	Crew Chief	TECH	TECH	CRT	CRT	HRS	COST		
DESIGN FEES																						23	\$11,288	
PHASE 1 - Site Evaluation																							\$2,841	
Site investigation with City staff to review alternative alignments, confirm site conditions, and identify impediments			4																			4	\$604.00	
Photograph desired alignment and collect necessary measurements			1																			1	\$151.00	
Locate and survey property corners so that lots and utility easements can be mapped for staking purposes			1													1	2					4	\$488.00	
Topographic survey of preferred access road alignment and wetland limits			1													3	10					14	\$1,598.00	
HOURS SUBTOTAL			0	7	0	0	0	0	0	0	0	0	0	0	0	4	12	0	0	0	0	23		
PHASE 2 - Plan Design																							\$3,151	
Prepare project Drawings			2					4					8									14	\$1,428.00	
Prepare project Specifications			4					4						2								10	\$1,182.00	
Determine quantities and develop opinion of probable construction cost			1					2				2										5	\$543.00	
Prepare and submit WDNR Wetland Disturbance General Permit – Municipal Development (GP11)																						0	\$0.00	
HOURS SUBTOTAL			0	7	0	0	0	10	0	0	0	10	2	0	0	0	0	0	0	0	0	29		
PHASE 3 - Bidding and Construction																							\$2,134	
Bidding																								
Project Administration			1					1														0	\$0.00	
Attend Bid Opening, Review Bids, and Prepare Award Recommendation								2					0.5										2	\$282.00
Draft Pre-Construction Agenda and Facilitate Contracts								1						1									1	\$178.00
Attend Pre-Construction Meeting			1																				1	\$151.00
Construction																								
Stake proposed access road alignment for contractor			0.5												2	5							7	\$858.50
Periodic construction review								1															1	\$111.00
Play request review and recommendation								1															1	\$111.00
Final completion inspection			1																				1	\$151.00
Project closeout documentation								0.5															0.5	\$55.50
HOURS SUBTOTAL			0	3.5	0	0	0	6.5	0	0	0	0	1.5	2	5	0	0	0	0	0	0	18.5		
TOTAL HOURS			0	17.5	0	0	0	16.5	0	0	0	10	3.5	6	17	0	0	0	0	0	0	70.5		
DESIGN REIMBURSABLE																							\$3,162	
HALF SIZE PLAN REPRODUCTION			15	SETS				5	SHEETS/SET				0.5	SQUARE FEET/SET										\$29.25
FULL SIZE PLAN REPRODUCTION			6	SETS					SHEETS/SET					0	SQUARE FEET/SET									\$0.00
MILEAGE - ENGINEERS			200	MILEAGE																				\$108.00
MILEAGE - CONSTRUCTION REVIEW TECHNICIANS				MILEAGE																				\$0.00
MILEAGE - SURVEY			100	MILEAGE																				\$75.00
EQUIPMENT												2	DAYS											\$250.00
DNR Wetland Delineation (Subconsultant)																								\$2,200.00
DNR Wetland Disturbance General Permit																								\$500.00

August 26, 2016

Mr. Patrick Vander Sanden
City Administrator
City of Columbus
105 North Dickason Boulevard
Columbus, WI 53925

Re: City of Columbus – 2016 Crack Sealing Program and 2016 Slurry Seal Program
Recommendation of Award

Dear Mr. Vander Sanden:

Bids for the above projects were opened on August 16, 2016, and August 22, 2016, respectively at City Hall and are summarized below.

2016 Crack Sealing Program

CONTRACTOR	BASE BID
Fahrner Asphalt Sealers, LLC	\$14,741.00

2016 Slurry Sealing Program

CONTRACTOR	BASE BID
Struck & Irwin Paving, Inc.	\$36,106.74

We reviewed the documentation submitted by the apparent low bidders and found that:

1. The Bid Form has been appropriately completed.
2. We have no objections to the low bidders.
3. Low bidders have successfully completed similar projects.

