

City of Chetek Common Council Meeting Agenda

Tuesday, July 10, 2018 - 6:00 p.m. – Council room, 220 Stout Street, Chetek, WI

AGENDA:

Call to order

Roll call – Scott Bachowski____, Denise Moran____, Mark Eby____, Mark Edwards____ Mayor Martin____

Prayer

Pledge of Allegiance

Approve agenda

PUBLIC COMMENT citizens may direct questions/comments to the council for items not on the agenda.

The council may have limited discussion, however; no action will be taken under public comments.

MAYOR COMMENTS

CONSENT AGENDA:

1. council minutes from June and City claims from June
2. Department/Board reports as submitted: Plan Commission -May; Housing Authority-May;
3. Resignations from boards/committees:
4. Appointments to Boards & commissions: Louise Janet Brown - Library Board
5. General licenses/permits: Temporary Class "B" license- Catholic Congregation of St. Boniface 7/29/18

OLD BUSINESS - Status of Lakeview Cemetery

NEW BUSINESS

1. Housing Study - grant application
 - a. Resolution 2018-9 - adopting a citizen participation plan
 - b. Fair Housing Actions
 - c. Resolution 2018-10 - authorizing submission of CDBG application
 - d. Ordinance 766A - fair housing ordinance amendment
 - e. Resolution 2018-11 - adopting policy to prohibit the use of excessive force and the barring of entrances/exits for non-violent civil rights demonstrations
2. Stout Street lake access - concerns regarding maintenance and public use
3. Pillar Construction - discussion regarding housing development
4. Red Rock Resort - settlement agreement - Joe Atwood

Adjourn

NOTE: Any person who has a qualifying disability as defined by the American With Disabilities Act that requires the meeting or materials at the meeting to be in an accessible location or format must contact the municipal clerk at (715) 924-4838 by 10:00 a.m. the Friday prior to the meeting, so that any necessary arrangements can be made to accommodate each request.

Minutes of the Common Council Meeting of the City of Chetek held on Tuesday, June 12, 2018 at 6:00 p.m. in the Council Chamber, 220 Stout Street, Chetek, WI

Meeting was called to order at 6:00 p.m. by Mayor Jeff Martin

Present: Scott Bachowski, Mark Eby, Mark Edwards, Denise Moran

Consent agenda - Moran motioned to approve: council minutes & claims from May; accept and place on file minutes: Parks-May, Ambulance-March, Community Center-May, Library January through May; general licenses: Temporary Class "B" fermented malt beverage - WorldWise Pupils with Passports 7/5/18, Chamber of Commerce wine walk 6/21/18, Liberty Fest beach party, softball tournament, Vintage ball games, Community Club- brew/rib fest July 7th; Road closures for Liberty Fest - Lakeview Drive June 30th & July 1st, July 4th, Knapp Street - July 4th. 2nd by Eby. carried.

Old business - Moran motioned to approve the new park plan for the Main Street Park. Revisions to include a memorial for Natalie Turner and landscape changes in front of the pavilion to include additional cement patio area for additional seating and a memorial for Natalie. Improvements being done at this time will be covered using funds from the Natalie Turner memorial fund. Motion 2nd by Bachowski. carried.

New Business -

2017 audit report - Eric Davidson from Bauman Associates presented the audit/financial report for 2017. Bachowski motioned to accept the 2017 audit report - 2nd by Eby. carried.

Liquor License renewals - "Class B" Intoxicating Liquor & Class "B" Fermented malt beverage licenses: DJT, Inc (Red's) - premise to include inside building and enclosed deck on east side of building; Mary's Inc. premise inside building; Knudson's B&B - premise inside building; Jeromy Siems (Phill's Bar & Grill) premise inside building; Joelle Comero premise inside building; Class "A" Fermented malt beverage: Osbow, LLC (Chetek Express); "Class A" Intoxicating liquor & Class "A" Fermented malt beverage: Corwin Beuthling (Keg n Kork), Gordy's Chetek Foods, Kwik Trip; Class "B" Fermented malt beverage: Chetek VFW premise inside building & outdoor fenced yard; Fostvedt, LLC (Fostbites) premise inside building and in outdoor fenced patio area. Motion to approve Bachowski, 2nd by Eby. carried.

Ordinance 765A - code of ordinance change eliminating airport committee language - motion to approve by Bachowski, 2nd by Eby. carried.

Hallquist 726 1st Street - request to allow a holding tank and incinerator toilet on their property. Pat Hallquist explained that she would like to put a 12'x18' summer cabin rental in their backyard. If they get permission to put the cabin in their yard they don't want to tear up their entire back yard to hook into the city sewer service. Ordinance requires property owners to hook up to city services, where available. Motion by Eby, 2nd by Moran to approve. Eby-yes, Moran-yes, Edwards-yes, Bachowski-no. Motion carried.

Community Cat Coalition - members from the group explained the areas in the city where cat colonies have been a problem. They have been using their own money to get cats fixed and take care of medicine costs but have begun the process to apply for a 501(c)(3) exempt status for the purpose of applying for grants. They are requesting financial assistance from the City. Council members advised the group to get their exempt status and council will revisit the issue at a later time.

Pet limit exception - Trish Youker residing at 338 South Street requested permission to keep 6 dogs at their residence. Four dogs belong to her and her husband. Two dogs belong to their son who is deployed in the military. They are seeking residence closer to Turtle Lake as her husband works in New Richmond. Motion by Moran, 2nd by Edwards to allow the 6 dogs at the residence until the end of August. Council will revisit this matter at the September council meeting if Youker's have not moved by then. Carried.

June 12, 2018 Council minutes

Temporary Premise description change on liquor license - Red's - 7/1-7/4 - add west lawn area, 7/21 - fenced area down by lake, 8/4 - add west lawn area, 8/18 - add west lawn area, 8/25 - 8/26 - fenced area down by lake. Motion to approve temporary premise changes by Eby, 2nd by Bachowski. Carried.

Resolution 7-2018 - declaring official intent to reimburse expenditures from proceeds of borrowing for 2019 water projects - DNR funding. Estimated project cost is around \$600,000 to replace undersized water mains on Pine & Bank Streets and add water crossing at Hwy SS. motion to approve by Moran, 2nd by Bachowski. Carried.

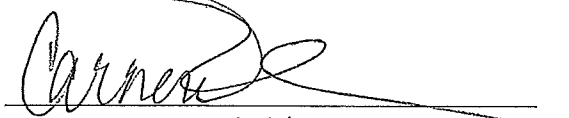
Replace UV System at treatment plant and purchase generator - estimated cost to replace the current ultraviolet disinfection system at the treatment plant is \$150,000 - company that installed old system is out of business and replacement parts cannot be purchased; additional generator at an approximate cost of \$36,000 is required according to DNR as they state that the utility shall have one generator for every 3 lift stations. The city has 6 lift stations and only one generator. Motion to approve Eby - 2nd by Bachowski. Carried.

Purchase of property from Jennie-O Turkey Store - Moran motioned to approve the purchase of the 39 acre parcel that includes the house at 1301 Knapp Street for the purpose of developing a housing development. Property appraised at \$150,000 and Jennie-O has agreed to sell the property for that price. Plan Commission recommended purchasing the property. 2nd by Bachowski. Carried.

Housing Study - Eby motioned to approve submitting an application for a Housing Study. The study will be prepared for six participating communities to include: Barron, Cameron, Chetek, Cumberland, Rice Lake, and Turtle Lake - as well as an overall Barron County study. West Central Wisconsin Regional Planning Commission will prepare the CDBG-special project grant application with Chetek being the lead applicant. The study will provide an overview of housing needs, demands, and gaps, while allowing some comparison between areas and communities of Barron County. Chetek's local match for the study will be \$3,573 if qualify for the grant. Motion 2nd by Bachowski, carried.

Stop sign - Moran motioned to approve a stop sign at intersection of Lakeview Drive and Wisconsin Avenue for traffic heading east on Lakeview Drive. 2nd by Bachowski. carried.

