



JEFFERSON COUNTY
OFFICE OF THE COUNTY
ADMINISTRATOR

320 S. Main Street Room 111
Jefferson, WI 53549
Telephone (920) 674-7101
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GARY R. PETRE
County Administrator

TAMMIE J. JAEGER
Administrative Assistant
Confidential

“Jefferson County: Responsible government advancing quality of life.”

TO: Jefferson County Board of Supervisors
FROM: Gary R. Petre, County Administrator
DATE: October 9, 2012
SUBJECT: 2013 Budget – Supervisor Amendments

As part of the 2013 Budget development process, individual Supervisors may submit proposed amendments to the Recommended Budget (as amended by the Finance Committee). This process enables Supervisors to clearly explain, in writing, what their proposed amendment is and what their intended tax levy impact (increase or decrease) is on the 2013 Budget.

Supervisors are reminded that the 2013 Recommended Budget (as amended by the Finance Committee) includes a property tax levy increase of \$120,185 (0.45%). This is the maximum increase allowed by State law. Since the 2014 Budget is anticipated to present further pressure on the County’s ability to increase the property tax to maintain current operations, it is suggested that any amendments proposing tax levy increases to the 2013 Budget be offset by long-term/permanent tax levy reductions to other areas of the Budget.

Attached, for your use, is a copy of the 2013 Budget Supervisor Amendment form. Feel free to make copies of this form if you wish to submit more than one amendment. Remember, only one amendment may be included on each form. This form will also be e-mailed to Supervisors so that they can make their own copies.

The following is a schedule of when and how these Amendment forms will be processed and reviewed:

- | | |
|---------------------|--|
| October 9, 2012 | Supervisors receive Amendment forms and instructions from the County Administrator. |
| October 10–25, 2012 | Supervisors prepare any proposed Amendments to the Recommended Budget and submit them to the County Administrator’s Office no later than noon on October 25, 2012. |

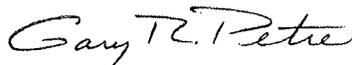
- October 23, 2012 Public Hearing on the Recommended Budget
- October 25, 2012 Amendments are due to the County Administrator's Office no later than noon on this date.
- October 25 to
November 1, 2012 County Administrator, Finance Director and Department Heads review the proposed amendment forms and calculate the fiscal and operational impact of each proposed amendment. Supervisors who submit a proposed amendment may be contacted if further explanation is needed.
- November 2, 2012 Finance Committee meets to review the proposed amendments and takes action on a recommendation to the County Board, for each proposed amendment.
- November 13, 2012 County Board meets to consider action on any proposed amendments and then adopts the 2013 Budget.

The County utilizes a formal Supervisory Amendment process in order to make it more structured and understandable for Board members. In addition, it gives staff and the Finance Committee the opportunity to analyze any proposed amendments so that the County Board can make informed decisions when they meet to adopt the budget. In order to provide the Committee and staff with sufficient time to review proposed amendments, Supervisors are asked to submit their amendments as soon as possible after October 10th.

Supervisors are reminded that the purpose of this process and the use of the form are to propose financial changes to the budget. They are not intended to be used as a forum for raising policy or procedural issues in the budget. Therefore, non-financial issues should be addressed at the appropriate Committee level and then forwarded to the full County Board for consideration.

Feel free to contact either myself or Brian Lamers if you have any questions regarding this process.

Sincerely,



Gary R. Petre
County Administrator

cc: Department Heads

**2013 Budget
Jefferson County
Proposed Supervisor Amendment**

By Supervisor(s) _____

Amendment # TBD

To amend the 2013 Recommended Budget (as amended by the Finance Committee),
I (we) hereby propose:

I (we) estimate that this proposed amendment would increase / decrease (circle one) the tax levy
by \$ _____

I (we) also propose offsetting any tax levy increase / decrease (circle one) with
a tax levy Increase / decrease (circle one) to the following department(s) and/or program area(s):