On these bases, comparison with City budget, and discussion with City staff, we recommend the following for each project:

1. 2016 Crack Sealing Program: Reject the bid and apply allocated budget to the 2016 Slurry Sealing Program.

Mr. Patrick Vander Sanden
Re: Recommendation of Award
August 26, 2016
Page 2

2. 2016 Slurry Sealing Program: Award to Struck & Irwin Paving, Inc. in the amount of \$36,106.74. Budget allocated for Crack Sealing Program should be applied to Slurry Seal Program.

Our review did not include an evaluation of bidder's current financial condition or their permanent safety program.

Should you decide to accept our recommendation, we have prepared the enclosed draft Notice of Award for the 2016 Slurry Sealing Program.

Bids remain subject to acceptance for 60 days, unless Bidder agrees to an extension. Please advise us of your award decision, or call if there are any questions.

Very truly yours,

RUEKERT & MIELKE, INC.



Jason P. Lietha, P.E. (WI, MN)
Vice President/Office Manager
jlietha@ruekert-mielke.com

AWB:jpl
Encl: Notice of Award
cc: File

September 1, 2016

Mr. Patrick Vander Sanden
City Administrator
City of Columbus
105 North Dickason Boulevard
Columbus, WI 53925

RE: WWTF Filter Building Electrical Upgrades

Dear Patrick:

Bids for the above project were opened on August 30, 2016 at 10:00 A.M. at City Hall and were as listed on the attached bid tabulation.

We reviewed the documentation submitted by the apparent low bidder and found that:

1. The Bid Form has been appropriately completed.
2. We have no objections to the low bidder, nor to the proposed major subcontractors and suppliers.
3. Low bidder has successfully completed similar projects over the last 10 years based on our direct project experience with them.

On these bases, we recommend that Hogen Electric, Inc. be awarded the WWTF Filter Building Electrical Upgrades contract, in the amount of \$80,700.00. On all construction projects, unpredictable factors may increase the final contract amount. For this reason we recommend that the City of Columbus include a 10 percent contingency when preparing the financial plan for this work.

Our review did not include an evaluation of bidder's current financial condition nor of their permanent safety program.

Should you decide to accept our recommendation, we have prepared the enclosed Notice of Award for your use. Please have the appropriate official sign where indicated and forward all three signed copies of the Notice of Award to our office. We will then fill in the date at the top of page one and forward it, with contracts for execution, to the Contractor. One fully completed Notice of Award will be returned to you for your records.

Mr. Patrick Vander Sanden
Recommendation of Award
September 1, 2016
Page 2

Bids remain subject to acceptance until October 29, 2016, unless Bidder agrees to an extension. Please advise us of your award decision, or call if there are any questions.

Very truly yours,

RUEKERT & MIELKE, INC.



Patrick T. Wohlers, P.E. (WI, IL)
Team Leader/Senior Project Manager
pwohlers@ruekert-mielke.com

PTW:jkc

Encl: Notice of Award (3 copies)
Bid Tabulation

cc: Davis R. Clark, City of Columbus
John Nehmer, City of Columbus Water/Wastewater Treatment Facility
Jason P. Lietha, P.E., Ruekert & Mielke, Inc.
File

NOTICE OF AWARD

	Date of Issuance:	_____
	Owner:	City of Columbus
Contract: WWTF Filter Building Electrical Upgrades		
Bidder: Hogen Electric, Inc.	Engineer:	Ruekert & Mielke, Inc.
Address: 1131 Limerick Lane Hartford, WI 53027	Engineer's Project No.:	8117-10039.200

TO BIDDER:

You are notified that your Bid dated August 30, 2016 for the above Contract has been accepted by Owner and you are the Successful Bidder and are awarded a Contract for:

Replacement of Motor Control Centers, Variable Frequency Drives and a Pump Control Panel.

The Contract Price of your Contract is: \$ 80,700.00

2 copies of the proposed Contract Documents accompany this Notice of Award.