Motion to adjourn by Bachowski - 2nd by Eby. carried.



Carmen Newman, clerk/treasurer

The Plan Commission of the City of Chetek was called to order on May 17th 2018 at 6:00PM. Roll call was taken present were Eby, Etten, Hunsinger, Ayers, Knepper. Also in attendance City Clerk Carmen Newman. Absent was Wacker and Mayor Martin. We were in compliance with the open meeting Law. Motion by Hunsinger to approve the agenda 2nd by Etten. Mr. Wacker made a motion to approve minutes of previous meeting 2nd by Etten motion carried. Proposed purchase of the Chetek Café was discussed. There was discussion that before council okd the purchase of the Chetek Café it should have been brought before the planning commission. After discussion wacker made a motion that the planning commission has no objection to the city buying the Chetek Café 2nd by Knepper motion carried. Next item of business was the proposed purchase of 39 acres from Jennio Turkey Store. Carmen from City Hall was at the meeting to discuss why it would be a good idea to purchase the 39 acres for the hopes of a housing development sometime down the road. Hunsinger made a motion to recommend that the council purchase the 39 acres for future housing development. Also suggested not to sell just the home that is on the 39 acres without bringing a developer and finding out what is the best route to go. 2nd by Etten motion carried. Hunsinger motioned to adjourn 2nd by Wacker motion carried. Next meeting has not been determined.

Respectfully Submitted

Mark Eby

THE CHETEK HOUSING AUTHORITY

MONTHLY BOARD MINUTES

May 24, 2018

The Chetek Housing Authority met at Lone Oak Manor Apartments in the Community Room at 801 W. Stout Street, Chetek WI.

CALL TO ORDER / ROLL CALL: Chair Mark Eby opened the meeting at 10:30 AM. Commissioners present were Mark Eby, Judy Anderson, Lou Ann Novak, Victoria Kutchins, and Shirley Morley. Executive Director Jean Odell was present, as were 10 tenants.

ASSURE COMPLIANCE WITH OPEN MEETING LAW: Meeting is in compliance with open meeting law.

MOMENT OF SILENCE: There was a moment of silence to open the meeting.

MINUTES OF PREVIOUS MEETING: Minutes of the April meeting were reviewed. Judy Anderson made a motion to approve the minutes; motion seconded by Lou Ann Novak. Minutes were approved.

HAAS FINANCIALS: Executive Director Jean Odell and the Board reviewed the HAAS financials for April. Shirley Morley made a motion to file the financials for audit; motion seconded by Lou Ann Novak. Motion approved; financials will be filed for audit.

CHECK REGISTER / CHECKS FOR MAY, 2018: Checks for May were reviewed by Board members. Judy Anderson made a motion to approve the May checks; seconded by Shirley Morley. Motion passed.

OLD BUSINESS:

- A. EXECUTIVE DIRECTOR'S REPORT:
 - 1. Maintenance: Executive Director, Jean Odell, reported that our new maintenance staff person, Brad Koepp, has been busy and is doing a good job.
 - 2. Complaints: Some issues are being dealt with.
 - 3. Vacancies: A vacancy will occur in the near future. The apartment will need some make-ready work.
- B. CAPITAL IMPROVEMENTS / BUDGET: The budget for Fiscal Year 2018 – 2019 must be finalized at the June Board meeting. The Board needs to finalize the Capital Needs priorities, as part of the budget process for June.
- C. LEASE DOCUMENTS: Office Assistant Denise Moran explained the status of the lease document revision process.
- D. SMOKE FREE POLICY: Since a revised Smoke-Free policy needs to be completed, Lou Ann Novak made a motion to modify through a significant amendment. A Public Notice and Public Hearing will be required for the lease addendum; motion seconded by Shirley Morley. Commissioners voted on the motion. Motion passed. A public hearing will be held here on Wednesday, July 25, 2018, the day before the next Board meeting. Review of the policy will be available through July 26, 2018.
- E. ADMISSIONS POLICY: Details of the change in ADMISSIONS AND CONTINUED OCCUPANCY POLICY were reviewed, including the background check procedure.
- F. ANY OTHER OLD BUSINESS: There was no other old business.

NEW BUSINESS:

- A. L.O.R.A.C.: Pam H. reported that the birthday and Bingo parties continue monthly and that other activities are taking place. A benefit specialist from the Office on Aging / ADRC will be conducting a presentation here on Mon., June 11.
- B. DISPOSAL OF OLD EQUIPMENT: Various methods of disposing of unneeded equipment will be tried.

C. ANY OTHER NEW BUSINESS: There was no other new business.

OPEN DISCUSSION / COMMENTS: Topics included hoses, the smoke-free restrictions and how to enhance the sense of community at Lone Oak.

DISCUSS / ADD AGENDA ITEMS FOR THE NEXT BOARD MEETING: The annual picnic will be held in July.

ADJOURN MEETING: A motion was made by Judy Anderson to adjourn the meeting; motion was seconded by Victoria Kutchins. Motion passed and meeting was adjourned at 12:10. The next monthly Board meeting is scheduled for 10:30 a.m. on June 28, 2018.

Jean Odell, Executive Director

Mark Eby, Chair



Carmen Newman <cnewman@cityofchetek-wi.gov>

new board member

1 message

Carol Burnham <burnham@calhounmemoriallibrary.org>

Mon, Jun 25, 2018 at 12:10 PM

To: Carmen Newman <carmenn@cityofchetek-wi.gov>

I have found a person to fill the library board position vacated by Lucy Zachary.

Please submit Louise Janet Brown to the city as a Library Board of Trustee.

2386 A 9th Avenue (town of Prairie Lake)
Chetek WI 54728
715-764-1006
lbrown312003@yahoo.com

Louise is a very supportive library user, and a former staff member at the Lake Geneva, Wisc. library. She does some traveling but does not leave Chetek for the winter so she can attend meetings year round.

Thank you.

Carol Burnham

Library Director
Calhoun Memorial Library

Application for Temporary Class "B" / "Class B" Retailer's License

See Additional Information on reverse side. Contact the municipal clerk if you have questions.

FEE \$ 10 ~

Application Date: 7-2-18

☐ Town ☐ Village ☒ City of Chetek

County of Barron

The named organization applies for: (check appropriate box(es).)

☒ A Temporary Class "B" license to sell fermented malt beverages at picnics or similar gatherings under s. 125.26(6), Wis. Stats.

☐ A Temporary "Class B" license to sell wine at picnics or similar gatherings under s. 125.51(10), Wis. Stats.

at the premises described below during a special event beginning _____ and ending _____ and agrees to comply with all laws, resolutions, ordinances and regulations (state, federal or local) affecting the sale of fermented malt beverages and/or wine if the license is granted.

1. Organization (check appropriate box) →

☐ Bona fide Club ☒ Church ☐ Lodge/Society

☐ Chamber of Commerce or similar Civic or Trade Organization

☐ Veteran's Organization ☐ Fair Association

(a) Name The Catholic Congregation of St. Boniface

(b) Address 419 Third St, Chetek, WI 54728
(Street)

☐ Town ☐ Village ☒ City

(c) Date organized _____

(d) If corporation, give date of incorporation _____

(e) If the named organization is not required to hold a Wisconsin seller's permit pursuant to s. 77.54 (7m), Wis. Stats., check this box: ☐

(f) Names and addresses of all officers: Council & Trustees

President Patty Gerber

Vice President John Matisko

Secretary Heather McManus

Treasurer June Whitbret

(g) Name and address of manager or person in charge of affair: Patty Gerber, 2205 12th Ave,
Cameron, WI 54822 715-642-2560 OR 715-637-3255

2. Location of Premises Where Beer and/or Wine Will Be Sold, Served, Consumed, or Stored, and Areas Where Alcohol Beverage Records Will be Stored:

(a) Street number 419 Third St.