THIS SECTION FOR FINANCE DEPARTMENT STAFF USE

Bus Unit Description	Bus Unit	Account Number	Expenditure Increase (Decrease)	Revenue Increase (Decrease)	Other Sources Increase (Decrease)	Net Levy Increase (Decrease)
			\$ -	\$ -	\$ -	\$ -
			\$ -	\$ -	\$ -	\$ -
			\$ -	\$ -	\$ -	\$ -
			\$ -	\$ -	\$ -	\$ -
			\$ -	\$ -	\$ -	\$ -
			\$ -	\$ -	\$ -	\$ -
			\$ -	\$ -	\$ -	\$ -
Totals			\$ -	\$ -	\$ -	\$ -

Finance Member	Aye	Noe
Braughler, Jim		
Hannemann, Jennifer		
Jones, Dick		
Mode, Jim		
Molinaro, John		
Result	0	0

Fiscal note:

County Board voting record:

Ayes	<input type="text"/>
Noes	<input type="text"/>
Abstain	<input type="text"/>
Absent	<input type="text"/>

2013 Jefferson County Budget Hearings Recap-Finance Committee

In September 2013, the Finance Committee met with the individual departments regarding the budget recommended by the County Administrator at that point in time. Based upon the results of the budget hearings, the County Administrator modified his recommended budget to coincide with the suggestions from the Finance Committee. Below is a recap of the modifications that occurred during the hearings.

Department	Bus Unit	Account Number	Sub Acct	Account Description	Original Amount	Finance Adjust	Modified Amount	Comment
General Revenues	9801	699900		Fund balance applied	(654,600)	120,185	(534,415)	Reduce Fund Balance applied for Captial Projects in Human Services to replace boilers and HVAC systems. This change utilizes the additional tax levy allowed to the County based on growth in new construction.
Sheriff	2009	699800		Reserve Applied Capital	0	(141,200)	(141,200)	Balance of \$150,000 that is available for carry over from the Sheriff Annex Storage building renovation.
General Revenues	9801	699910		Fund Balance Applied-Capital Projects	(320,000)	(228,800)	(548,800)	Fund Balance Applied that was originally assigned for Highway building projects and is to be applied to the Sheriff Annex Storage Building renovation.
Sheriff Annex Build	8154	594822		Capital Improvement-Buildings	0	370,000	370,000	Sheriff Annex Building total cost to repair.
Econ. Development	31	472010	292	City of Whitewater	0	(3,517)	(3,517)	City of Whitewater joining the Economic Development Consortium
Econ. Development	31	594950		Operating Reserve	122,449	3,517	125,966	City of Whitewater joining the Economic Development Consortium
Corporation Counsel	1701	521212		Legal	800	35,000	35,800	Transferred from Human Services for Attorney work for CHIPS legal work
Human Services	5001	552203	071	Alternate Care	290,626	(35,000)	255,626	Transferred to Corporation Counsel for Attorney work for CHIPS legal work
Human Services	5000	521002		Clearview Commission	64,000	32,000	96,000	Increase rates for the Marsh Alliance Contract
Human Services	5040	455792		WPS Payment	(100,000)	(32,000)	(132,000)	Increased revenues anticipated
Veterans' Services	5302	485201		Donations Restricted	0	(6,000)	(6,000)	Brick campaign to Veterans' Office
Veterans' Services	5302	529299		Purchases Care and Services	0	2,000	2,000	Brick campaign to Veterans' Office
Veterans' Services	5302	593719		Other Direct Relief	3,500	4,000	7,500	Brick campaign to Veterans' Office
Total changes							120,185	
Original recommended tax levy							<u>26,707,843</u>	
Modified recommended tax levy							26,828,028	

Jefferson County
Administration



2013 Recommended Jefferson County Budget

As Amended by the Finance Committee

Presentation to the Jefferson County Board of Supervisors

Presented by:

Gary R. Petre, County Administrator

October 9, 2012

2013 Recommended
Jefferson County Budget

	2013 Recommended
Expenditures	\$ 65.8M
Revenue	-39.0M
Tax Levy	\$ 26.8M

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2013 Recommended
Jefferson County Budget

	2012 Adopted	2013 Recommended	<u>2012-2013 Change</u>	
			Amount	Percent
Expenditures	\$ 64.8M	\$ 65.8M	\$ 1.0M	1.6%
Revenue	-38.1M	-39.0M	- 0.9M	2.4%
Tax Levy	\$ 26.7M	\$ 26.8M	\$ 0.1M	0.5 %