Bidder must comply with the following conditions precedent within 15 days of the date of issuance of this Notice of Award:

1. Deliver to Engineer 2 fully executed counterparts of the Contract Documents.
2. Deliver with the executed Agreement the Bid security as specified in the Instructions to Bidders (Article 21), General Conditions (Paragraph 6.01), and Supplementary Conditions (Paragraph SC-6.01).
3. Deliver with the executed Agreement certificates and other evidence of insurance as specified in the General Conditions (Article 6) and the Supplementary Conditions modifying Article 6 of the General Conditions.

Failure to comply with these conditions within the time specified will entitle Owner to consider you in default, annul this Notice of Award, and declare your Bid security forfeited.

Within 10 days after you comply with the above conditions, Engineer will return to you one fully executed counterpart of the Agreement.

Owner: City of Columbus

By: _____
Authorized Signature

Title: _____

Date: _____

Copy: Engineer
City of Columbus



RESOLUTION No. 16-16

Exemption from Columbia County Library Tax

The City of Columbus Common Council does hereby resolve as follows:

WHEREAS, the Columbia County Board levies a county library tax; and

WHEREAS, Section 43.64(2)(b) of the Wisconsin Statutes provides such units of government which levy a tax for public library service and appropriate and expend for a library fund as defined by s.43.52 (1) during the year for which the county tax levy is made a sum at least equal to the county library tax rate in the prior year multiplied by the equalized valuation of property in the city or village for the current year, may apply for exemption from this tax; and

WHEREAS, the City of Columbus does levy a library tax in excess of the amount calculated in accordance with 43.64(2)(b).

NOW THEREFORE BE IT RESOLVED that the City of Columbus be exempted from the payment of any county library tax as provided in Section 43.64(2)(b) inasmuch as it will expend for its own library fund for 2016 an amount in excess of that calculated in accordance with 43.64(2)(b). Exemption from the payment of said county library tax shall not preclude the City of Columbus participation in county library service in all other respects.

BE IT FURTHER RESOLVED that confirmed copies of the Resolution be forwarded by the city clerk to the Portage Public Library and to the Columbia County Clerk no later than September 30, 2016.

Dated this _____ day of _____, 2016.

CITY OF COLUMBUS

Ayes: _____

Nays: _____

By: _____
Kelly Crombie, Mayor

Attest: _____
Anne Donahue, City Clerk

City of Columbus

105 N. Dickason Blvd. ♦ Columbus, WI 53925-1565
920-623-5900 ♦ fax 920-623-5901 ♦ www.cityofcolumbuswi.com

From: Division for Libraries and Technology,
Public Library Development

The following is provided to assist public libraries in municipalities considering exemption from the county library tax for 2017.

How does a public library or county calculate qualification for exemption from the county library tax for 2017?

Under Wisconsin Statute s. 43.64 (2), municipalities with public libraries may be exempt from the county library tax if they appropriate locally an amount above the defined minimum. In order to determine if a municipality may request an exemption from the county library tax for 2017 (the tax the county board will set in the fall of 2016 and expend in 2017), complete the following calculations.

1. Determine the 2015 equalized value of the property taxed for 2016 county library service; i.e., subtract the equalized value of any communities exempting from the county library tax for 2016 (municipalities exempted from the appropriation levy set in the fall of 2015) from the 2015 total county equalized value.

See revenue.wi.gov/equ/2015/15coapprt.pdf for 2015 total county equalized value less TID. See <i>Statistics at the Public Library Level for 2015</i> (dpi.wi.gov/pld/data-reports/service-data) column BT for municipalities that exempted from the appropriation levy in fall 2015.

2. Determine the total county library services appropriation for 2016. This is the appropriation made in the fall of 2015 for all 2016 county library service.
3. Divide the appropriation amount determined in step 2 by the equalized value determined in step 1. This is the county library tax levy rate for 2016 (the appropriation made in the fall of 2015).
4. Multiply the county tax levy rate from step 3 by the 2016 equalized value of the municipality being considered for exemption. The result is the minimum amount the municipality must appropriate for 2017 to exempt itself from the county library tax levy for 2017.