(b) Lot _____ Block _____

(c) Do premises occupy all or part of building? part

(d) If part of building, describe fully all premises covered under this application, which floor or floors, or room or rooms, license is to cover: Basement & backyard

3. Name of Event

(a) List name of the event St. Boniface Polka Mass and Chicken Dinner

(b) Dates of event July 29, 2018

DECLARATION

The Officer(s) of the organization, individually and together, declare under penalties of law that the information provided in this application is true and correct to the best of their knowledge and belief.

Catholic Congregation of St. Boniface
(Name of Organization)

Officer Patty A. Gerber Parish Director
(Signature/date)

Officer _____
(Signature/date)

Officer _____
(Signature/date)

Officer _____
(Signature/date)

Date Filed with Clerk _____

Date Reported to Council or Board _____

Date Granted by Council _____

License No. _____

Resolution to Adopt a Citizen Participation Plan 2018-9

WHEREAS, the **City** of **Chetek** has applied for
(County, City, Village, or Town) (UGLG/Unit of General Local Government's Name)
a Community Development Block Grant (CDBG); and

WHEREAS, the State of Wisconsin Department of Administration (DOA) and the U.S. Department of Housing and Urban Development (HUD) require recipients of Community Development Block Grant (CDBG) monies to have in place a Citizen Participation Plan; and

WHEREAS, the Citizen Participation Plan shall encourage citizen participation (especially by persons of low to moderate income), provide citizens reasonable and timely access to local meetings and information, provide for technical assistance, provide for public hearings, provide for complaint procedures, and accommodate non-English speaking residents; and

WHEREAS, the **City** of **Chetek** has prepared
(County, City, Village, or Town) (UGLG/Unit of General Local Government's Name)
and publicly reviewed a Citizen Participation Plan;

NOW, THEREFORE, BE IT RESOLVED, that the **City Council**
(City Council, County Board, Village Board, Town Board)
of the **City** of **Chetek** officially
(County, City, Village, or Town) (UGLG/Unit of General Local Government's Name)
adopts the Citizen Participation Plan.

ADOPTED on this **10** day of **July**, **2018**. ATTEST: _____
(Day) (Month) (Year) (Signature of Clerk)

The governing body of **Chetek** has authorized the above resolution
(UGLG/Unit of General Local Government's Name)

by Resolution No.: **2018-9**, dated **July 10th, 2018**
(Resolution Number) (Date Authorized)

Signature of the Chief Elected Official
Jeff Martin
Title **Mayor** **July 10th, 2018**
Date Signed

Typed Name of the Chief Elected Official

Citizen Participation Plan for the Community Development Block Grant (CDBG) Program

City of Chetek

PURPOSE

In order for the CDBG Program to operate effectively, and to address the needs of the citizens of the City of Chetek, the entire population must be kept informed. The decision-making process must be open and consistent with State and Federal regulations. To accomplish this, the following plan will be followed:

PROGRAM OVERSIGHT

1. The City of Chetek shall create a Citizen Participation Plan Committee, members of which shall be appointed by the Chief Elected Official and confirmed by the city Council. This Committee shall be responsible for implementation of the Citizen Participation Plan, as well as offering guidance in preparation of the grant application.

The city shall oversee the preparation of the Community Development Block Grant (CDBG) grant application.

2. To insure responsiveness to the needs of its citizens, the city shall provide for and encourage citizen participation. Particular emphasis shall be given to participation by persons of low- to- moderate income (LMI).

CITIZEN PARTICIPATION

Division of Energy, Housing and Community Resources

Community Development Block Grant –

1. The City shall establish a committee composed of persons representative of the city demographics. This committee must include at least one LMI person.

The committee members should also include representatives from the local government, real estate, banking and labor communities whenever possible. This committee shall assume responsibility for coordinating all required elements of the Citizen Participation Plan. All committee members must be residents of the city

NOTICE OF HEARINGS

1. Official notice of hearings will be by public notice in the Chetek Alert at least two full weeks prior to the hearing. In addition, the public notice shall be posted at the city municipal building. These notices will include time, place and date of meetings, as well as a brief agenda.
2. All notifications of meetings and available assistance must be worded in such a way as to encourage LMI participation. In addition, all meeting announcements shall include where, and during what time, information and records relating to the proposed and actual use of funds may be found.

REQUIRED PUBLIC HEARINGS

Public hearings shall be held to obtain citizen views and to enable them to respond to proposals at all stages of the CDBG Program, including the development of needs, the review of proposed activities and the review of program performance. Hearings shall be held after adequate notice, at times and locations convenient to potential or actual beneficiaries and with accommodations for the handicapped, and, if needed, for non-English speaking persons.

1. The first hearing will receive citizens' views and provide an explanation of:
 - a. Community development needs, objectives, and strategies.
 - b. The CDBG program including goals, objectives, application process, amount of funds available, timetable, eligible activities, etc.

Division of Energy, Housing and Community Resources

Community Development Block Grant –

2. The second hearing will receive citizens' views and provide a review of the performance of the funded activities.
3. The first public hearing shall be held during the development of the application for funds. The second public hearing shall be held during the implementation of the program. The city will attempt to have at least one of the public hearings in the service area (if applicable).

PROGRAM INFORMATION, FILES, and ASSISTANCE

1. Technical assistance will be provided to any citizen who requests information about program requirements. Assistance with the application process will be provided by city staff in the Community Development Department. A city staff member will meet with citizens on request.
2. The city will maintain, in the City Hall (220 Stout Street), a record of all citizen participation efforts including minutes of meetings, newspaper clippings, and copies of notices and brochures.
3. Citizens will be invited to make proposals regarding the application. If suitable proposals are submitted in writing, a written response will be provided within 15 days. Every effort will be made to respond to all proposals prior to the final action on the subject.
4. Citizens may petition or request in writing assistance or changes.

The city staff will respond to all such requests within 15 days after the city City Council has met to discuss the request.

COMPLAINTS

The city will handle citizen complaints about the program in a timely manner. By federal regulation the city will respond in writing to all written letters of complaint within 15 days after receipt of the complaint. The nature and disposition of verbal complaints will be reported in a complaint log. The first contact for complaints should be made to City Clerk (Carmen Newman, clerk/treasurer, City of Chetek).

Division of Energy, Housing and Community Resources

Community Development Block Grant – -- _____

In addition to the above procedure, any citizen wishing to object may complain directly to the following address:

Attention: Executive Staff Assistant
WI Department of Administration
Division of Energy, Housing and Community Resources, 5th Floor
P.O. Box #7970
Madison, WI 53707-7970

Written complaints should contain the following information and should be as specific as possible when describing:

- 1) The Program area being referenced: HOME, Community Development Block Grants for Housing (CDBG – Housing), Community Development Block Grants for Community Development (CDBG – Community Development), Emergency Solutions Grants (ESG), etc.;
- 2) The event resulting in the complaint;
- 3) The dates, details, and reason for the complaint; along with
- 4) The complainant's name, address, and telephone number.

NON-ENGLISH SPEAKING PERSONS

The city will regularly survey the municipality to identify non-English speaking persons and will make all special efforts to assure them equal opportunity in the citizen's participation process.

