

Hill, Nikki

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From: Sheley, Tom [REDACTED]  
Sent: Tuesday, March 26, 2002 9:59 AM  
To: Hill, Nikki  
Cc: [REDACTED]  
Subject: Per Your Request Two Creeks



cable cost final.doc Land use survey  
results.Doc1.d...

Nicole:

Sorry about the delay, but I just recieved conformation from Jim Knorr that you (TETRA TECH NUF) are the Wisconsin Electric / Nuclear Managment company's agent on the license renuel part 21 plan.

The following residence survey results can be considered an official town document in that it directly supports our land use charter.

The run down of monies in the town over the last 30 odd years is not official but only my personal presentation offered at a town meeting for the "information" of town residence. I gleaned the information off of open annual report records and applied some of my subjective comments, thus the information must be taken with some reservation that I may have made an error in transferring the data (I do not think so) from the annual reports.

Again you noted in your conversation with me that your intrest in the towns resources is only based on filling in the gaps in information you have already obtained from the state and to help you understand that Wisconsin Electric has not directly applied money to support the town in recent years.

The Two Creeks Town Board Charman is [REDACTED] Ken shoud be used for any specific clarification questions.

<<cable cost final.doc>> <<Land use survey results.Doc1.doc>>

## Information Tool for the Special 5 February 2002 Town Meeting (Future of Cable / Emergency Warning system)

The 1970-1986 background financial history is the best I could pull together from information provided to me by the Town Clerk (at my request).

The 1991-2001 Financial history is taken directly out of the available Annual Town Financial Reports in my possession.

Year	\$ in the bank	Town Income *2	Property Tax Paid by town	Other town expense	Cable cost inside other	Recreation inside other
1970	63,097					
1971	129,347					
1973	2,076,082 *1					
1974	2,517,796					
1976				151,033		
1980	5,446,442					
1985	7,312,178				800,000 *3	
1986	7,445,697					
1991	8,730,940	956,036		438,323	64,223	3,847
1992	8,888,803	821,938	332,089	331,986	52,188	9,575
1993	8,863,914	794,301	336,442	482,748	53,720	19,963
1994	8,831,060	836,504	351,356	518,002	52,653	10,262
1995	8,972,671	871,820		357,074	47,642	5,242
1996	9,208,267	982,624	358,120	388,980	85,832	4,417
1997	9,206,076	1,026,391	371,799	656,783	105,172	216,682 *4
1998	8,770,353	937,227	367,092	1,005,858	88,319	451,570 *4
1999	8,159,132	270,553	424,442	457,332	64,875	4,765
2000	8,702,111	1,420,831	473,040	404,812	55,205	6,212
<b>Total</b>		8,918,225		5,041,898	669,829	732,535
<b>Average of Last 10 years</b>		\$891,822		\$504,189	(\$55,215)	(\$73,253)

\*1 = Approximate \$ after utility tax was no longer returned to the township.

\*2 = See Page #3 for details of interest plus other incomes that go into this number.

\*3 = Approximate Date and cost for when the Cable system was installed.

\*4 = Major outlay applied by the towns ½ share for the purchase of land on Lake Michigan

The following is an attempt to provide you with some prospective on some worst case projections. Projections are based on using average values from past history.

Assumptions used / applied:

- Worst case 4% interest growth rate.
- Best case 6.59% interest growth rate (based on past 10 year economy swings).
- Worse case with no change in town spending.
- Lesser worse case with no change in town spending but the elimination of cable.
- Although the Cable system's life may only be viable for 5 years, I used the possibility that some form of new TV service (wireless) may economically replace the existing system (be in use by the town residence through the next 20-30 years).

Results (See attached data sheets for calculated specifics):

Again this is worse case environment:

- At an average 4% interest rate the town residence will have to start paying taxes in about :  
15 years with cable (start paying property tax in 2017).  
17 years without cable (start paying property tax in 2019).
- At an average 6.59% interest rate the town residence will have to start paying taxes in about:  
22 years with cable (start paying property tax in 2024).  
27 years without cable (start paying property tax in 2029).

Analysis / Subjective Opinion:

- \$20 a month cable fee X 12 months X about 200 families = \$48,000 year.
- When interest rates were high people would say you will never see them below 10% again!
- With interest rates low people are saying you will never see them above 10% again!
- I personally do not think the outcome is as bad as presented in this report.
- Television has expanded everyone of our lives, and although it may be seen as an unnecessary nuisance by some it is still a valuable tool that is not going to go away. I do not see anyone promoting eliminating the telephone and going back to the telegraph. A silly analogy I admit but one that springs true where you have to accept that the new generation looks on TV as a staple of life and a requirement for awareness and education.
- The Nuclear Plant license expires in about 2013 and may get extended 10-20 years.
- The cable was installed as a service to the town residence with reasoning to harvest some of the seed benefits in their lifetime as a compensation for the inconvenience, risk and liability of having the Nuclear Plant in their back yard.
- I also do not see why it is logical to attempt to maintain a tax free status in the town forever in supporting individuals that will occupy the town long after most of us are dead!
- I, like the rest of you, enjoy not having to pay taxes but if cable is just an easy target I think we are not considering the other rich life style enhancements we have been applying town money to as an equal source of challenge and reduction.
- Life is short -- stop worrying and live it as best you can.