See revenue.wi.gov/equ/2016/16coapprt.pdf for the 2016 total equalized value of municipalities less TID.

5. Compare the minimum amount calculated in step 4 with the 2017 municipal appropriation for the library (the appropriation made by the municipality in the fall of 2016). The municipal appropriation cannot include any state, federal, or county payments provided specifically for library services.

If the municipal appropriation is greater than the minimum amount required for exemption, the municipality may request to be exempted from the county tax. The exemption may be refused if, by September 1 of any year, the county board determines the public library has not complied with any minimum standards of operation approved under s. 43.11 (3) (d).

Municipalities that participate in joint libraries may now be able to exempt by an alternate means as a result of 2013 Act 20 which amends s. 43.64 (2) (c) to read:

Notwithstanding sub. (2m), any city, village, town, or school district in a county levying a tax for public library service under sub. (1) is exempt from the tax levy if all of the following apply:

1. *The city, village, town, or school district is included in a joint library under s. 43.53.*
2. *The city, village, town, or school district levies a tax for public library service, less the amount levied for public library capital expenditures, and appropriates and spends for a library fund during the year for which the county tax levy is made an amount that is not less than the average of the previous 3 years.*

Shannon Schultz, Public Library Administration Consultant
Public Library Development
(608) 266-7270
shannon.schultz@dpi.wi.gov

Columbia County Library Tax Exemption Calculations for 2017

Municipalities that pay county library tax	2015 Equalized Value Reduced by TID	Municipalities with libraries	2016 Equalized Value Reduced by TID	2017 Needed Appropriation from Municipality	2016 Requested Appropriation from Municipality
Arlington (town)	\$86,583,400	Cambria	\$46,789,900	\$7,861	\$60,061
Caledonia	\$228,168,400	Columbus	\$353,691,400 *	\$59,420	\$263,250
Columbus (town)	\$73,920,600	Lodi	\$236,894,800	\$39,798	\$125,000
Courtland	\$50,558,800	Pardeeville	\$128,707,900	\$21,623	\$58,000
Dekorra	\$333,516,800	Portage	\$565,921,900	\$95,075	\$486,949
Fort Winnebago	\$74,487,800	Poynette	\$156,801,000	\$26,343	\$115,637
Fountain Prairie	\$94,930,600	Randolph	\$78,569,000 *	\$13,200	\$106,239
Hampden	\$60,147,400	Rio	\$49,186,300	\$8,263	\$92,445
Leeds	\$80,288,900	Wisconsin Dells	\$345,798,300 *	\$58,094	\$542,083
Lewiston	\$121,658,000	Wycocena	\$38,687,600	\$6,500	\$22,500
Lodi (town)	\$445,306,400				
Lowville	\$90,998,700				
Marcellon	\$88,835,700				
Newport	\$62,563,800				
Otsego	\$68,358,800				
Pacific	\$232,502,900				
Randolph (town)	\$89,302,500				
Scott	\$59,789,300				
Springvale	\$70,381,300				
West Point	\$330,637,900				
Wycocena (town)	\$170,570,900				
Arlington (village)	\$65,994,100				
Doylestown (village)	\$14,382,300				
Fall River (village)	\$121,706,800				
Friesland (village)	\$16,769,700				
TOTAL:	3,132,361,800				
2016 Columbia County Library Budget Total	\$526,664				
Tax Levy Rate	0.000168000				

Municipality	Columbia County
Columbus	\$353,691,400 **
Wisconsin Dells	\$227,222,700
Randolph	\$24,391,800

**2016 Dodge County equalized value for Columbus = 0

The tax levy rate is determined by dividing the 2016 Columbia County library budget by the 2015 equalized value of those municipalities that pay the county library tax. The 2016 equalized value of those municipalities with libraries is then multiplied by that tax levy rate to determine the municipal appropriation needed in order to exempt from the county library tax in 2017. The 2016 municipal library appropriations (taken from information provided on the library's 2014 Annual Report) are provided as an indication of the municipality's current level of support.