Division of Energy, Housing and Community Resources

Community Development Block Grant – Potential Fair Housing Actions

UNIT OF GENERAL LOCAL GOVERNMENT (UGLG) NAME: CITY OF CHETEK
DOA-DEHCR Grant Agreement #: _____

POTENTIAL FAIR HOUSING ACTIONS

According to 24 CFR 570.487(b), the Unit of General Local Government (UGLG) must take some action to affirmatively further fair housing during the contract period if the UGLG receives a CDBG Grant. **Indicate (by checking the appropriate boxes) at least THREE (3) of the actions listed below that will be completed if the UGLG is awarded a CDBG Grant.** If your project is funded, the actions selected (below) will be included in the Grant Agreement (i.e. contract) timetable and will be required to be implemented in accordance with the timetable of the signed Grant Agreement. **Fair housing actions may include, but are not limited to the following:**

Selection(s)	Actions
<input checked="" type="checkbox"/>	1. Enact, strengthen, or advertise a local fair housing law;
<input type="checkbox"/>	2. Make area-wide zoning revisions to facilitate the dispersal of multi-family housing outside of minority-concentrated areas;
<input checked="" type="checkbox"/>	3. Initiate or fund any studies examining current housing opportunities for minority persons, handicapped persons, and families with children and have these studies form the basis of an affirmative action program providing greater housing opportunities for minorities, handicapped persons and families with children;
<input type="checkbox"/>	4. Send letters from the chief elected official of the local government to those in the business of selling, renting, or financing housing, encouraging them to adhere fully to the fair housing law;
<input type="checkbox"/>	5. Have the local governing body or chief elected official publicly endorse the principle of fair housing and of adherence to the fair housing law in the form of a proclamation, resolution, or similar publicized statement of importance;
<input type="checkbox"/>	6. Improve community facilities and public services in racially integrated neighborhoods to help preserve their mixed character;
<input checked="" type="checkbox"/>	7. Display a fair housing poster or provide fair housing information at an appropriate public place;
<input type="checkbox"/>	8. Initiate a public education program on fair housing, involving, for example, representatives of fair housing groups, human relations' bodies, minority organizations, the real estate industry, and government, through the local media. This could include talks on the community's housing opportunities;

Division of Energy, Housing and Community Resources

Community Development Block Grant – Potential Fair Housing Actions

	9. Fund a fair housing organization (such as a local housing authority) to conduct studies and/or to aggressively investigate rental and/or realtor practices;
<input type="checkbox"/>	10. Suggest the use of affirmative marketing and advertising practices by private developers as a condition for obtaining local licenses and permits; and
<input type="checkbox"/>	11. Enlist the participation of local associations (realtors, real estate brokers, home builders, and mortgage lenders) in approved voluntary programs to promote affirmative fair housing marketing and to review mortgage credit and underwriting criteria that may have an adverse impact on minorities, women, handicapped persons, and families with children.
<input type="checkbox"/>	12. OTHER:
<input type="checkbox"/>	13. OTHER:

UGLG Name: **CITY OF CHETEK**

Date by which
the actions will
be completed:

(Date)

Office of Fair Housing and Equal Opportunity: <http://www.hud.gov/offices/fheo/>

Fair Housing ads and other materials: <http://www.fairhousinglaw.org/>

Division of Energy, Housing and Community Resources

Community Development Block Grant – Citizen Participation Certification (Public Hearing #1)

CITIZEN PARTICIPATION CERTIFICATION for Public Hearing #1

I, Carmen Newman, as Clerk for the City of Chetek, hereby
(Clerk's Name) (City, Town, Village, or County) (Grantee / UGLG / Community Name)

certify that the following checked topics were discussed at the Community Development Block Grant
(CDBG) Citizen Participation Public Hearing held 5:30 pm on July 10th, 2018 :
at
(Time: 00:00 am/pm) (Date: Month, Day, Year)

Items Discussed at the Public Hearing	Agenda Items / Topics Covered
---	-------------------------------

- ☐ 1. Basic overview of the Community Development Block Grant (CDBG) program.
- ☐ 2. The total Community Development Block Grant (CDBG) funds (including anticipated Revolving Loan Funds) available for:
 - a. ☐ Housing (CDBG-HSG);
 - b. ☐ Planning (CDBG-PLNG);
 - c. ☐ Public Facilities (CDBG-PF);
 - d. ☐ Economic Development (CDBG-ED); and/or
 - e. ☐ Public Facilities for Economic Development (CDBG-PFED).
- ☐ 3. Types of activities eligible for CDBG funding:
 - a. Housing (CDBG-HSG):
 - i. ☐ Rehabilitation
 - ii. ☐ Homebuyer Assistance
 - iii. ☐ Special Housing Projects
 - iv. ☐ Other: _____
 - v. ☐ Other: _____
 - b. ☐ Planning (CDBG-PLNG);
 - c. ☐ Public Facilities (CDBG-PF);
 - d. ☐ Economic Development (CDBG-ED); and/or
 - e. ☐ Public Facilities for Economic Development (CDBG-PFED).
- ☐ 4. Housing needs identified by staff/consultant prior to the Public Hearing.

Division of Energy, Housing and Community Resources

Community Development Block Grant – Citizen Participation Certification (Public Hearing #1)

- ☐ 5. Community Development needs (Planning, Public Facilities, Economic Development, and/or Public Facilities for Economic Development) identified by the staff/consultant prior to the Public Hearing.
- ☐ 6. Housing needs identified by attendees of the Public Hearing.
- ☐ 7. Community Development needs (Planning, Public Facilities, Economic Development, and/or Public Facilities for Economic Development) needs identified by attendees of the Public Hearing.
- ☐ 8. Activities proposed for the CDBG application.
- ☐ 9. The potential for residential and/or business displacement as a result of the proposed CDBG activities.
- ☐ 10. The public attending this meeting were offered an opportunity to discuss the proposed CDBG application.

*** Minutes from this Public Hearing (described above) are available upon request. ***

_____ <i>Signature of the Municipal Clerk</i>	_____ <i>Title</i>	_____ <i>Date Signed</i>
	City Clerk	July 10th, 2018
_____ <i>Signature of the Chief Elected Official (CEO)</i>	_____ <i>Title</i>	_____ <i>Date Signed</i>
Jeff Martin	Mayor	July 10th, 2018
_____ <i>Typed Name of the Chief Elected Official (CEO)</i>		

Division of Energy, Housing and Community Resources

Community Development Block Grant – Citizen Participation Certification (Public Hearing #1)

CITIZEN PARTICIPATION #1 CERTIFICATION FORM INSTRUCTIONS

The Unit of General Local Government (UGLG) must hold at least two (2) Public Hearings during the course of its Community Development Block Grant, according to the schedule established within the CDBG Grant Agreement. This form should be filled-in & submitted to the Division of Energy, Housing and Community Resources (DEHCR) upon completion of the **first** Public Hearing as preparation for CDBG Grant Application.

- Fill-in the "Clerk's Name", the UGLG's "City/Town/Village/County" designation, the "Grantee/UGLG/Community Name", along with the "Time" and "Date" that the Public Hearing was held.
- Indicate which topic(s) were discussed at the Public Hearing by marking the checkbox(es) that appear to the left of the listed "Agenda Items / Topics Covered" section.

IMPORTANT REMINDER!

A full copy of the meeting minutes from this Public Hearing must be kept in the UGLG's CDBG Project File and be made available upon request by the Public and by DEHCR staff.

- The **Citizen Participation Certification** form must be signed by the UGLG's municipal Clerk. Make sure to provide the signature and typed name of the Clerk. Fill-in the date the form is signed by the Clerk.
- The **Citizen Participation Certification** form must be signed by the UGLG's Chief Elected Official (i.e., Mayor, City Council President, Village President, Town Board Chairman, County Board Chairman, or County Executive). Make sure to provide the signature, typed name, and title of the Chief Elected Official (CEO). Fill-in the date the form is signed by the CEO.
- The **Citizen Participation Certification** form must be submitted with your CDBG Grant Application materials. Fill-in the date the form is submitted.
- Retain the original completed **Citizen Participation Certification** form for your prospective project file and **submit a copy with your CDBG Grant Application materials.** The completed form **must be submitted** (with your CDBG Grant Application) to:

Wisconsin Department of Administration
Division of Energy, Housing and Community Resources
Bureau of Community Development
Attn: CDBG Grant Application Reviewer
101 E. Wilson Street, 6th Floor
P.O. Box #7970
Madison, WI 53707-7970