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2013 Recommended

Jefferson County Budget

Increasing Tax Levy

Major Changes to the Tax Levy

■ Employee Contributions for Pension and Health	\$ 476,000
■ Increase in Capital Tax Levy	801,000
■ Decrease for Health Dept. Fund Balance	(100,000)
■ Increase in State Sales Tax Revenue	(171,000)
■ Reduction in Highway Facility Planning	(417,000)
■ Net Increase in General Revenue-Fund Balance	<u>(480,000)</u>

Major Tax Levy Changes = \$ 109,000

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2013 Recommended

Jefferson County Budget

Meaning of "COUNTY TAX RATE"

The County's "TAX RATE" (also referred to as the "Mill Rate") is an arithmetic calculation that merely divides the County-wide tax levy by its equalized value. If either of these two factors change, the tax rate also changes. In the 2013 Budget, the Tax Rate is calculated as follows:
 $\$ 24.860\text{M} / \$6,006.273\text{M} = \$4.1391$ per \$1,000 of equalized value.

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2013 Recommended
Jefferson County Budget

2013 Budget Hearings Recap

Please turn to green handout.....

2013 Budget Summary

*Please turn to Section 2 / Page 2 of
your budget book OR to your tan
handout.....*

2013 Recommended
Jefferson County Budget

The 2013 Budget Presentation.....

Thank You !!

2013
RECOMMENDED BUDGET
 (as amended by the Finance Committee)
SUMMARY

INTRODUCTION

Pursuant to Wisconsin Statutes 59.18 and Jefferson County Board Resolution No. 12, approved April 21, 1970, the Jefferson County 2013 Recommended Budget (as amended by the Finance Committee) is submitted to the County Board of Supervisors for its review, consideration and action.

The following is a summary of the major areas of the 2013 Recommended Budget:

PROPERTY TAX RATE

The 2013 Recommended Budget results in a Countywide Property Tax Rate of \$4.1391 per \$1,000 valuation. This represents a \$0.1990 (5.1%) increase over the 2012 Adopted Tax Rate of \$3.9401 per \$1,000 valuation. The \$4.1391 Tax Rate is the thirteenth lowest Countywide Property Tax Rate in the past 29 years. In 1985, the Countywide Property Tax Rate was \$2.7963. The 2013 tax rate increase is due to the decline in equalized values in the County and a small property tax levy increase. As explained in the next section, there is a \$120,185 tax levy increase in the 2013 Recommended Budget (as amended by the Finance Committee). As calculated by the State Department of Revenue, the 2013 Equalized Value in the County is reduced by approximately \$272.6M or 4.34% from the value used in the 2012 Adopted Budget.

PROPERTY TAX LEVY

The 2013 Recommended Budget (as amended by the Finance Committee) total property tax levy of \$26,828,028 is a \$120,185 (0.45%) increase from the 2012 Adopted Budget. This tax levy amount meets the State imposed tax levy limitations. The State imposed tax levy limit for 2013 is the greater of 0.0% or the County's growth rate of new construction. This growth rate has been calculated by the State to be only 0.45% for Jefferson County. Therefore, the County can increase its tax levy by \$120,185 (0.45%) in 2013.

The following chart reflects the County's Property Tax Levy change from the 2012 Adopted Budget:

Property Tax Levy	2012 Adopted	2013 Recommended	2012-2013 Change	
			Amount	%
Countywide	\$24,739,600	\$24,860,470	\$120,870	0.5%
Health	970,621	897,264	(73,357)	-7.6%
Subtotal	\$25,710,221	\$25,757,734	\$47,513	0.2%
Library	997,622	1,070,294	72,672	7.3%
Total	\$26,707,843	\$26,828,028	\$120,185	0.5%

GENERAL FUND BALANCE

The 2013 Budget adheres to the County's Fund Balance Policy of striving to maintain three (3) months of budgeted expenditures for working capital. The Policy further states that unassigned funds above the three (3) months of budgeted expenditures shall be used for either capital outlay, repayment of debt or a reduction in the tax levy.

