



LOCATION OF MEETING: VIRTUAL GOTO MEETING

MEETING ID NUMBER: 427-568-509

CALL IN: 1 877 568 4106 (toll free)

MEETING LINK: https://global.gotomeeting.com/join/427568509

**NOTICE:** Pursuant to the current recommendation of the Center for Disease Control and Prevention limiting the size of public gatherings and the various federal and state orders implementing that recommendation, this meeting will be held virtually through the **GoToMeeting** platform with each member accessing the meeting remotely.

Citizens wishing to submit any public comments should do so by sending an email to <a href="mailto:clerktreasurer@randomlakewi.com">clerktreasurer@randomlakewi.com</a> by 3:00 pm on the day of the meeting so that it can be provided to the members for their consideration. Citizens wishing to present their comments verbally can join the <a href="mailto:GoToMeeting">GoToMeeting</a> using their phone, computer or other internet-capable device and using the meeting number access code specified above. A recording of the meeting will be kept on file.

#### **AGENDA**

- 1. Call to Order, Roll Call
- 2. Pledge of Allegiance
- 3. Action on Minutes from the April 20, 2020 Village Board Meeting.
- 4. Public Comments (comments limited to 3 minutes per person).
- 5. Old Business:
  - a. Presentation & Possible Action on Sharing Services with Regards to a Community Officer.
- 6. New Business:
  - a. Discussion, Possible Action to Approve Amending Ordinance Regulating Grass Clippings and Leaves into Village Streets.
  - b. The Village Board to Adopt Post-Issuance Debt Compliance Procedures
  - c. The Village to Adopt Post-Issuance Debt Compliance Policy.
  - d. The Village to Adopt Resolution 2020-08 Post-Issuance Debt Compliance Policy for Tax-Exempt and Tax-Advantaged Governmental Bonds.
  - e. Discussion Possible Action to Approve Replacing Lights on the Rock Buoy's on the Point.
  - f. Discussion Regarding Existing and Possible New Public Works Garage.
  - g. Approval of bills: Gen. Fund: \$10,647.80; Water: \$12,351.51 Sewer: \$11,668.41; Payroll: \$12,584.35

- 7. Staff and committee reports:
  - a. Clerk/Treasurer
  - b. Director of Public Works
  - c. Committees
  - d. President
- 8. Adjourn

WI Open Meeting Law (Wis. Stat. 19.83(2) and 19.84(2)) In general, the open meetings law grants citizens the right to attend and observe open session meetings of governmental bodies, but does not require a governmental body to allow members of the public to speak or actively participate in the body's meeting. A governmental body is free to determine for itself whether and to what extent it will allow citizen participation at its meetings. The Board may not take formal action on a subject raised in the public comment period, unless that subject is also identified in the meeting notice.



- 1. Call to Order, Roll Call: President Robert McDermott called the meeting to order at 6:33 pm. Trustees present included Mark Bichler, Elizabeth Manian, Barbara Ruege, Mike San Felippo, Eric Stowell, and Blaine Werner. Also in attendance were Public Works Director Joe Huiras and Clerk/Treasurer Jo Ann Lesser. Due to the meeting being held virtually there is no sign in sheet, some attendants did not identify themselves; Jon Cameron of Ehlers, Brian Depies of SEH, John Rassel of Krier Foods, Aaron Groh of Kapur & Associates, Cinda Werner, Rita Schmid, Becky Soerens, and Robert Harvey.
- 2. Pledge of Allegiance: The Pledge of Allegiance was recited.
- 3. Action on Minutes from the April 6, 2020 Village Board Meeting: Trustee Stowell made a motion to approve the minutes as presented. Trustee Werner seconded the motion. Motion carried, 7-0.
- 4. Public Comments: Clerk/Treasurer Lesser read four emails with concerns about the closing of Lakeview Park, letters were submitted by Mary, Jeff & Janet Eisenhut, Sydney Rader, and Ralph Howard.
- 5. Old Business:
  - a. Presentation & Possible Action on Feasibility Analysis Completed by Ehlers for TID #4: Jon Cameron explained that the feasibility study looks to see if the TID district can support itself with the development which creates the increment that will pay the debt of the TID. Cameron calls it a "but for" test and it showed that the TID would support itself. Cameron noted that the TID would produce \$7.8 million in value which equates to \$2.9 million in increment over the 20 year life of the TID.

Cameron stated that the TID would not support the entire Maple Court expansion; it would need a bridge loan possibly from the general fund to cover the remaining amount, approximately \$438,592. Cameron said that the water and sewer for Maple Court would cost approximately \$661,000. He noted that Jessie Lane was not included in this projection.

Trustee Werner made a motion to accept the feasibility study and to move forward with creating the TID. Trustee Stowell seconded the motion. Motion carried, 7-0.

At this time President McDermott went to New Business item K.

#### 6. New Business:

a. Initial Resolution Authorizing General Obligation Bonds in an Amount Not to Exceed \$990,000 for Street Improvement Projects: Jon Cameron of Ehlers explained that the competitive bond sale on the open market that the competition is the interest rate and the underwriters discount, which is what's actually being bid on. President McDermott stated that due to the cost of the shed this item (d) will be pulled from the project. Trustee Bichler made a motion to approve resolution 2020-01 general obligation bond not to exceed \$990,000 for street improvements. Trustee San Felippo seconded the motion. Motion carried, 7-0.

b. Initial Resolution Authorizing General Obligation Bonds in an Amount Not to Exceed \$570,000 for Water System Projects: Trustee San Felippo made a motion to approve resolution 2020-2 not to exceed \$570,000 for water system projects. Trustee Bichler seconded the motion. Motion carried, 7-0.

#### President McDermott went to item d at this time.

- c. Initial Resolution Authorizing General Obligation Bonds in an Amount Not to Exceed \$670,000 for Sewerage Projects: Trustee San Felippo made a motion to approve resolution 2020-3 not to exceed \$670,000 for sewerage projects. Trustee Werner seconded the motion. Motion carried, 7-0.
- d. Initial Resolution Authorizing General Obligation Bonds in an Amount Not to Exceed \$1,225,000 for a Building for the Housing of Machinery and Equipment: Trustee Ruege made a motion to disallow the resolution to borrow \$1,225,000 for a building to house machinery and equipment. Trustee San Felippo seconded the motion. Motion carried, 7-0.

#### President McDermott went back to item c

- e. Initial Resolution Authorizing \$1,080,000 General Obligation Refunding Bonds: Trustee San Felippo made a motion to approve resolution 2020-4 authorizing general obligation refunding of \$1,080,000 of debt. Trustee Ruege seconded the motion. Motion carried, 7-0.
- f. Resolution Establishing Parameters for the Sale of Not to Exceed \$4,535,000 General Obligation Corporate Purpose Bonds, Series 2020A: Trustee Manian made a motion to approve resolution 2020-05 establishing parameter for the sale of not to exceed \$4,535,000 general obligation corporate purpose bonds. Trustee Stowell seconded the motion. Motion carried, 7-0.
- g. Discussion, Possible Action to Approve Quarles & Brady LLP to Act on the Village's Behalf with Regards to Bond Counsel Services: Trustee San Felippo made a motion to approve hiring Quarles & Brady LLP for bond counsel services. Trustee Bichler seconded the motion. Motion carried, 7-0.
- h. Discussion, Possible Action to Approve Hiring SEH to Produce a Village Park Plan: Brian Depies explained that his company is working with John Rassel of Krier Foods on the future park on Carroll Street. Depies also explained Sheboygan County offers a 50/50 matching stewardship grant that can help offset the cost of creating the park. The cost to create the park is estimated at \$54,000. The cost to the village would be approximately \$27,000 which will be including in the TID expense. Depies also explained that John Rassel will be responsible for the cost of the application. Depies also explained that the award of the grant is dependent upon

the number of applicants to the program. President McDermott mentioned that an agreement between the village and Krier Foods will need to be worked out but this will most likely happen once the results from the boring tests come back. Trustee Manian made a motion to approve hiring SEH to produce a park plan. Trustee Stowell seconded the motion. Motion carried, 7-0.