AUTHORIZING RESOLUTION 2018-10

for the Submission of a Community Development Block Grant (CDBG) Application

Relating to the City of Chetek participation in the
(County, City, Village, or Town) (UGLG/Unit of General Local Government's Name)
Community Development Block Grant – Public Facilities (CDBG–PF) / Planning (CDBG–PLNG)
program;

WHEREAS, Federal monies are available under the Community Development Block Grant
(CDBG) program, administered by the Wisconsin Department of Administration (DOA) Division of
Energy, Housing and Community Resources (DEHCR) for the purpose of the provision or
development of a City
(County, City, Town, Village)
plan (CDBG–PLNG), or for the provision or improvement of public facilities (CDBG–PF); and

WHEREAS, after public meeting and due consideration, the City Council
(Name of Appropriate Committee)
has recommended that an application be submitted to DOA for the following project(s):
Community Housing Study Project ; and
(CDBG Proposed Project Title)

WHEREAS, it is necessary for the City Council to
(County Board, City Council, Village Board, Town Board)
approve the preparation and filing of an application for the City to
(County, City, Town, Village)
receive funds from this program; and

WHEREAS, the City Council has reviewed the
(County Board, City Council, Village Board, Town Board)
need for the proposed project(s) and the benefit(s) to be gained there from;

NOW, THEREFORE, BE IT RESOLVED, that the City Council
(City Council, County Board, Village Board, Town Board)

Division of Energy, Housing and Community Resources

Community Development Block Grant – Authorizing Resolution for CDBG Application Submission

does hereby approve and authorize the preparation and filing of an application for the above-named project(s); and that **Mayor** is hereby the

(Council President, Mayor, Board Chair, Village President)

authorized to sign all necessary documents on behalf of the **City** ; and
(County, City, Village, Town)

that authority is hereby granted to **City Council**
(Name of Appropriate Committee)

to take the necessary steps to prepare and file the application for funds under this program in accordance with this resolution.

ADOPTED on this 10 day of July, 2018. ATTEST: _____
(Day) (Month) (Year) (Signature of Clerk)

The governing body **City of Chetek** has authorized the above resolution of

(UGLG/Unit of General Local Government's Name)

by Resolution No.: 2018-10, dated July 10th, 2018.
(Resolution Number) (Date Authorized)

Signature of the Chief Elected Official

Title

Mayor

July, 10th, 2018
Date Signed

Jeff Martin
Typed Name of the Chief Elected Official

Division of Energy, Housing and Community Resources

Community Development Block Grant – Authorizing Resolution for CDBG Application Submission

AUTHORIZING RESOLUTION: CDBG APPLICATION SUBMISSION FORM INSTRUCTIONS

The Unit of General Local Government (UGLG) must submit documentation of an Authorizing Resolution for submission of a Community Development Block Grant (CDBG) grant application with the application materials.

- Fill-in the designated spaces throughout the form. (Please refer to the micro text located beneath each fillable slot for guidance on the type of information that must be input.)
- The **Authorizing Resolution** form must be signed by the local Clerk.
- The **Authorizing Resolution** form must be signed by the Unit of General Local Government's (UGLG's) Chief Elected Official (i.e., Mayor, City Council President, Village President, Town Board Chairman, County Board Chairman, or County Executive). Make sure to provide the signature, typed name, and title of the Chief Elected Official (CEO). Fill-in the date the form is signed by the CEO.
- The **Authorizing Resolution** form must be **mailed** with your CDBG Application materials. Fill-in the date the form is submitted with your CDBG Application materials.
- Retain the original completed **Authorizing Resolution** form for your prospective grant file and **mail** a copy to the Division of Housing (DOH) with your CDBG Application materials. Send the completed form to:

Wisconsin Department of Administration
Division of Energy, Housing and Community Resources
Bureau of Community Development
Attn: CDBG Grant Application Reviewer
101 E. Wilson Street, 6th Floor
P.O. Box #7970
Madison, WI 53707-7970

Ordinance 766A

The Common Council of the City of Chetek do ordain as follows:

Section 1

Section 50-19 of the Municipal Code of the City of Chetek is hereby amended to read:

Sec. 50-19. - Statement on fair housing.

It is hereby declared to be the policy of the City to assure equal opportunity to all persons to live in adequate housing facilities regardless of race, color, family status, religion, ancestry, national origin, sex, handicap, sexual preference, marital status of persons maintaining a household, lawful source of income, place of birth, or age, and, to that end, to prohibit discrimination in housing by any persons. The Council of the City of Chetek adopts Section 106.50, Wisconsin Statutes, as amended, and all subsequent amendments thereto.

Section 2

This ordinance shall take effect on its passage and publication as provided for by law.

CITY OF CHETEK

By: _____
Jeff Martin, Mayor

Attest: _____
Carmen Newman, Clerk/Treas.

Date passed: July 10, 2018

Date published: July 18, 2018

Resolution to Adopt the Policy to
Prohibit the Use of Excessive Force and the Barring of Entrances/Exits
for Non-Violent Civil Rights Demonstrations

RESOLUTION NO. 2018-11

A RESOLUTION OF THE COUNCIL OF THE CITY OF CHETEK.

**POLICY TO PROHIBIT THE USE OF EXCESSIVE FORCE AND THE BARRING OF ENTRANCES/EXITS
FOR NON-VIOLENT CIVIL RIGHTS DEMONSTRATIONS**

WHEREAS Section 104 (L)(1) of Title I of the Housing and Community Development Act of 1974 as amended (42 U.S.C. 69 §5304) prohibits the State from expending or obligating any Community Development Block Grant funds to any unit of general local government that does not have or adopt a policy prohibiting the use of excessive force by local law enforcement agencies within its jurisdiction against any individuals engaged in nonviolent civil rights demonstrations; and a policy of enforcing State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such nonviolent civil rights demonstration within its jurisdiction;

AND WHEREAS it is in the interest of the CITY of CHETEK to pursue Community Development Block Grant Funds and to adopt policy that complies with Section 104 (L)(1) of Title I of the Housing and Community Development Act of 1974 as amended (42 USC 69 §5304);

NOW THEREFORE, BE IT RESOLVED BY THE MAYOR AND THE COUNCIL OF THE CITY OF CHETEK

It is POLICY of the CITY to prohibit the use of excessive force by law enforcement agencies within the CHETEK's jurisdiction against any individuals engaged in nonviolent civil rights demonstrations.

It is POLICY of the CHETEK to enforce applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such nonviolent civil rights demonstration within the CITY's jurisdiction.

The officials and employees of the CITY shall assist in the orderly prevention of all excessive force within the CITY OF CHETEK by implementing the authority and enforcement procedures set forth in Title I of the Housing and Community Development Act of 1974.

The COUNCIL directs the [City of Chetek Police Department - CHIEF] to implement this Resolution by amending applicable [LOCAL LAW ENFORCEMENT AGENCY] procedures.

PASSED BY THE MAYOR AND COUNCIL OF THE CITY OF CHETEK.

Chief Elected Official Signature
[Jeff Martin, Mayor]

Date _____

ATTEST:

Municipal Clerk Signature
[Carmen Newman, City Clerk]

Date _____

Residential Anti-Displacement and Relocation Assistance Plan

WISCONSIN RESIDENTIAL ANTIDISPLACEMENT AND RELOCATION ASSISTANCE PLAN FOR CDBG PROGRAMS

This Residential Anti-Displacement and Relocation Assistance Plan (RARAP) is prepared by the _____ City _____ (city/town/village/county) of _____ Chetek _____ in accordance with the Housing and Community Development Act of 1974, as amended; and HUD regulations at 24 CFR 42.325 and is applicable to our CDBG¹ projects.