The use of unassigned Fund Balance as a revenue source in the County General Revenues portion of the Budget is included in the 2013 Recommended Budget. As of January 1, 2012, the County's General Fund had a balance of 2.94M. As of September 12, 2012, the County Board had approved using \$315,000 of this balance, primarily for the purchase of property in Lake Mills for a Highway Department satellite facility. The 2013 Recommended Budget utilizes the remaining funds as follows:

\$ 534,415	Capital Items in departmental budgets
320,000	Courthouse Security Entrance
228,800	Sheriff Annex building repairs
<u>1,543,127</u>	Highway Department facility projects
\$2,626,342	

EXPENDITURES

The 2013 Budget includes total County expenditures of \$65.8M, or \$1.0M (1.6%) more than the 2012 Adopted Budget expenditure of \$64.8M. This increase is primarily due to a \$360,000 increase in the County's share of employee health insurance premium costs; \$690,000 in appropriations for two special building construction/repair projects; and a \$230,000 increase in the County's share of employee pension contribution costs.

REVENUE

The 2013 Budget includes revenue of \$35.7M which is about the same amount as in the 2012 Adopted Budget.

The State Department of Revenue has not yet notified the County of its final 2013 State General Shared Revenue. Therefore, the 2013 Budget is estimated to be the same amount as in the 2012 Adopted Budget.

The County anticipates a slight increase in sales tax revenue in 2013, as a result of anticipated growth in the economy. The 2013 budgeted sales tax revenue of \$5,155,916 is \$170,753 (3.4%) increase over the 2012 Adopted Budget.

The use of Other Financing Sources in the 2013 Budget is increased to \$3.3M or \$0.9M more than the 2012 Adopted Budget. This increase is due to the use of available General Fund Balance that is reflected as revenue in the General Revenue section of the budget. The 2013 Budget includes \$534,415 of these revenues as a source for funding department capital items. This is a \$72,329 increase over the amount used in the 2012 Adopted Budget for the same purpose. In addition, \$320,000 of these revenues are added to the 2013 Budget as a funding source for a Courthouse Security Entrance and \$228,800 is used towards the estimated \$370,000 cost of repairs to the Sheriff Annex building. A County Board directive to utilize \$265,000 of these revenues to pay for retiree vested benefits is also included in the 2013 Budget. These increases are partially offset by a \$141,124 reduction from the 2012 Adopted Budget in the fund revenues used to establish the Health Department Fund Balance.

BUDGET HIGHLIGHTS

In addition to the budget information provided in the previous sections of the Summary, the following is information on the major Highlights of the 2013 Recommended Budget (as amended by the Finance Committee):

1. The 2013 Budget includes \$26.8M in property tax levy support, which is a \$120,185 (0.45%) increase from the 2012 Adopted Budget. State law that establishes a 0% tax levy limit on local units of government also permits local governments to increase their tax levy by the rate of growth in new construction. For Jefferson County, a growth rate of 0.45% has been calculated by the State. The County is permitted to increase the tax levy by up to \$120,185. The 2013 Recommended Budget, (as amended by the Finance Committee) utilizes all of this potential increase.
2. State law requires that general employees pay 50% of their WRS pension contribution and at least 12% of the average health insurance premium cost of their County's health plans. This provision excludes public safety employees.

The 2013 Budget includes \$5.6M for health insurance premium costs and \$2.3M for WRS pension contribution costs as the County's share of these employee benefits. These amounts are an increase of \$360,000 and \$230,000 respectively, over the 2012 Adopted Budget.

3. The 2012 Adopted Budgeted utilized \$462,086 of General Fund Balance to cover the one-time cost of various capital expenditures in County departments. The 2013 Recommended Budget utilizes \$534,415 of available (unassigned) Fund Balance towards the cost of department capital projects. Major items include: \$165,000 for replacement of the Sheriff's Office CIS computer server; \$40,000 for fiber cable connection to the County Fairgrounds; \$121,600 for Parks Department equipment and improvements; \$156,000 for replacement of MIS computer and duplicating equipment; and \$50,000 for replacement of a Courthouse HVAC unit.