- Resolution Approving an Authorized Representative to File an Application for Funding through the Sheboygan County Stewardship Grant Program: Trustee Bichler made a motion to approve authorizing Village President McDermott to sign the required paperwork and application.
   Trustee Werner seconded the motion. Motion carried, 7-0.
- j. Discussion, Possible Action Regarding Renewing Long Term Lease with AT&T: President McDermott explained that he was contacted by AT & T about renewing their lease agreement for space on the water tower. The representative is requesting to reduce the contract amount to \$6,000 per year, which is down approximately \$7,000 from the current contract. He also stated that it would be for a five year term. McDermott held discussions with him and negotiated the contract up from 6,000 to \$9,000 with a 1% increase each year or five years. It was questioned as to what amount is Verizon paying per year, Clerk/Treasurer Lesser commented that she was unsure of the amount. The recommendation was to have Bob go back and discuss with the representative from A T & T an amount better than what has been suggested.
- k. Discussion, Possible Action to Allow Village President to Close Lakeview Park with Regards to COVID-19: President McDermott explained that there is group of people gathering at the park on Friday night, they are maintaining the 6 foot distance and there are no problems, but this would be a measure that could be taken if the need arose. If the need arose the village would need 24 hour notice for a meeting and by having this authority the Village President could close the park immediately and notify the Board members of the decision and why it was made. McDermott stated that it's not his intent to close the park or the lake unless there would be a problem of vandalism or people were not adhering to the social distancing order. McDermott also stated that he has talked with the DNR and they have no problem with what is going on at the park. Trustee Sn Felippo made a motion to allow the Village President to close Lakeview Park as necessary. Trustee Bichler seconded the motion. Motion carried, 7-0.

President McDermott went back to New Business item A.

#### 7. Consent Agenda:

a. Approval of bills: Gen. Fund: \$118,341.74; Water: \$49,852.10 Sewer: \$14,117.18; Payroll: \$12,972.24

- b. Financial Report Month Ending March 2020
- c. Sheboygan County Sheriff's Department March Contract Report.

Trustee San Felippo made a motion to approve the consent agenda. Trustee Bichler seconded the motion. Motion carried, 7-0.

- 8. Staff and committee reports:
  - a. Clerk/Treasurer: Lesser explained the turnout for the election on April 7<sup>th</sup>, 524 ballots were cast, which is 35% of the voter in the village. 185 people voted in person on Election Day or 16%. Lesser also wanted to thank the Random Lake Fire Department for the use of the meeting room to hold the election, the larger room worked well for what was needed.
  - b. Director of Public Works: Huiras explained recent projects the crew is working on, the sludge building is now empty, pouring concrete to replace sidewalk, will be flushing hydrants starting on Monday the 23<sup>rd</sup>, Sheboygan County will be starting Spring Court mid-May, the Spring Street will begin after the July 4<sup>th</sup> holiday. Huiras also stated that the Lakeview Park project will begin as early as the end of this week or early next week. The new piers are on hold due to the parts not being available. The Co-op has shut down and would like to go and talk to them about using some of the buildings for storing equipment. Trustee Ruege questioned if a public works committee meeting should be set up. It was agreed to have one.
  - c. Committees: Nothing
  - d. President: McDermott commended the Clerk's office and the DPW crew for their work on the election.
- 9. Adjourn: Meeting adjourned at 8:03 pm

Respectfully submitted,

Jo Ann Lesser, CMC, WCMC Clerk/Treasurer



Jo Ann Lesser <clerktreasurer@randomlakewi.com>

## Board meeting May 4, 2020 public comments

1 message

sydney rader <rader.rl.wi@gmail.com> To: clerktreasurer@randomlakewi.com Fri, May 1, 2020 at 9:53 AM

Public comments to the Board:

The Board should think about proactively protecting Lakeview Park attendant(s) from coronavirus. Park attendants must converse with park visitors, receive money, return change and permits. Thus the attendants have rather close contact with diverse park visitors. The attendants may be too naive or uninformed to protect themselves without help from the Village.

Sydney Rader 920.447.4892 141 East Shore Drive Random Lake, WI 53075

## **Community Resource Officer**

### **Primary Purpose:**

The Community Resource Officer works as a direct and dedicated liaison with the School District of Random Lake and the community members of the Village of Random Lake. The primary purpose of this position is relationship building with all residents and students in our schools, as well as with community civic organizations, church groups, Township/Village citizens and local businesses, in order to establish a strong foundation for positive and supportive partnerships. Beyond these partnerships, the CRO may also provide a range of Crime Prevention Education programs to our students and community based upon established themes. On average, the Community Resource Officer will work forty hours a week Monday through Friday, with weekends off. Occasionally, the Community Resource Officer may need to implement flexible scheduling to better meet the needs of the schools and/or the community stakeholders for large events or evening school activities.

**Reports to:** Superintendent of the School District of Random Lake in cooperation with the Village of Random Lake President

#### Qualifications:

- A minimum of 5 years of work experience in law enforcement in a traditional law enforcement agency, or school environment, required. Ability to work effectively with youth and adults in the school and community setting
- Critical ability to maintain confidentiality
- Ability to apply critical thinking and problem-solving skills in rendering solutions to various issues that arise in the schools, and may also affect the community, when involved in contentious circumstances that require the use of sound judgment.
- Ability to establish positive working relationships with students, staff, and community members
- Ability to collaborate with local law enforcement, mental health providers, and service groups to coordinate support for students
- Ability and willingness to communicate effectively in verbal and written form with staff, students, and community stakeholder groups including service groups, civic groups, churches, Village Boards, and the Belgium Chamber of Commerce
- Ability to think and act proactively in efforts to prevent juvenile delinquency through consistent and supportive connections with students
- Demonstration of strong organizational skills and to effectively set priorities in work to meet deadlines, assist students, and be responsive to the needs of the community in a timely fashion

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Ability to work independently, or in a team, as required by the task at hand

 Ability to work effectively, and demonstrate strong, supportive leadership under stressful conditions

- A valid driver's license
- Advanced certifications in community resource work are encouraged
- Ability to pass an extensive background check in order to be deputized by the Sheboygan County Sheriff's Office
- Current certification as a law enforcement officer in the State of Wisconsin