Minimize Displacement

Consistent with the goals and objectives of activities assisted under the Act, the _____ City _____ (city/town/village/county) of _____ Chetek _____ will take the following steps to minimize the direct and indirect displacement of persons from their homes: *(The steps provided below are examples only, each jurisdiction must determine the actions it will take based on local needs and priorities. Include in this plan the actions the local jurisdiction will take.)*

- ☐ Coordinate code enforcement with rehabilitation and housing assistance programs.
- ☐ Evaluate housing codes and rehabilitation standards in reinvestment areas to prevent undue financial burden on established owners and tenants.
- ☐ Stage rehabilitation of apartment units to allow tenants to remain in the building/complex during and after the rehabilitation, working with empty units first.
- ☐ Arrange for facilities to house persons who must be relocated temporarily during rehabilitation.
- ☐ Adopt policies to identify and mitigate displacement resulting from intensive public investment in neighborhoods.
- ☐ Adopt policies which provide reasonable protections for tenants faced with conversion to a condominium or cooperative.
- ☐ Adopt tax assessment policies, such as deferred tax payment plans, to reduce impact of increasing property tax assessments on lower income owner-occupants or tenants in revitalizing areas.
- ☐ Establish counseling centers to provide homeowners and tenants with information on assistance available to help them remain in their neighborhood in the face of revitalization pressures.

(continued on the next page)

¹ CDBG programs include: Entitlement Community Development Block Grant (CDBG) Program, State CDBG Program, CDBG Small Cities Program, Section 108 Loan Guarantee Program, CDBG Special Purpose Grants Program, and the Neighborhood Stabilization Program (NSP).

-
- ☐ Where feasible, give priority to rehabilitation of housing, as opposed to demolition, to avoid displacement.
 - ☐ If feasible, demolish or convert only dwelling units that are not occupied or vacant occupiable dwelling units (especially those units which are "lower-income dwelling units" as defined in 24 CFR 42.305).
 - ☐ Target only those properties deemed essential to the need or success of the project.
 - ☐ Additional action that will be taken to address local needs & priorities, as determined by the Unit of General Local Government (UGLG).
 - ☐ Additional action that will be taken to address local needs & priorities, as determined by the Unit of General Local Government (UGLG).
 - ☐ Additional action that will be taken to address local needs & priorities, as determined by the Unit of General Local Government (UGLG).
 - ☐ Additional action that will be taken to address local needs & priorities, as determined by the Unit of General Local Government (UGLG).

Relocation Assistance to Displaced Persons

The City (city/town/village/county) of Chetek will provide relocation assistance for lower-income tenants who, in connection with an activity assisted under the CDBG Program, move permanently or move personal property from real property as a direct result of the demolition of any dwelling unit or the conversion of a lower-income dwelling unit in accordance with the requirements of 24 CFR 42.350. A displaced person who is not a lower-income tenant, will be provided relocation assistance in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR Part 24.

One-for-One Replacement of Lower-Income Dwelling Units

The city (city/town/village/county) of Chetek will replace all occupied and vacant occupiable lower-income dwelling units demolished or converted to a use other than lower-income housing in connection with a project assisted with funds provided under the CDBG Program in accordance with 24 CFR 42.375.

Before entering into a contract committing the City (city/town/village/county) of Chetek to provide funds for a project that will directly result in demolition or conversion of lower-income dwelling units, the City (city/town/village/county) of Chetek will make public by public notice in weekly newspaper and notices on Facebook/webpage and submit to HUD [the State, under the State CDBG Program] the following information in writing:

1. A description of the proposed assisted project;

-
2. The address, number of bedrooms, and location on a map of lower-income dwelling units that will be demolished or converted to a use other than as lower-income dwelling units as a result of an assisted project;
 3. A time schedule for the commencement and completion of the demolition or conversion;
 4. To the extent known, the address, number of lower-income dwelling units by size (number of bedrooms) and location on a map of the replacement lower-income housing that has been or will be provided. *NOTE: See also 24 CFR 42.375(d).*
 5. The source of funding and a time schedule for the provision of the replacement dwelling units;
 6. The basis for concluding that each replacement dwelling unit will remain a lower-income dwelling unit for at least 10 years from the date of initial occupancy; and
 7. Information demonstrating that any proposed replacement of lower-income dwelling units with smaller dwelling units (e.g., a 2-bedroom unit with two 1-bedroom unit), or any proposed replacement of efficiency or single-room occupancy (SRO) units with units of a different size, is appropriate and consistent with the housing needs and priorities identified in the HUD-approved Consolidated Plan and 24 CFR 42.375(b).

To the extent that the specific location of the replacement dwelling units and other data in items 4 through 7 are not available at the time of the general submission, the City (city/town/village/county) of Chetek will identify the general location of such dwelling units on a map and complete the disclosure and submission requirements as soon as the specific data is available.

Replacement not Required Based on Unit Availability

Under 24 CFR 42.375(d), the City (city/town/village/county) of Chetek may submit a request to HUD (or to the State, if funded by the State) for a determination that the one-for-one replacement requirement does not apply based on objective data that there is an adequate supply of vacant lower-income dwelling units in standard condition available on a non-discriminatory basis within the area.

Contacts

The **City of Chetek Mayor's office - 715-924-4838** is responsible for tracking the replacement of lower-income dwelling units and ensuring that they are provided within the required period.

The City Clerk - 715-924-4838 is responsible for providing relocation payments and other relocation assistance to any lower-income person displaced by the demolition of any dwelling unit or the conversion of lower-income dwelling units to another use.

	Mayor
Signature of Authorized Official	Title of Authorized Official
Jeff Martin	
PRINTED NAME of Authorized Official	

City of Chetek

220 Stout Street

Chetek, WI 54728

June 26, 2018

Honorable Mayor and City Council,

I am writing this letter because over the past year or two, I have talked to the Mayor and to some of the Council members in an effort to draw attention to what I consider a growing problem at the public access at the East end of Stout street. Each person I talked to was going to "look into" the situation and get back to me. Nothing has happened. The area has become an overgrown eyesore. I have witnessed boats anchoring at the dock and allowing passengers to find a location in the "jungle" and relieve themselves. Is this what we want at the only dock access to the central city? I know that for my tax dollars, I don't need to subject my family to this! As the city has found the money to purchase private business buildings, property for park expansion, and land for residential development, I am amazed that the city has not found the funds to trim overgrown trees and shrubs and to place a porta potty at this location. Maybe that is why we do not have docks at the public access locations at the East end of Knapp Street, or the public access between Morrison Street and Center Street(parcel#211130917000),maps attached.

A few years ago, Mr. Steiner, who was at the time, a teacher at CW schools, led a group of students in an effort to clean up a Storm water discharge area at the Stout St location. I believe his intentions were good, however, as he left his position with CW school district, the maintenance of this property has been left to the city of Chetek. That being said, in my opinion, the city does not have the manpower or desire to maintain additional projects. That does not solve the problem.

I have enclosed pictures of the site for your review. I hope that the council can find that this is a problem that needs to be addressed and refer this to the Parks committee for recommendations.