4. The 2013 Budget includes \$3.4M in capital outlays, of which \$2.0M is funded with property tax levy. The 2012 Adopted Budget included \$3.5M in capital outlays, of which \$1.2M was funded with property tax levy. The primary reason for this slight reduction in capital expenditures is that the \$452,712 capital project for Courthouse Parking Lot replacement that was included in the 2012 Adopted Budget, will not be repeated in the 2013 Budget. In addition, a \$225,000 non-tax levy project for LIDAR Terrain Mapping and \$150,000 for a new Sheriff Annex storage building that were also included in the 2012 Adopted Budget, will not be repeated in the 2013 Budget. New projects in the 2013 Budget, include: \$320,000 for a Courthouse Security Entrance; \$370,000 for Sheriff Annex building repairs; and a \$157,600 increase in Parks Department projects.
5. The 2013 Budget includes \$54,584 for the repayment of outstanding debt, \$55,160 less than the 2012 Adopted Budget of \$109,744. As of April 15, 2013, the County will be debt free. Without any outstanding debt after this date, the County will be in a very good financial position to undertake the financing of new Highway Department facilities. The bonding for these facilities was timed to coincide with the complete repayment of the County's existing debt.
6. The County's tax levy support for the operation of the Fair Park in 2013 is budgeted at \$187,956. This is \$117,808 more than the 2012 Adopted Budget and is due to a \$105,000 tax levy increase for capital items. Capital tax levy funding is going from \$35,000 in 2012 to \$140,000 in 2013. Without the \$140,000 in tax levy funding for capital projects, the 2013 tax levy support for Fair Park operations would be \$47,956 or only \$12,808 more than the 2012 Adopted Budget.
7. The Highway Department's 2012 Budget included \$416,646 for final planning, design and construction bidding work for new Highway Department facilities. This funding will not be required again in 2013. A total of approximately \$500,000 is still available in the department's 2012 Budget for facility planning and design.

Included in this Department's 2013 Budget is \$4.2M of property tax levy for highway road construction projects in 2013. This level of funding should enable the department to reconstruct approximately 10.8 miles of County highway and start design work on two future reconstruction projects. The 2012 Adopted Budget included approximately the same level of funding for the construction of 12 lane miles. This same cost of road construction for approximately 1.2 less road lane miles is indicative of the increasing cost of construction materials. This reduction in the number of lane miles budgeted for construction in 2013 does not compromise the department's long range road construction work schedule.

8. The 2013 Budget includes 556 authorized County positions (468 Full-time, 64 Part-time and 24 Seasonal/Occasional/LTE). This is a net increase of 2 positions from the 2012 Adopted Budget. The 2013 Budget also includes funding for the equivalent of 5.4 positions that are currently unfunded. The net result in 2013 is the equivalent of 7.4 additional positions from the 2012 Adopted Budget. The above changes include position changes that occurred in 2012, as a result of County Board action. A detail of all position changes including those changes that are occurring in the 2013 Budget, are included in the Classification of Authorized County Positions listing and the 2013 Recommended Budget Position Changes listing of this budget document.

POLICY ISSUES

The development of the annual budget not only provides the County with a financial plan for the upcoming year, but also raises issues for consideration by the County's policy makers, the County Board.

The following is a list of "Policy Issues" that have been identified through the development of the 2013 Budget. These issues, not necessarily presented in order of importance, may or may not directly impact upon the 2013 Budget, but they may need to be addressed at sometime in the future:

1. Highway Department Facilities

The 2012 Highway Department budget includes a balance of approximately \$500,000 for final planning, design and construction bidding work new Highway Department facilities. Once a location for a new main facility is secured, the project can continue. When bids are received and construction estimates are known, the County Board will need to approve the level of funding for the project and the structure of project financing. A bond issue will need to be approved. There are numerous steps in the further development of this project that will require decisions by the County Board, based on recommendations from its various committees and County staff.

2. Library Services

During the budget development process, the area libraries utilized a formula for determining their requested funding from the County, for the cost of providing library services to rural County residents. The use of this formula resulted in 2013 requested tax levy funding of \$1,043,614, or \$45,992 more than the 2012 Adopted Budget of \$997,620. In addition, the nine libraries requested a total of \$32,000 as funding for the replacement of computers, to be divided based on a formula that included an estimated four-year replacement cycle. Because it is difficult to anticipate the County's ability to fund library computer replacements on an annual basis, the total four-year cost is being recommended in the 2013 Budget. If the County Board approves this computer funding in 2013, no additional capital requests would be made during the three subsequent budget years. This capital funding is not required under the formula calculation and will require concurrence by the County Board.