#### **Essential Duties:**

- Provide a direct connection with law enforcement as a community resource within the school and in-the community
- Provide the school and community with assistance in dealing with the needs and concerns common to school-age youth
- Partner with parents, staff and school counselors in an effort to improve student grades and attendance
- Assist in conflict resolution efforts with students and in concerns relating to students and the local community
- Work with counselors and other student support staff to assist students and to provide services to students involved in situations where referrals to service agencies are necessary.
- Maintain a physical presence at events both during and outside of the school day with a focus on building relationships and connecting with community stakeholders
- Serve as a resource with community stakeholders on areas of interest, or conflict, that involve school-age youth through community presentations, discussion groups, etc....
- Initiate interaction with students in the classroom and general areas of the schools to establish strong, supportive relationships
- Promote the profession of law enforcement within the schools and community
- Serve as a positive role model through increased visibility and accessibility to students and community members
- Assist in the design and promotion of school and community safety initiatives with local law enforcement, school personnel, students and community members, that enhance the overall safety of the schools and the community
- Work closely with teachers in designing and presenting on law-related topics including the role of law enforcement in our society
- Assist School Administration, parents and community members in addressing the concerns related to chronic and/or habitual truancy
- Assist Village is addressing concerns as it pertains to
- Other duties as assigned by the Superintendent/Village President

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#### **ORDINANCE 2020-01**

AN ORDINANCE TO AMEND SECTION 22-9 OF THE MUNICIPAL CODE OF THE VILLAGE OF RANDOM LAKE, SHEBOYGAN COUNTY, WISCONSIN, RELATING TO CONTROL OF GRASSES AND LEAVES.

NOW, THEREFORE, THE VILLAGE BOARD OF THE VILLAGE OF RANDOM LAKE, SHEBOYGAN COUNTY, WISCONSIN, DO ORDAIN AS FOLLOWS:

Section 1: Section 22-9(c) of the Municipal Code of the Village of Random Lake shall be and hereby is amended to read as follows:

- 1. It shall be unlawful to deposit, blow, rake, place, or mow fallen tree leaves, grass clippings, weeds or other yard waste onto the pavement, sidewalks or into the gutter of any public street, road, alley, or highway.
- 2. Exception: During fall leaf pick-up, residents will be allowed to deposit, blow, rake or place fallen tree leaves onto the street or into the gutter seventy-two (72) hours prior to scheduled pick-up by village public works crew.
- 3. Any person who shall violate any provision of this section shall, upon conviction be subject to a forfeiture of not less than \$25 and no more than \$250.

Section II: This ordinance shall take effect upon its passage and publication or posting as required by law.

	VILLAGE OF RANDOM LAKE BY:
	Robert McDermott, Village President
ATTEST:	
Jo Ann Lesser, Village Clerk/Treasurer	<b>→</b>
Date adopted:	
Date Published:	
Effective Date:	

# The Village of Random Lake, Wisconsin Post-Issuance Debt Compliance Procedures

The Village Board (the "Board") of The Village of Random Lake, Wisconsin (the "Village") has adopted the attached Post-Issuance Debt Compliance Policy dated \_\_\_\_\_\_. The Post-Issuance Debt Compliance Policy applies to qualifying debt obligations issued by the Village. As directed by the adoption of the Post-Issuance Debt Compliance Policy, the Village Clerk/Treasurer of the Village will perform the following Post-Issuance Debt Compliance Procedures for all of the Village's outstanding debt.

#### 1) General Post-Issuance Compliance

- a) Ensure written procedures and/or guidelines have been put in place for individuals to follow when more than one person is responsible for ensuring compliance with Post-Issuance Debt Compliance Procedures.
- b) Ensure training and/or educational resources for post-issuance compliance have been approved and obtained.
- c) The Village Clerk/Treasurer understands that there are options for voluntarily correcting failures to comply with post-issuance compliance requirements (e.g. as remedial actions under Section 1.141-12 of the Treasury Regulations and the ability to enter into a closing agreement under the Tax-Exempt Bonds Voluntary Closing Agreement Program described in Notice 2008-31(the "VCAP Program")).

### 2) General Recordkeeping

- a) Retain records and documents for the obligation and all obligations issued to refund the obligation for a period of at least seven years following the final payment of the obligation. If an obligation is refunded, then the final payment of the refunding obligation becomes the beginning of the period unless otherwise directed by the Village's bond counsel.
- b) Retain electronic (preferred) and/or paper versions of records and documents for the obligation.
- c) General records and documentation to be assembled and retained:
  - i) Description of the purpose of the obligation (i.e. the project or projects) and the state statute authorizing the project.
  - Record of tax-exempt status or revocation of tax-exempt status, if applicable.
  - iii) Any correspondence between the Village and the IRS.
  - iv) Audited financial statements.
  - v) All accounting audits of property financed by the obligation.
  - vi) Obligation transcripts, official statements, and other offering documents of the obligation.
  - vii) Minutes and resolutions authorizing the issuance of the obligation.
  - viii) Certifications of the issue price of the obligation.

- ix) Any formal elections for the obligation (i.e. an election to employ an accounting methodology other than the specific tracing method).
- x) Appraisals, demand surveys, or feasibility studies for property financed by the obligation.
- xi) All information reports filed for the obligations.
- xii) All management contracts and other service agreements, research contracts, and naming rights contracts.
- xiii) Documents related to governmental grants associated with construction, renovation or purchase of property financed by the obligation.
- xiv) Reports of any prior IRS examinations of the Village or the Village's obligation.
- xv) All correspondence related to the above (faxes, emails, or letters).
- 3) Arbitrage Yield Restriction and Rebate Recordkeeping
  - a) Investment and arbitrage documentation to be assembled and retained:
    - An accounting of all deposits, expenditures, interest income and asset balances associated with each fund established in connection with the obligation. This includes an accounting of all monies deposited to the debt service fund to make debt service payments on the obligation, regardless of the source derived. Accounting for expenditures and assets is described in further detail in Section 4.
    - ii) Statements prepared by Trustee and/or Investment Provider.
    - iii) Documentation of at least quarterly allocations of investments and investment earnings to each obligation.
    - iv) Documentation for investments made with obligation proceeds such as:
      - (1) investment contracts (i.e. guaranteed investment contracts),
      - (2) credit enhancement transactions (i.e. obligation insurance contracts),
      - (3) financial derivatives (e.g. swaps, caps, and collars), and
      - (4) bidding of financial products:
        - (a) Investments acquired with obligation proceeds are purchased at fair market value (e.g. three bid safe harbor rule for open market securities needed in advance refunding escrows).
  - b) Computations of the arbitrage yield.
  - c) Computations of yield restriction and rebate amounts including but not limited to:
    - Compliance in meeting the "Temporary Period from Yield Restriction Exception" and limiting the investment of funds after the temporary period expires.
    - ii) Compliance in meeting the "Rebate Exception."
      - (1) qualifying for the "Small Issuer Exception,"
      - (2) qualifying for a "Spending Exception,"
        - (a) 6-Month Spending Exception
        - (b) 18-Month Spending Exception
        - (c) 24-Month Spending Exception