Thanks for your time and I look forward to a response,

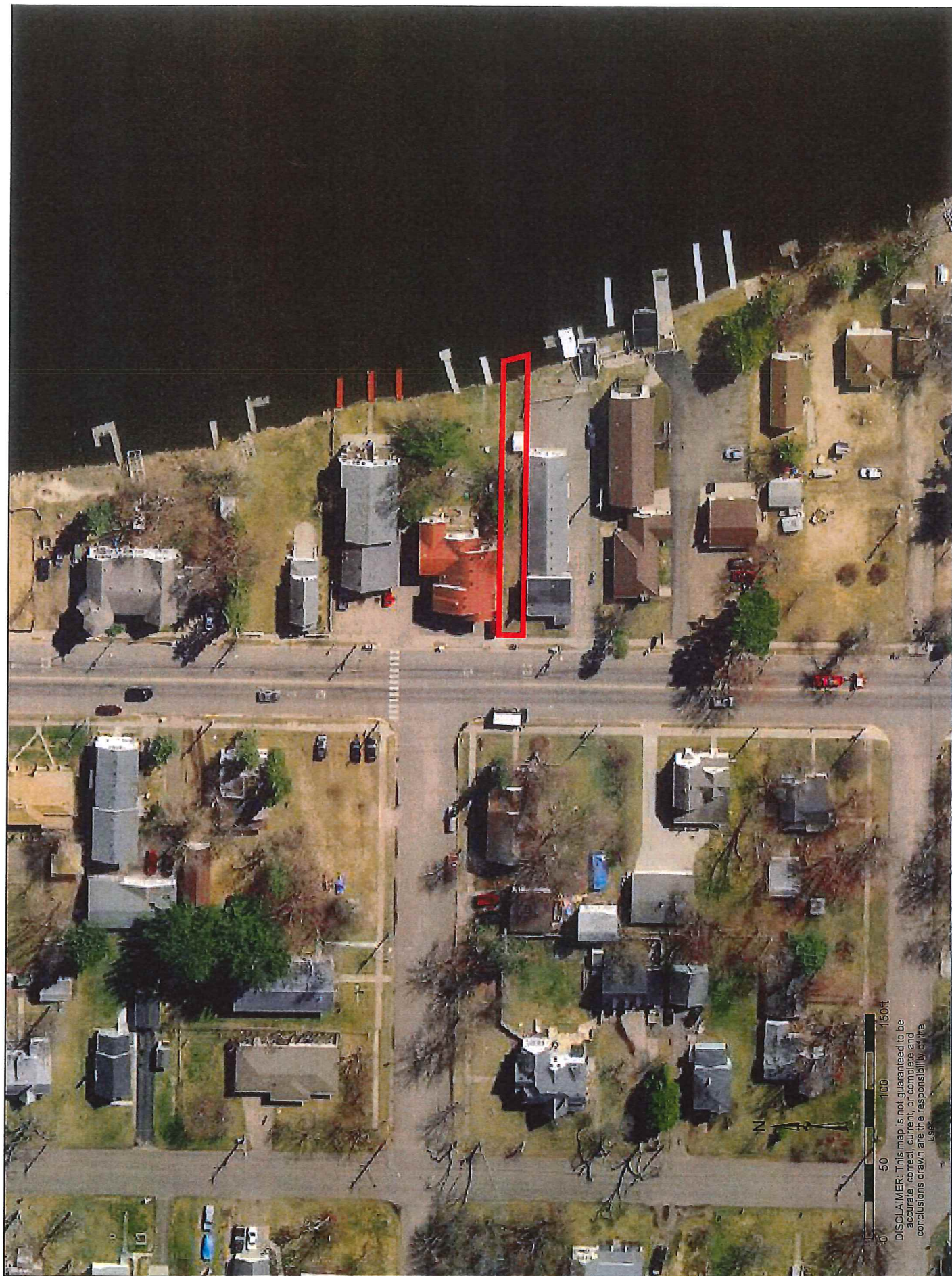
Respectfully,



Dave Ziarnik

110 Stout St. #1

Chetek, WI 54728



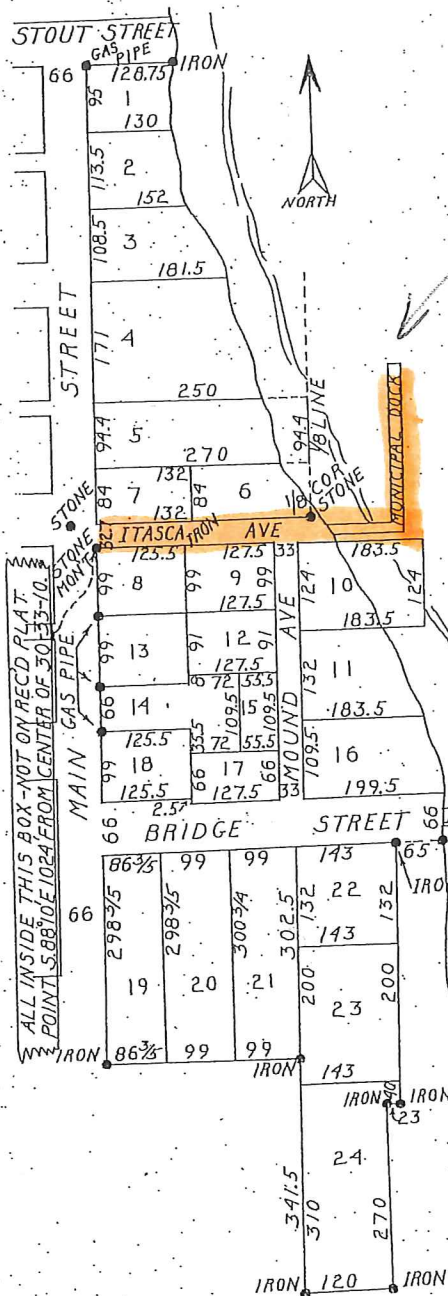
0 50 100 150ft

DISCLAIMER: This map is not guaranteed to be accurate, correct, current, or complete and conclusions drawn are the responsibility of the user.

KNAPP ST ACCESS

LAKE SIDE

(SURVEYOR'S CERTIFICATE RECITES THAT THE PLAT IS LOCATED IN THE SW-NE, NW-SE, GOV. LOTS 1, AND 2 ALL IN 30-33-10. THAT THE DESCRIBED PARCEL OF LAND SHALL BE HEREAFTER DESIGNATED AS LAKE SIDE ADDITION TO THE CITY OF CHETEK, BARRON COUNTY, WISCONSIN.) PLATS D-41, DOC. NO. 188982, AS RECORDED IN THE REG. OF DEEDS OFFICE, BARRON COUNTY, WISCONSIN, ON MARCH 14TH, 1925. COPIED, REDUCED, AND DUPLICATED BY THE BARRON COUNTY ABSTRACT COMPANY OF BARRON, WISCONSIN.



(NOTE: NOTATIONS IN RED ARE NOT A PART OF RECORDED PLAT)

HERE WE SHOW THE NAME AS MARKED INSIDE EACH LOT ON THE PLAT.

LOT NO.	NAME
1	BURNHAM
2	E. J. TILLESON
3	ELIZABETH HAFFIE
4	ELIZABETH HAFFIE
5	W. W. BURNHAM
6	JENNIE SMITH
7	A. SAMPSON
8	JOHN SCHOFIELD
9	A. H. GALHOUN
10	L. P. CHARLES
11	OSCAR ELEFSON
12	JAMES MAIR JR.
13	ANNE MOE
14	J. A. MALLOY
15	F. BOETZER
16	BERGH & BIRTZER
17	FRANK BIRTZER
18	APKER & HEMBROOK
19	L. HEDENSTROM
20	B. N. THOMPSON
21	MARY E. ZIESENIS
22	FRANK CAREY
23	E. E. CONRAD
24	EAU CLAIRE CREAMERY CO.

"GWC-49"



Carmen Newman <cnewman@cityofchetek-wi.gov>

Red Rock Resort

1 message

Joe Atwood <jatwood@cityofchetek-wi.gov>

Thu, Jul 5, 2018 at 10:02 AM

To: Randi Osberg <rosberg@ruderware.com>, Carmen Newman <cnewman@cityofchetek-wi.gov>

Good morning Randi- I stopped out at Red Rock to check their progress because the president of the association called me and asked why Charles was not in compliance with the settlement agreement drafted last year. He was supposed to have one cabin finished in 2017 and two this year. All he has done is the shell of one and not even close to finishing. When i called Charles he told me he was under the impression that all he had to have done were the foundations so i discussed the agreement with him over the phone and he than told me he will finish the one and start two more. The other complaint from the president was the clean up. Charles was supposed to have all the cabin debris cleaned up, appliances gone and wood piles gone. his is not done and Charles told me he quit cleaning up because the association threaten to sue him. The president told me that is not true. The property is also not mowed. I have included some pictures and i am on the agenda for July 10th. Please advise what the City can do for not complying with the agreement. Thank you.