3. Debt Service

The 2012 Budget included \$109,744 for the repayment of County debt and results in a final debt payment of \$54,584 that is included in the 2013 Budget. If the Highway Department facilities project continues with planning and design during 2012 and 2013, the County Board will need to consider financing options for the project. This may occur during 2013 after the construction bid process is completed.

4. Use of Fund Balance

As previously explained in the Highlights section of this document, the 2013 Budget includes the use of \$534,415 in available (unassigned) Fund Balance for department capital projects; \$228,800 towards the \$370,000 cost of Sheriff Annex building repairs; and \$320,000 towards construction of a Courthouse Security Entrance. The remaining \$1.54M of available Fund Balance is allocated for Highway Department facility projects. The use of available Fund Balance is at the discretion of the County. The purpose for what it is used for is also discretionary, within the Fund Balance Policy adopted by the County Board. This Policy states that its usage shall be limited to: 1) fund capital outlay; 2) repayment of debt; or 3) reduction of tax levy. The County Board will make the final determination for usage of these available funds.

5. State Imposed Tax Levy Limits

If the State continues to impose tax levy limits, local units of government may be faced with reducing their operations and ultimately services to the public. These reductions will become more apparent in the future if they negatively impact core services. The decision on the level and use of local property taxes should be left with local residents and their elected officials, not with State government. The County should continue to support the Wisconsin Counties Association and other local government agencies in getting the State to change its current tax levy limit law.

6. Tax Levy Increase

The 2013 Recommended Budget (as amended by the Finance Committee) includes a \$120,185 (0.45%) increase to the property tax levy from the 2012 Adopted Budget. State law allows local units of government to increase their tax levies by the rate of growth in new construction. For Jefferson County, this rate is calculated at 0.45%, which allows the County to increase the 2013 tax levy by \$120,185. By increasing the 2013 tax levy by this amount, the County is taking advantage of increasing its "tax base". This will result in the 2014 Budget to have \$120,185 more of base tax levy revenue than what it would have had by not using this available increase in the 2013 Budget. The issue of utilizing this allowable tax increase in the 2013 Budget will need to be decided upon by the County Board.

CONCLUSION

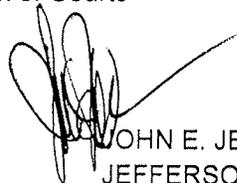
The 2013 Budget provides for continuation of existing County services, although some of the service levels may vary from the current year. In addition, the Budget provides for the continued upgrade of technology in order to improve services to the public and control the need for additional manpower, as the County continues to grow.

The development and preparation of the 2013 Recommended Budget could not have been completed without the hard work of Department Heads, the Finance Director, Advanced Fund Accountant, Human Resources Director and all of their staffs. The diligence and effort that all of these employees put forth during the past four months of the budget process is certainly commendable and greatly appreciated.

The thorough review of the 2013 Recommended Budget by the Finance Committee was conducted during its budget hearings with County Department Heads. Within this document, the Committee has formulated its recommendations to the full County Board.