- (3) qualifying for the "Bona Fide Debt Service Fund Exception," and
- (4) quantifying arbitrage on all funds established in connection with the obligation in lieu of satisfying arbitrage exceptions including reserve funds and debt service funds.
- d) Computations of yield restriction and rebate payments.
- e) Timely Tax Form 8038-T filing, if applicable.
  - i) Remit any arbitrage liability associated with the obligation to the IRS at each five-year anniversary date of the obligation, and the date in which the obligation is no longer outstanding (redemption or maturity date), whichever comes sooner, within 60 days of said date.
- f) Timely Tax Form 8038-R filing, if applicable.
  - Remit the form after the date in which the obligation is no longer outstanding (redemption or maturity date), whichever comes sooner, within 2 years of said date.
- g) Procedures or guidelines for monitoring instances where compliance with applicable yield restriction requirements depends on subsequent reinvestment of obligation proceeds in lower yielding investments (e.g. reinvestment in zero coupon SLGS).
- 4) Expenditure and Asset Documentation to be Assembled and Retained
  - a) Documentation of allocations of obligation proceeds to expenditures (e.g. allocation of proceeds to expenditures for the construction, renovation or purchase of facilities owned and used in the performance of exempt purposes).
    - i) Such allocation will be done not later than the earlier of:
      - (1) eighteen (18) months after the later of the date the expenditure is paid, or the date the project, if any, that is financed by the obligation is placed in service; or
      - (2) the date sixty (60) days after the earlier of the fifth anniversary of the issue date of the obligation, or the date sixty (60) days after the retirement of the obligation.
  - b) Documentation of allocations of obligation proceeds to issuance costs.
  - c) Copies of requisitions, draw schedules, draw requests, invoices, bills, and cancelled checks related to obligation proceed expenditures during the construction period.
  - d) Copies of all contracts entered into for the construction, renovation or purchase of facilities financed with obligation proceeds.
  - Records of expenditure reimbursements incurred prior to issuing obligations for projects financed with obligation proceeds (declaration of official intent/reimbursement resolutions including all modifications).
  - f) List of all facilities and equipment financed with obligation proceeds.
  - g) Depreciation schedules for depreciable property financed with obligation proceeds.

- h) Documentation that tracks the purchase and sale of assets financed with obligation proceeds.
- Documentation of timely payment of principal and interest payments on the obligation.
- j) Tracking of all issue proceeds and the transfer of proceeds into the debt service fund as appropriate.
- k) Documentation that excess earnings from a Reserve Fund are transferred to the Debt Service Fund on an annual basis. Excess earnings are balances in a Reserve Fund that exceed the Reserve Fund requirement.
- 5) Miscellaneous Documentation to be Assembled and Retained
  - a) Ensure that the project, while the obligation is outstanding, will avoid IRS private activity concerns.
  - b) The Village Clerk/Treasurer shall monitor the use of all obligation-financed facilities in order to:
    - Determine whether private business uses of obligation-financed facilities have exceeded the *de minimus* limits set forth in Section 141(b) of the Code as a result of:
      - (1) sale of the facilities;
      - (2) sale of Village capacity rights;
      - (3) leases and subleases of facilities including easements or use arrangements for areas outside the four walls (e.g. hosting of cell phone towers);
      - (4) leasehold improvement contracts, licenses, management contracts in which the Village authorizes a third party to operate a facility (e.g. cafeteria):
      - (5) research contracts;
      - (6) preference arrangements in which the Village permits a third-party preference (e.g. parking in a public parking lot, joint ventures, limited liability companies or partnership arrangements);
      - (7) output contracts or other contracts for use of utility facilities including contracts with large utility users;
      - (8) development agreements which provide for guaranteed payments or property values from a developer;
      - (9) grants or loans made to private entities including special assessment agreements;
      - (10) naming rights agreements; and
      - (11) any other arrangements that provide special legal entitlements to nongovernmental persons.
    - ii) Determine whether private security or payments that exceed the *de minimus* limits set forth in Section 141(b) of the Code have been provided by nongovernmental persons with respect to such obligation-financed facilities.

- c) The Village Clerk/Treasurer shall provide training and educational resources to any Village staff that have the primary responsibility for the operation, maintenance, or inspection of obligation-financed facilities with regard to the limitations on the private business use of obligation-financed facilities and as to the limitations on the private security or payments with respect to obligation-financed facilities.
- d) The Village shall undertake the following with respect to the obligations:
  - i) An annual review of the books and records maintained by the Village with respect to such obligations.
  - ii) An annual physical inspection of the facilities financed with the proceeds of such obligations, conducted by the Village Clerk/Treasurer with the assistance of any Village staff who have the primary responsibility for the operation, maintenance, or inspection of such obligation-financed facilities.
- e) Changes in the project that impact the terms or commitments of the obligation are properly documented and necessary certificates or opinions are on file.
- 6) Additional Undertakings and Activities that Support Sections 1 through 5 above:
  - a) The Village Clerk/Treasurer will notify the Village's bond counsel, financial advisor and arbitrage provider of any survey or inquiry by the IRS immediately upon receipt. Usually responses to IRS inquiries are due within 21 days of receipt. Such IRS responses require the review of the above-mentioned data and must be in writing. As much time as possible is helpful in preparing the response.
  - b) The Village Clerk/Treasurer will consult with the Village's bond counsel, financial advisor and arbitrage provider before engaging in post-issuance credit enhancement transactions (e.g. obligation insurance, letter of credit, or hedging transaction).
  - c) The Village Clerk/Treasurer will monitor all "qualified tax-exempt debt obligations" (often referred to as "bank qualified" obligations) within the first calendar year to determine if the limit is exceeded, and if exceeded, will address accordingly. For obligations issued during years 2009 and 2010 the limit was \$30,000,000. During this period, the limit also applied to pooled financings of the governing body and provides a separate \$30,000,000 for each 501 (c)(3) conduit borrower. In 2011 and thereafter it is \$10,000,000 unless changed by Congress.
  - d) Identify any post-issuance change to terms of obligations which could be treated as a current refunding of "old" obligations by "new" obligations, often referred to as a "reissuance."
  - e) The Village Clerk/Treasurer will consult with the Village's bond counsel prior to any sale, transfer, change in use or change in users of obligation-financed property which may require "remedial action" under applicable Treasury Regulations or resolution pursuant to the VCAP Program.

- i) A remedial action has the effect of curing a deliberate action taken by the Village which results in satisfaction of the private business test or private loan test. Remedial actions under Section 1.141-12(d)(e) and (f) include the redemption of non-qualified obligations and/or the alternative uses of proceeds or the facility (i.e. to be used for another qualified purpose).
- f) The Village Clerk/Treasurer will ensure that the appropriate tax form for federal subsidy payments is prepared and filed in a timely fashion for applicable obligations (e.g. Build America Bonds).

#### 7) Continuing Disclosure Obligations

- a) Identify a position at the Village to be responsible for compliance with continuing disclosure obligations as defined by the Rule and any policies of the Village.
- b) The position responsible for compliance may have the ability to assign responsibilities, delegate where appropriate or engage a dissemination agent or third-party service providers to perform all or some of the duties described in this section. The Village cannot delegate its compliance responsibilities.
- c) The Village should specify how providers or delegated authorities will be monitored and supervised.
- d) The Village should identify the documents that set forth the respective requirements being monitored at the time of closing for each obligation.
- e) The Village should catalog all outstanding Continuing Disclosure Agreements and establish consolidated filing requirements based on the outstanding CDAs.
- f) The Village should identify the frequency of the actions to be undertaken to ensure compliance, establish a system or filing alerts or reminders to administer the filing requirements.
- g) The Village Clerk/Treasurer for compliance must be made aware of any new outstanding debt, changes to obligation or loan covenants, events of acceleration or default that would materially affect investors.
- h) The Village should review a compliance checklist to verify compliance with CDA requirements, at least annually, although it may be advisable to provide more frequent reviews in connection to specific material events.
- The Village should monitor mandatory material events specifically identified in accordance with the Rule and file required notices within 10 days of occurrence.
  - i) Principal and interest payment delinquencies.
  - ii) Non-payment related defaults, if material.
  - iii) Unscheduled draws on debt service reserves reflecting financial difficulties.
  - iv) Unscheduled draws on credit enhancements reflecting financial difficulties.
  - v) Substitution of credit or liquidity providers or their failure to perform.