Wisconsin Statutes s43.64 (2)(b)



CITY OF COLUMBUS

105 N. DICKASON BOULEVARD COLUMBUS, WISCONSIN 53925-1565
920.623.5900 FAX 920.623.5901 www.cityofcolumbuswi.com

RESOLUTION NO. 17-16

Resolution Recognizing Public Power Week October 2-8, 2016 and How Columbus Water & Light Makes Our Lives Powerful All Year

WHEREAS, we, the citizens of Columbus, place a high value on local control over community services and therefore have chosen to operate a community-owned, locally controlled, not-for-profit electric utility and, as consumers and owners of our electric utility, have a direct say in utility operations and policies; and

WHEREAS, Columbus Water & Light has provided our homes, businesses, farms, social service, and local government agencies with reliable, efficient, and cost-effective electricity for over 100 years, employing sound business practices designed to ensure the best possible service at not-for-profit rates; and

WHEREAS, Columbus Water & Light is a valuable community asset that contributes substantially to the well-being of local citizens through energy efficiency, customer service, environmental protection, economic development, and safety awareness; and

WHEREAS, Columbus Water & Light is a dependable and trustworthy institution whose local operation provides many consumer protections and continues to make our community a better place in which to live and work, as well as contributes to protecting the global environment;

NOW, THEREFORE BE IT RESOLVED: that Columbus Water & Light will continue to work to bring lower-cost, safe, reliable electricity to community homes and businesses just as it has since 1898, the year when the utility began to serve all the citizens of Columbus; and

BE IT FURTHER RESOLVED: that the week of October 2-8, 2016, be designated the 30th Annual Public Power Week in order to honor Columbus Water & Light for its contributions to the community and to make its consumer-owners, policy makers, and employees more aware of Columbus Water & Light's overall contributions to their well-being and how it makes their lives powerful: and

BE IT FURTHER RESOLVED: that our community joins hands with more than 2,000 other public power systems in the United States in this celebration of public power recognition that Columbus Water & Light is good for consumers, business, the community, and the nation.

Dated this _____ day of September, 2016.

Kelly Crombie, Mayor

Attest: _____
Anne Donahue, City Clerk

2016 AGENDA ITEM

MEETING DATE: September 6, 2016

AGENDA ITEM: "Just Fix It" Resolution

DETAILED DESCRIPTION OF SUBJECT MATTER:

At the League of Wisconsin Municipalities Chief Executive Conference last week, representatives from the League talked about a joint effort between the League, the Wisconsin Counties Association, the Wisconsin Towns Association and the Road Builders to urge state government to address funding shortfalls in the Transportation Fund for state highways and local road aids.

The "Just Fix It" campaign is an appeal to the Governor and State Legislature to include a viable plan in the next State Budget. Attached is a sample resolution for your review. League representatives expressed the importance to be vocal with Legislators at this time, being an election year as they are out campaigning for re-election and formulating their positions on issues once elections season is over.

I felt it important to at least discuss and determine if the City of Columbus would like to pass a similar resolution and present it to our State Legislators in the near future.

ACTION REQUESTED OF COUNCIL: Consider taking action on a Just Fix It resolution at the Regular Council meeting on 9/20/16

#JustFixItWI Transportation Funding Sample Resolution

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 _____ *board/ 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 _____
County Board of Supervisors/ City Council/Village Board/ Town Board 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 County Board of Supervisors/City Council/Village Board/ Town Board directs the Clerk to send a copy of this resolution to our State Legislators, Governor Scott Walker and the League of Wisconsin Municipalities.

For contact information for your Legislative Delegation <http://legis.wisconsin.gov/>
Governor's address: Office of Governor Scott Walker, 115 East Capitol, Madison, WI 53702
Questions – contact Gail Sumi, League Member Engagement and Comm. Director at gsumi@lwm-info.org or 608-267-4477