**GENERAL FINANCIAL CONDITION
JEFFERSON COUNTY WISCONSIN
October 1, 2012**

Available Cash on Hand		
September 1, 2012	\$	(26,638.72)
September Receipts	\$	<u>5,769,666.67</u>
 Total Cash	\$	 5,743,027.95
Disbursements		
General - September 2012	\$	4,252,768.72
Payroll - September 2012	\$	<u>1,182,208.77</u>
 Total Disbursements	\$	 <u>5,434,977.49</u>
 Total Available Cash	\$	 308,050.46
 Cash on Hand (in bank) Oct. 1, 2012	\$	1,790,459.50
Less Outstanding Checks	\$	<u>1,482,409.04</u>
 Total Available Cash	\$	 308,050.46
 AIM Government & Agency Portfolio	\$	3,991,558.81
 Local Government Investment Pool - General	\$	14,416,215.23
 Institutional Capital Management	\$	16,032,380.87
 Local Government Investment Pool -Clerk of Courts	\$	25,887.17
 Local Government Investment Pool -Farmland Preservation	\$	252,328.05
 Local Government Investment Pool -Parks/Liddle	\$	<u>87,317.45</u>
	\$	<u>34,805,687.58</u>
 2012 Interest - Super N.O.W. Account	\$	2,303.56
2012 Interest - L.G.I.P. - General Funds	\$	23,675.46
2012 Interest - ICM	\$	158,879.73
2012 Interest - AIM	\$	679.45
2012 Interest - L.G.I.P. - Parks /Carol Liddle Fund	\$	123.33
2012 Interest - L.G.I.P. - Farmland Preservation	\$	281.98
2012 Interest - L.G.I.P. - Clerk of Courts	\$	<u>28.94</u>
Total 2012 Interest	\$	<u>185,972.45</u>



JOHN E. JENSEN
JEFFERSON COUNTY TREASURER

COUNTER-OFFER

Counter-Offer No. 1 by ~~Buyer~~/Seller STRIKE ONE

1 The Offer to Purchase dated September 13, and signed by Buyer, Jefferson County, WI, a quasi-municipal corp.
2 for purchase of real estate at 1425 Wisconsin Drive, Jefferson, Wisconsin is
3 rejected and the following Counter-Offer is hereby made. All terms and conditions remain the same as stated in the Offer to
4 Purchase except the following: [CAUTION: This Counter-Offer does not include the terms or conditions in any other
5 counter-offer unless incorporated by reference.]

6
7 Notwithstanding anything to the contrary in First Addendum (F) and (G), if Seller defaults Buyer shall have
8 the remedy of specific performance, and said sections shall be deemed amended to that effect.

9
10 Notwithstanding the date for binding acceptance contained in the Offer, if signed below by both Purchaser
11 and Seller on or before the date in Line 34 below, the Parties acknowledge and agree that the Offer, as
12 amended by this Counter-Offer No. 1, was timely delivered and accepted.

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14 This Counter Offer has been verbally approved by Seller and replaces the Counter Offer No. 1 submitted by
15 Seller on October 5, 2012.

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32 ANY WARRANTIES AND REPRESENTATIONS MADE IN THIS COUNTER-OFFER SURVIVE THE CLOSING OF THIS TRANSACTION.
33 This Counter-Offer is binding upon Seller and Buyer only if a copy of the accepted Counter-Offer is delivered to the Party making
34 the Counter-Offer on or before 12:00 Noon on 10/12/2012 (Time is of the Essence).
35 Delivery of the accepted Counter-Offer may be made in any manner specified in the Offer to Purchase, unless otherwise provided
36 in this Counter-Offer. NOTE: The Party making this Counter-Offer may withdraw the Counter-Offer prior to acceptance and
37 delivery as provided at lines 33 to 36.

38 This Counter-Offer was drafted by Laura S. Peck, Attorney for Seller on 10/9/2012
39 Licensee and Firm Date

40
41 Signature of Party Making Counter-Offer Date Signature of Party Making Counter-Offer Date

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43 Signature of Party Accepting Counter-Offer Date Signature of Party Accepting Counter-Offer Date

44 This Counter-Offer was presented by on
45 Licensee and Firm Date

46 This Counter-Offer is (rejected) (countered) STRIKE ONE (Party's Initials) (Party's Initials)

47 Note: Provisions from a previous Counter-Offer may be included by reproduction of the entire provision or incorporation by reference.
48 Provisions incorporated by reference may be indicated in the subsequent Counter-Offer by specifying the number of the provision or the
49 lines containing the provision. In transactions involving more than one Counter-Offer, the Counter Offer referred to should be clearly
50 specified. NOTE: Number this Counter-Offer sequentially, e.g. Counter-Offer No. 1 by Seller, Counter-Offer No. 2 by Buyer, etc.

51 ATTACH THIS COUNTER-OFFER TO THE OFFER TO PURCHASE - INSERT SOCIAL SECURITY NUMBERS OR FEIN ON OFFER