- vi) Adverse tax opinion, IRS notices or material events affecting the tax status of the obligation.
- vii) Modifications to rights of security holders, if material.
- viii) Obligation calls, if material.
- ix) Defeasances.
- x) Release, substitution or sale of property securing repayment of the obligations, if material.
- xi) Rating Changes.
- xii) Bankruptcy, insolvency, receivership, or similar event of the obligated person(s).
- xiii) Merger, consolidation, or acquisition of the obligated person, if material.
- xiv) Appointment of a successor or additional trustee, or change of name of a trustee, if material.
- xv) Incurrence of financial obligation of the Village, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a financial obligation of the Village, any of which affect security holders, if material.
- xvi) Default, event of acceleration, termination event, modification of terms, or other similar events under the terms of the financial obligation of the Village, any of which reflect financial difficulties.
- j) In addition to the mandatory material events, the Village should review and file any additional or voluntary event notices.
- k) The Village should maintain a catalog of all outstanding obligations whether publicly offered or privately placed, and the terms and conditions that govern default or acceleration provisions.
- I) Any missed filing requirement should be remedied with a failure to file notice as soon as possible once the late filing is identified and the required information is available to file.
- m) Sensitive information such as bank accounts and wire information should be redacted from documents prior to posting on EMMA.
- n) The Village needs to monitor for changes in law and regulations that effect continuing disclosure obligations and review disclosure policies and procedures periodically to ensure compliance and consistency with regulation and market expectations.

## 8) Compliance with Future Requirements

a) Take measures to comply with any future requirements issued beyond the date of these Post-Issuance Debt Compliance Procedures which are essential to ensuring compliance with the applicable state and federal regulations.

# The Village of Random Lake, Wisconsin Post-Issuance Debt Compliance Policy

The Village Board (the "Board") of the Village of Random Lake, Wisconsin (the "Village") has chosen, by policy, to take steps to help ensure that all obligations will be in compliance with all applicable federal regulations. This policy may be amended, as necessary, in the future.

#### **IRS Background**

The Internal Revenue Service (IRS) is responsible for enforcing compliance with the Internal Revenue Code (the "Code") and regulations promulgated thereunder ("Treasury Regulations") governing certain obligations (for example: tax-exempt obligations, Build America Bonds, Recovery Zone Development Bonds and various "Tax Credit" Bonds). The IRS encourages issuers and beneficiaries of these obligations to adopt and implement a post-issuance debt compliance policy and procedures to safeguard against post-issuance violations.

#### **SEC Background**

The Securities and Exchange Commission (SEC) is responsible for enforcing compliance with the SEC Rule 15c2-12 (the "Rule"). Governments or governmental entities issuing obligations generally have a requirement to meet specific continuing disclosure standards set forth in continuing disclosure agreements ("CDA"). Unless the issuer, obligated person, or a specific obligation is exempt from compliance with CDAs, these agreements are entered into at the time of obligation issuance to enable underwriter(s) to comply with the Rule. The Rule sets forth certain obligations of (i) underwriters to receive, review and disseminate official statements prepared by issuers of most primary offerings of municipal securities, (ii) underwriters to obtain CDAs from issuers and other obligated persons to provide material event disclosure and annual financial information on a continuing basis, and (iii) broker-dealers to have access to such continuing disclosure in order to make recommendations of municipal securities transactions in the secondary market. The SEC encourages issuers and beneficiaries adopt and implement a post-issuance debt compliance policy and procedures to safeguard against Rule violations.

When obligations are issued, the CDA commits the issuer or obligated person to provide certain annual financial information and material event notices to the public. Issuers and other obligated persons may also choose to provide periodic, voluntary financial information and filings to investors in addition to fulfilling the specific responsibilities delineated in their CDA. It is important to note that issuers and other obligated persons should not give any one investor certain information that is not readily available to all market participants by disseminating information to the marketplace, at large. Issuers and other obligated persons should be aware that any disclosure activities determined to be "communicating to the market" can be subject to regulatory scrutiny.

#### **Post-Issuance Debt Compliance Policy Objective**

The Village desires to monitor these obligations to ensure compliance with the IRS Code, Treasury Regulations and the SEC Rule. To help ensure compliance, the Village has developed the following policy (the "Post-Issuance Debt Compliance Policy"). The Post-

Issuance Debt Compliance Policy shall apply to the obligations mentioned above, including bonds, notes, loans, lease purchase contracts, lines of credit, commercial paper or any other form of debt that is subject to compliance.

#### **Post-Issuance Debt Compliance Policy**

The Village Clerk/Treasurer of the Village is designated as the Village's agent who is responsible for post-issuance compliance of these obligations.

The Village Clerk/Treasurer shall assemble all relevant documentation, records and activities required to ensure post-issuance debt compliance as further detailed in corresponding procedures (the "Post-Issuance Debt Compliance Procedures"). At a minimum, the Post-Issuance Debt Compliance Procedures for each qualifying obligation will address the following:

- 1. General Post-Issuance Compliance
- 2. General Recordkeeping
- 3. Arbitrage Yield Restriction and Rebate Recordkeeping
- 4. Expenditure and Asset Documentation to be Assembled and Retained
- 5. Miscellaneous Documentation to be Assembled and Retained
- 6. Additional Undertakings and Activities that Support Sections 1 through 5 above
- 7. Continuing Disclosure Obligations
- 8. Compliance with Future Requirements

The Village Clerk/Treasurer shall apply the Post-Issuance Debt Compliance Procedures to each qualifying obligation and maintain a record of the results. Further, the Village Clerk/Treasurer will ensure that the Post-Issuance Debt Compliance Policy and Procedures are updated on a regular and as needed basis.

The Village Clerk/Treasurer or any other individuals responsible for assisting the Village Clerk/Treasurer in maintaining records needed to ensure post-issuance debt compliance, are authorized to expend funds as needed to attend training or secure use of other educational resources for ensuring compliance such as consulting, publications, and compliance assistance.

Most of the provisions of this Post-Issuance Debt Compliance Policy are not applicable to taxable governmental obligations unless there is a reasonable possibility that the Village may refund their taxable governmental obligation, in whole or in part, with the proceeds of a tax-exempt governmental obligation. If this refunding possibility exists, then the Village Clerk/Treasurer shall treat the taxable governmental obligation as if such issue were an issue of tax-exempt governmental obligations and comply with the requirements of this Post-Issuance Debt Compliance Policy.

#### **Private Activity Bonds**

The Village may issue tax-exempt obligations that are "private activity" bonds because either (1) the bonds finance a facility that is owned by the Village but used by one or more qualified 501(c)(3) organizations, or (2) the bonds are so-called "conduit bonds", where the proceeds are loaned to a qualified 501(c)(3) organization or another private entity that finances activities eligible for tax-exempt financing under federal law (such as certain manufacturing projects and certain affordable housing projects). Prior to the issuance of

either of these types of bonds, the Village Clerk/Treasurer shall take steps necessary to ensure that such obligations will remain in compliance with the requirements of this Post-Issuance Debt Compliance Policy.