NOTICE--- email change


Joe Atwood/City of Chetek Building and Zoning Administrator

(715)764-2948

jatwood@cityofchetek-wi.gov

2 attachments

 SKMBT_C25318070522140.pdf
3346K

 SKMBT_C25318070522280.pdf
1723K

SETTLEMENT AGREEMENT

THIS SETTLEMENT AGREEMENT (the "Agreement"), is made on this 30th day of June, 2017, by and between the City of Chetek, a Barron County, Wisconsin, municipal corporation (hereinafter, "City") and Bailey Land Company, LLC, a Minnesota limited liability company (hereinafter, "Bailey"). The City and Bailey each are referred to herein as a "Party" and collectively as the "Parties."

RECITALS

WHEREAS, Bailey owns Units 2-10 of Red Rock Resort on Lake Chetek Condominium, (as more particularly described on Exhibit A) (except for Unit 9, herein referenced as the "Units");

WHEREAS, the City served an order to Bailey on or about June 23, 2016, which called for the building or structures located on each of said Units (except for Unit 9) to be razed or demolished within thirty (30) days from the date of service pursuant to Section 66.0413, Wis. Stats. (the "Raze Order");

WHEREAS, Bailey is not in compliance with the terms of the Raze Order and, therefore, a controversy exists between the Parties; and

WHEREAS, the City and Bailey desire to resolve the matters between them and have reached an agreement to settle the disputes and controversies as set forth in this Agreement.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the Parties agree as follows:

1. DEMOLITION AND RECONSTRUCTION.

Bailey agrees to demolish and reconstruct the Units on the terms and conditions set forth herein.

1.1 Each of the Units shall be demolished and all debris related thereto shall be removed from the site no later than December 31, 2017.

1.2 Bailey shall cause the Units to be reconstructed in the same footprint as the previously existing demolished units otherwise in conformity with City ordinances in accordance with the following schedule:

- (a) One (1) unit during calendar year 2017;
- (b) Two (2) units during calendar year 2018;
- (c) Two (2) units during calendar year 2019;

(d) Three (3) units during calendar year 2020.

Nothing contained herein shall prevent Bailey from completing reconstruction in advance of the schedule set forth in this Section 1.2.

1.3 Each newly constructed Unit shall include a new septic holding tank or other permitted sewer system, in accordance with local ordinances.

1.4 Each newly constructed Unit will be constructed in a manner suitable for normal human habitation and as further required by State and/or local regulations.

2. SUSPEND RAZE ORDER.

Upon execution of this Agreement, the City shall suspend enforcement of the Raze Order until such time as Bailey satisfies its obligations hereunder. The City further agrees that, upon satisfaction of Bailey's obligations under paragraph 1.1, the City shall rescind the Raze Order.

This suspension and rescission does not stay and will not affect other City actions regarding condition of the premises such as lawn height, outside storage rules, and the like.

3. BAILEY'S FURTHER OBLIGATIONS.

3.1 Bailey represents that the condominium association provided for in the relevant, recorded Condominium Declaration is in good standing and is active with duly elected representatives and officers.

3.2 Bailey shall apply for and obtain appropriate building permits and any other state or local permits for the construction and demolition as may be required to complete its obligations under this Agreement.

3.3 From the date of this Agreement through completion of demolition and removal of all debris as required in Section 1, Bailey shall cause the Units to be reasonably secured to prevent and dissuade any unauthorized or unsafe access to or use of the Units.

4. DEFAULT.

4.1 Each of the following shall constitute an event of default ("Default") under this Agreement:

(a) Bailey's failure to accomplish the demolition and reconstruction as set forth in Section 1; and

(b) Bailey's failure to abide by its further obligations set forth in Section 3

4.2 Upon Default, the City may commence enforcement of the Raze Order stayed under Section 2 of this Agreement or institute such other or further legal action as it may deem appropriate without further notice.

5. MISCELLANEOUS.

5.1 *Timing.* All time limits stated in this Agreement are of the essence.

5.2 *Severability.* In the event any provision, or any portion of any provision of this Agreement is held invalid, the other provisions of this Agreement, and the remaining portion of said provision, shall not be affected thereby and shall continue in full force and effect.

5.3 *Venue and Jurisdiction.* This Agreement shall be construed and enforced in accordance with the laws of the state of Wisconsin without regard to conflict of laws principles. The Parties hereto covenant and agree that the forum and jurisdiction for all interpretations and enforcement of this Agreement shall be the Circuit Court of Barron County, Wisconsin, or the United States District Court for the Western District of Wisconsin.

5.4 *Force Majeure.* Bailey shall not be liable to the City for failure to perform its obligations hereunder if and to the extent Bailey can establish by clear and convincing evidence that such failure to perform is caused by or results from causes beyond its control including, without limitation, strikes or other industrial disturbances; civil disturbances; fires; acts of God; acts of a public enemy; compliance with any regulation, order, or requirement of any governmental body or agency.

5.5 *Notice.* All notices, requests, and other communications provided for herein shall be validly given if in writing and sent by regular mail, postage pre-paid, addressed to their respective addresses set forth below or such other address as shall be designated in writing by like notice given by any Party hereto to the other Party hereto:

City: City of Chetek
P.O. Box 194
1125 Railroad Avenue
Chetek, WI 54728

Bailey: Bailey Land Company, LLC
Attn: Charles Bailey, Jr.
9900 Hemingway Avenue So.
Cottage Grove, MN 55016

5.6 *Assignment.* The rights and obligations of a Party under this Agreement may not be assigned or otherwise transferred by that Party without the prior written permission of the other Party, which consent may be withheld in the other Party's sole discretion.

5.7 *Entire Agreement; Modifications.* This Agreement contains the entire Agreement between the Parties hereto with respect to the transactions contemplated herein and supersedes all previous written or oral negotiations and writings. This Agreement may only be amended in a writing signed by both Parties.

5.8 *Counterparts.* This Agreement may be executed in counterparts, each of which shall be deemed an original and all of which together shall constitute one and the same instrument.

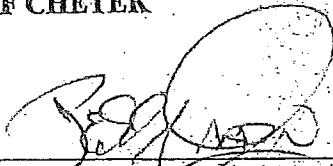
5.9 *Authority.* Each Party, by signing below, represents that he or she has the requisite authority to bind their respective Party to the terms of this Agreement.

In WITNESS WHEREOF, the undersigned have executed this Agreement as of the date first written above.


CITY OF CHETEK

BAILEY LAND COMPANY, LLC

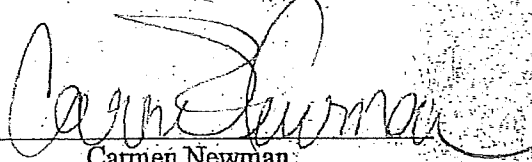
By:


Jeff Martin, Mayor

By:


Charles R. Bailey, Jr.,
a duly authorized manager or
member

Attest:


Carmen Newman,
City Clerk/Treasurer

Approved:

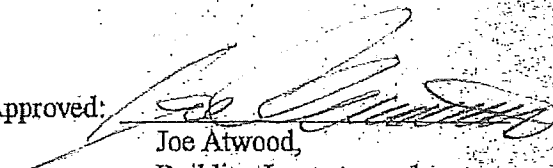

Joe Atwood,
Building Inspector and
Zoning Administrator

Exhibit A

The Units Legal Description

Units 2 through 8 and Units 10 of Chetek's Red Rock Resort on Lake Chetek, a Condominium, together with each unit's undivided appurtenant interests in the common elements and the exclusive use of limited common elements appurtenant to each unit, in Chetek's Red Rock Resort on Lake Chetek, a Condominium, declared and existing under and by virtue of the Condominium Ownership Act of the State of Wisconsin and recorded by Declaration as such condominium in the Office of the Register of Deeds for Barron County, Wisconsin on May 8, 2006, in Volume 2020 of Records, Page 491, as Document No. 722160, said condominium being located in the City of Chetek, Barron County, Wisconsin.