In a case where compliance activities are reasonably within the control of a private party (i.e., a 501(c)(3) organization or conduit borrower), the Village Clerk/Treasurer may determine that all or some portion of compliance responsibilities described in this Post-Issuance Debt Compliance Policy shall be assigned to the relevant party. In the case of conduit bonds, the conduit borrower will be assigned all compliance responsibilities other than those required to be undertaken by the Village under federal law. In a case where the Village Clerk/Treasurer is concerned about the compliance ability of a private party, the Village Clerk/Treasurer may require that a trustee or other independent third party be retained to assist with record keeping for the obligation and/or that the trustee or such third party be responsible for all or some portion of the compliance responsibilities.

The Village Clerk/Treasurer is additionally authorized to seek the advice, as necessary, of bond counsel and/or its financial advisor to ensure the Village is in compliance with this Post-Issuance Debt Compliance Policy.

Adopted this date	by the Village of Random L	ake. Wisconsin

# The Village of Random Lake, Wisconsin

Resolution \_\_\_\_\_

Adopting Post-Issuance Debt Compliance Policy for Tax-exempt and Tax-advantaged Governmental Bonds
<b>WHEREAS,</b> the Village of Random Lake, Wisconsin (the "Village") from time to time will issue tax-exempt and tax-advantaged governmental bonds; and
WHEREAS, under the Internal Revenue Code of 1986, as amended and related regulations (the "Code"), and Securities and Exchange Commission (the "SEC") the Village is required to take certain actions after bond issuance to ensure that interest on those bonds remains in compliance with the Code and SEC; and
WHEREAS, the Village has determined to adopt a policy regarding how the Village will carry out its compliance responsibilities via written procedures, and to that end, has caused to be prepared documents titled Post-Issuance Debt Compliance Policy and Post-Issuance Debt Compliance Procedures; and
<b>WHEREAS</b> , the Village Board (the "Board") of the Village has reviewed the Post-Issuance Debt Compliance Policy in connection with the Post-Issuance Debt Compliance Procedures and has determined that it is in the best interest of the District to adopt the Policy.
NOW THEREFORE, BE IT RESOLVED BY THE VILLAGE OF RANDOM LAKE, WISCONSIN; the Board approves the Policy as shown in the form attached; and
<b>BE IT FURTHER RESOLVED;</b> Village staff are authorized to take all actions necessary to carry out the Post-Issuance Debt Compliance Policy and Post-Issuance Debt Compliance Procedures.
Adopted by the Village of Random Lake, Wisconsin this day of
ATTEST:

#### SHEET INDEX

CONCEPTUAL SITE PLAN

D1.0 DEMOLITION FLOOR PLAN & ELEVATIONS

FLOOR & MEZZANINE PLAN A1.0

BUILDING ELEVATIONS

#### PROJECT INFORMATION

#### APPLICABLE BUILDING CODE

2015 INTERNATIONAL BUILDING CODE (WITH WISCONSIN AMENDMENTS)

#### **BUILDING CONTENT**

#### **BUILDING & FIRE AREA SQUARE FOOTAGES**

FLOOR AREAS	EXISTING	NEW	SUB-TOTAL
SECOND FLOOR	— S.F.	— S.F.	S.F.
FIRST FLOOR	6,053 S.F.	6,322 S.F.	12,375 S.F.
CANOPIES (COLUMN SUPPORTED)	S.F.	—— S.F.	S.F.
BASEMENT	S.F.	— S.F.	S.F.
BUILDING AREA SUB-TOTALS	6,053 S.F.	6.322 S.F.	12,375 S.F.
MEZZANINES	751 S.F.	792 S.F.	1,543 S.F.
FIRE AREA TOTALS	6,804 S.F.	7,114 S.F.	13,918 S.F.

HIGH PILE STORAGE FIRE ALARM SYSTEM YES/NO YES/NO

#### **OCCUPANCY**

NON SEPARATED

#### CONSTRUCTION CLASSIFICATION

TYPE ?B CONSTRUCTION SPRINKLED YES/NO FIREWALL YES/NO

#### **ALLOWABLE AREA**

TABULAR FLOOR AREA FRONTAGE INCREASE: -,- S.F. SPRINKLER INCREASE: --.-- S.F. TOTAL ALLOWABLE AREA —,— S.F. ALLOWABLE FIRE AREA: -,- S.F.

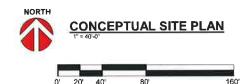
#### **BUILDING/SITE CONTENT**

**BUILDING SIZE** HARD SURFACE --% PARCEL SIZE (APPROX.) -,- S,F, PARKING PROVIDED - STALLS (1 STALL/--- S.F.)

#### **ZONING INFORMATION**

FRONT YARD SETBACK: SIDE YARD SETBACK: REAR YARD SETBACK:





THE LOT DIMENSIONS AND BEARINGS SHOWN ON THIS PLAN ARE INTERPRETED VALUES. FOLLOW UP INVESTIGATION WITH STATE AND LOCAL AUTHORITIES AND/OR WITH CERTIFIED SURVEY MAP DATA

# **PROPOSED FOR:**

# VILLAGE OF RANDOM LAKE

RANDOM LAKE,



711 Lais Dr. Sun Praids, WI 53590 PHONE (608) 318-2336 FAX (608) 318-2337

**OF RANDOM LAKE** 

RANDOM LAKE "COPYRIGHT NOTICE"

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**WISCONSIN** 





FOX CITIES
N216 Size Read 53
PLO, Box 483
Radissine, WI 54130
PHONE 0202 766-5779
1-0002-0334
FAX 0203 766-5004

MILWAUNCE WAUSAU SOOS Ellar-free SOOS Ellar-free SOOS Ellar-free Wausau, WI 54401 PROME (213) 845-3141 FAX (9A3) 235-9740 FAX (9A3) 235-9740 FAX (9A3) 235-9740

www.kellerbuilds.com

WISCONSIN

RANDOM LAKE

**OF RANDOM L** 

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REVISIONS

PROJECT MANAGER:

D. FLANIGAN DESIGNER:

O DRAWN BY: EXPEDITOR:

Z SUPERVISOR:

P20103

PRELIMINARY NO:

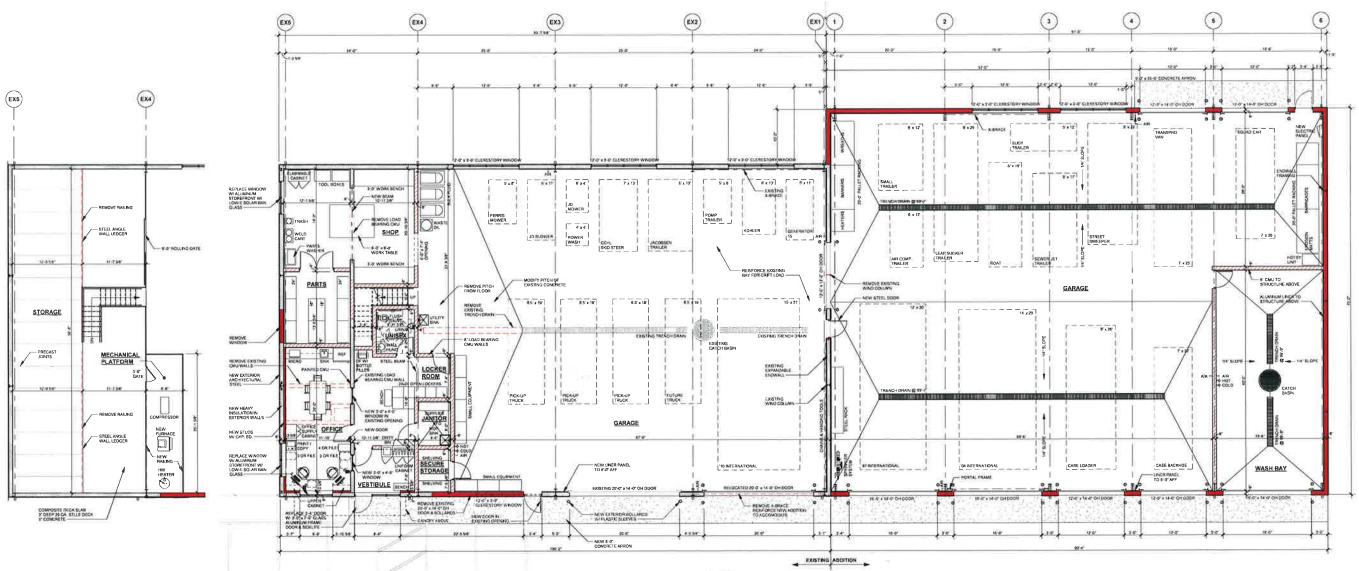
CONTRACT NO:

DATE:

SHEET:

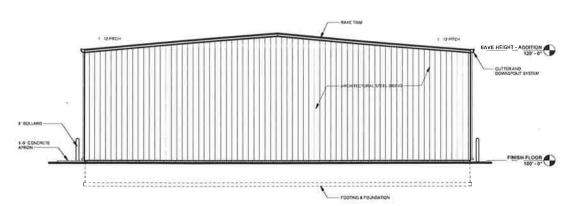
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04.20.2020



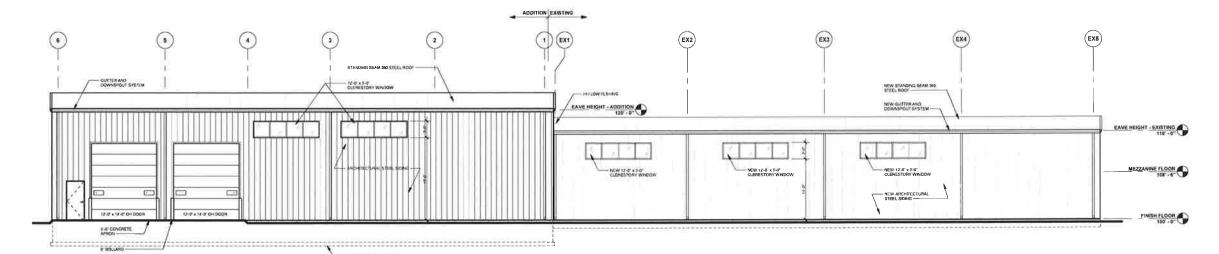
MEZZANINE FLOOR - PROPOSED



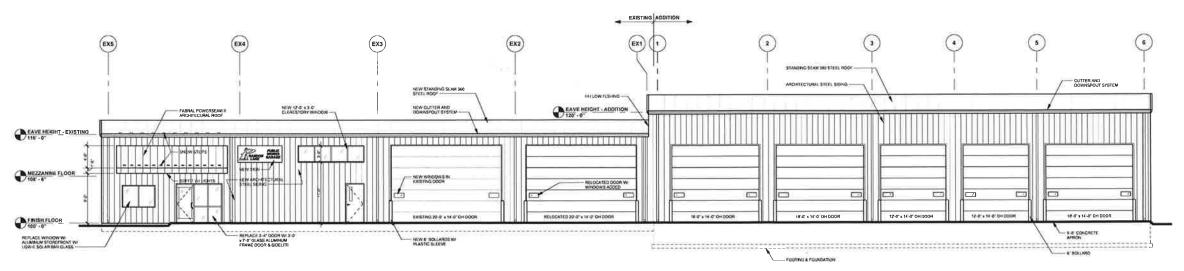


NORTH ELEVATION - PROPOSED

SOUTH ELEVATION - PROPOSED



WEST ELEVATION - PROPOSED



EAST ELEVATION - PROPOSED



FOX CITIES N216 State Road 55 P.O. Box 6200 Sadaurus, W1 54130 PHONE 0200 766-5709 1.1600.216-2534 FAX (920) 766-5004

MILWAUKEE
W204 NT1529
Goldendie bd
Wause, wil 54401
FXX 0155 849-5181
FXX 0620 250-9740

www.kelierbuilds.com

WISCONSIN

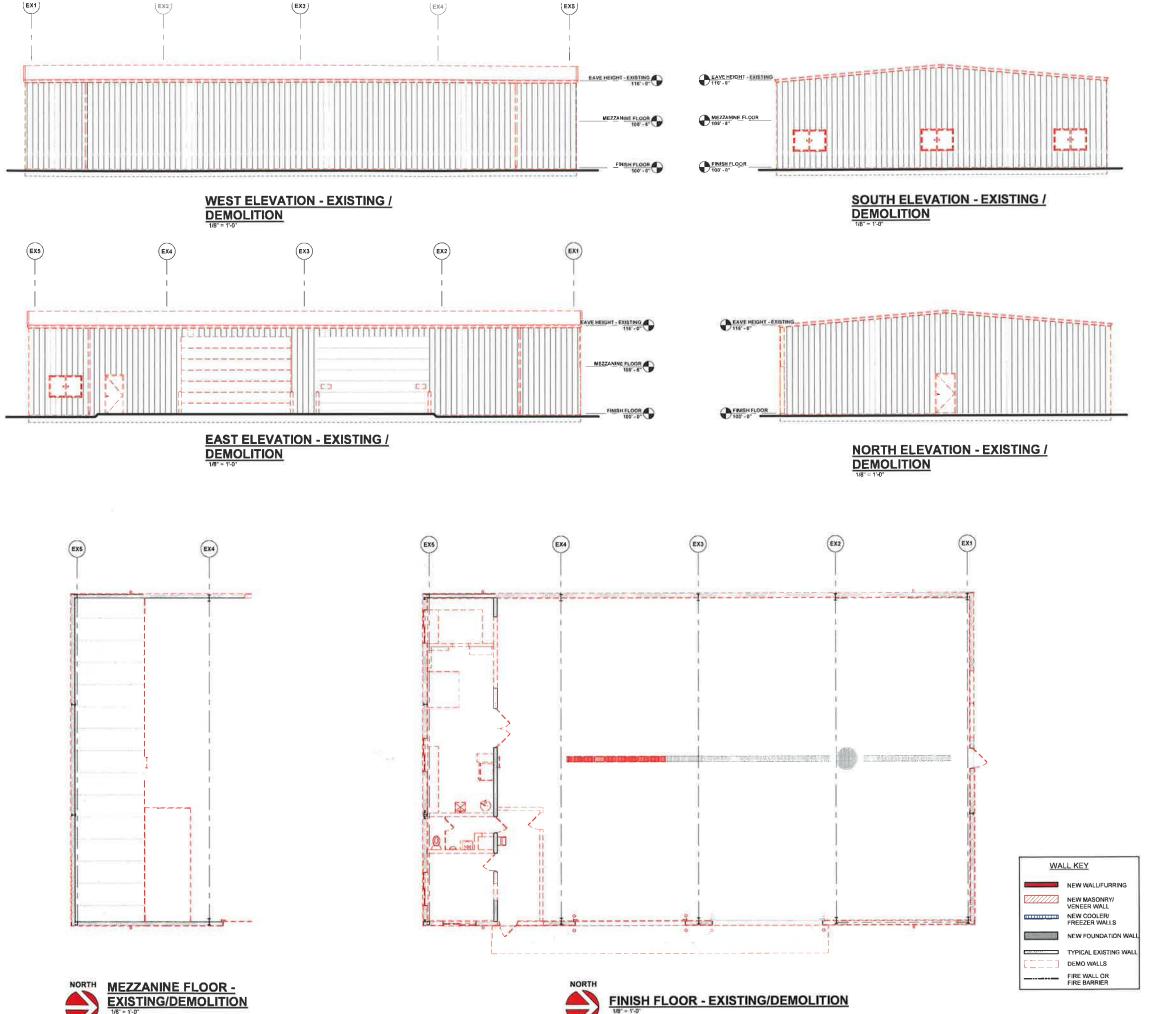
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RANDOM LAKE,

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REVISIONS	
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PDO IECT	MANACED.
PROJECT	MANAGER: D. FLANIGAI
DESIGNER	
DESIGNER	R LINDSTROM
DRAWN BY	··
Dictivity D.	. ACI
EXPEDITO	p.
LAFLUITO	
LAFEDITO	
SUPERVIS	
	OR:
SUPERVIS	OR:
SUPERVISO PRELIMINA CONTRACT	OR:





FOX CITIES
N216 Size Read 53
PLCA, Back 53
Kadause, WI 54130
PHONE 2020 766-5705/
1 0002216-2334
FAX 0200 766-5004

MILWAUREE W204 NT1509 Coldership Rd Coldership Rd Commandown, WI S2022 PHONE DS20 250-9710 FAX (250) 250-9740 FAX (250) 250-974

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WISCONSIN

VILLAGE OF RANDOM L

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PRO.	JECT M	ANAGER: D. FLANIGA
6		
5		

R, LINDSTROM DRAWN BY:

EXPEDITOR: Z SUPERVISOR:

PRELIMINARY NO:

P20103

PRELIMINARY NO
CONTRACT NO:
DATE:
SHEET: 04.20.2020

FINISH FLOOR - EXISTING/DEMOLITION



# **VILLAGE OF RANDOM LAKE**

WISCONSIN

Keller
Planners | Architects | Builders
(Novie for Consultations and Wasse

5/01/2020 2:42 PM

## In Progress Checks - Quick Report - ALL

Page: 1

ACCT

#### ALL Checks by Payee

POOLED CHECKING

Dated From: 5/05/2020

From Account:

Thru: 5/05/2020 Thru Account:

Voucher Nbr	Check Date	Payee	Amount
	5/05/2020	Archer Mat Rental & Sales LLC 4/28/2020	21.83
	5/05/2020	Canon Solutions America 1462464	61.39
	5/05/2020	Cardinal Environmental Inc. Client: 00493	154.00
	5/05/2020	Casey's General Stores, Inc April Statement	106.14
	5/05/2020	Collins State Bank Loan #: 001515000189	13,437.11
	5/05/2020	EnduraClean Inc. hand sanitizer	108.38
	5/05/2020	Frontier Communications Account: 920-994-9952-102915-5	216.30
	5/05/2020	Hartmann Sand & Gravel Co. Inc. 3/4 ROAD GRAVEL	115.42
	5/05/2020	Hawkins Inc. 109971	573.50
	5/05/2020	HAWLEY KAUFMAN & KAUTZER S.C. Account #: 170304-00000M	665.00
	5/05/2020	Honold & La Page Inc. Customer ID: 11393	86.57
	5/05/2020	Lincoln National Life Insurance Co. Account #: RNDMLAKE-BL-1520056	542.68
	5/05/2020	U.S. Cellular Account #: 920067883	42.87
	5/05/2020	UNIFIRST CORPORATION 04/21/20	38.61
	5/05/2020	WE Energies 6276-908-195	18,497.92
		Grand Total	. 34,667.72

5/01/2020 2:42 PM

In Progress Checks - Quick Report - ALL

ALL Checks by Payee

Page:

2

ACCT

POOLED CHECKING

Dated From: 5/05/2020

From Account:

Thru: 5/05/2020 Thru Account:

	Amount
Total Expenditure from Fund # 100 - GENERAL FUND	10,647.80
Total Expenditure from Fund # 600 - WATER FUND	12,351.51
Total Expenditure from Fund # 660 - WASTEWATER FUND	11,668.41
Total Expenditure from all Funds	34,667.72

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# Reprint Payroll Register Quick All Employees

Page:

PAYRL

1

Check Date From: 4/23/2020 From Dept: Thru: 4/23/2020 Thru Dept:

Thru: 4/23/2020	)		Thru Dept:		
Name / Chk Beg End Dates	Check Nbr	Hours	Earnings	Deductions	Net Pay
BECK, KAITLIN 4/23/2020 4/06/2020 4/16/202	V335	12.00	102.00	7.80	94.20
GILLETTE, LISA M 4/23/2020 4/06/2020 4/16/202	V336	64.00	960.00	172.40	787.60
HORNING, ELISABETH 4/23/2020 4/06/2020 4/16/202	V337	46.50	573.81	66.35	507.46
HUIRAS, JOSEPH 4/23/2020 4/06/2020 4/16/202	v338	83.50	2,376.92	987.50	1,389.42
JACOBY, PHILIP 4/23/2020 4/06/2020 4/16/202	V339	86.00	2,686.18	918.75	1,767.43
LESSER, JO ANN 4/23/2020 4/06/2020 4/16/202	V340	80.00	2,461.54	841.19	1,620.35
LOCKLAIR, DANIEL 4/23/2020 4/06/2020 4/16/202	V341	29.00	353.22	35.66	317.56
MARTIN, SUZANNE 4/23/2020 4/06/2020 4/16/202	V342	20.00	240.00	18.36	221.64
PAULUS, LUKE P 4/23/2020 4/06/2020 4/16/202	V343	81.00	1,467.00	726.49	740.51
RAMMER, JACQUELINE 4/23/2020 4/06/2020 4/16/202	V344	80.00	2,174.23	617.11	1,557.12
SCHUELLER, REBECCA L 4/23/2020 4/06/2020 4/16/202	V345	92.00	1,538.46	403.39	1,135.07
SIEGEL, TYLER C 4/23/2020 4/06/2020 4/16/202	V346	84.50	1,611.50	475.96	1,135.54
VIDEKOVICH COENEN, LYNN 4/23/2020 4/06/2020 4/16/202	<b>V347</b>	20.00	200.00	58.80	141.20
WILL, KATRINA A 4/23/2020 4/06/2020 4/16/202	V348	37.00	413.66	34.40	379.26
WROBLEWSKI, ELIZABETH 4/23/2020 4/06/2020 4/16/202	V349	27.00	329.13	66.94	262.19
ARNDT-MAAS, JOANNE 4/23/2020 3/23/2020 4/16/202	28013	2.00	36.06	2.76	33.30
KLITZKIE, BONNIE 4/23/2020 3/11/2020 4/16/202	28014	16.50	198.00	0.00	198.00
MARTIN, JOHN L 4/23/2020 4/07/2020 4/16/202	28015	6.25	62.50	0.00	62.50
NEUMANN, DIANE 4/23/2020 3/11/2020 4/16/202	28016	19.50	234.00	0.00	234.00