**CONTROL TABLE:**

Presents a prospective of our last 10 years of money use. The 10 year averaging numbers were used to level out the good and bad times interest rate (best average attainable) and also project a worst case reversal in income from Revenue sharing loss.

YEAR	Dollars in the Bank	Interest Dollars Income	Annualized Interest Income Return	Other Income *	Comments
1991	8,730,940	\$705,395.00	8.08%	\$250,641.00	
1992	8,888,803	\$618,344.00	6.96%	\$203,594.00	
1993	8,863,914	\$545,264.00	6.15%	\$249,037.00	
1994	8,831,060	\$490,002.00	5.55%	\$346,502.00	
1995	8,972,671	\$603,694.00	6.73%	\$268,126.00	
1996	9,208,267	\$700,841.00	7.61%	\$281,783.00	
1997	9,206,076	\$612,925.00	6.66%	\$413,466.00	
1998	8,770,353	\$471,928.00	5.38%	\$465,299.00	
1999	8,159,132	-\$2,084.00	-0.03%	\$272,637.00	
2000	8,702,111	\$1,114,152.00	12.80%	\$306,679.00	
<b>Total</b>		<b>\$5,860,461.00</b>		<b>\$3,057,764.00</b>	
<b>10 Year Average</b>		<b>\$586,046.10</b>	<b>6.59%</b>	<b>\$305,776.40</b>	

\* Other income includes thing like Revenue sharing, special state allotment per resident for having the Nuclear Plant in our town, Snow plowing and grass cutting charges at the Nuclear Plant , sale of town property, etc.

**TABLE 1      4% With Cable**

Calendar Year Start Date	Beginning Year Value	Annual Revenue	Annual Expenditures	Annual 4% Interest Income	Ending Year Value
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01/01/2001	\$8,702,111.00	\$305,776.40	(\$1,004,189.00)	\$320,147.94	\$8,323,846.34
01/01/2002	\$8,323,846.34	\$305,776.40	(\$1,004,189.00)	\$305,017.35	\$7,930,451.09
01/01/2003	\$7,930,451.09	\$305,776.40	(\$1,004,189.00)	\$289,281.54	\$7,521,320.02
01/01/2004	\$7,521,320.02	\$305,776.40	(\$1,004,189.00)	\$272,916.30	\$7,095,823.72
01/01/2005	\$7,095,823.72	\$305,776.40	(\$1,004,189.00)	\$255,896.44	\$6,653,307.57
01/01/2006	\$6,653,307.57	\$305,776.40	(\$1,004,189.00)	\$238,195.80	\$6,193,090.77
01/01/2007	\$6,193,090.77	\$305,776.40	(\$1,004,189.00)	\$219,787.13	\$5,714,465.29
01/01/2008	\$5,714,465.29	\$305,776.40	(\$1,004,189.00)	\$200,642.11	\$5,216,694.80
01/01/2009	\$5,216,694.80	\$305,776.40	(\$1,004,189.00)	\$180,731.29	\$4,699,013.49
01/01/2010	\$4,699,013.49	\$305,776.40	(\$1,004,189.00)	\$160,024.04	\$4,160,624.92
01/01/2011	\$4,160,624.92	\$305,776.40	(\$1,004,189.00)	\$138,488.49	\$3,600,700.82
01/01/2012	\$3,600,700.82	\$305,776.40	(\$1,004,189.00)	\$116,091.53	\$3,018,379.74
01/01/2013	\$3,018,379.74	\$305,776.40	(\$1,004,189.00)	\$92,798.69	\$2,412,765.83
01/01/2014	\$2,412,765.83	\$305,776.40	(\$1,004,189.00)	\$68,574.13	\$1,782,927.36
01/01/2015	\$1,782,927.36	\$305,776.40	(\$1,004,189.00)	\$43,380.59	\$1,127,895.35
01/01/2016	\$1,127,895.35	\$305,776.40	(\$1,004,189.00)	\$17,179.31	\$446,662.06
01/01/2017	\$446,662.06	\$305,776.40	(\$1,004,189.00)		(\$251,750.54)

TABLE 2 4% without Cable

Calendar Year Start Date	Beginning Year Value	Annual Revenue	Annual Expenditures	Annual 4% Interest Income	Ending Year Value
01/01/2001	\$8,702,111.00	\$305,776.40	(\$948,974.00)	\$322,356.54	\$8,381,269.94
01/01/2002	\$8,381,269.94	\$305,776.40	(\$948,974.00)	\$309,522.89	\$8,047,595.23
01/01/2003	\$8,047,595.23	\$305,776.40	(\$948,974.00)	\$296,175.91	\$7,700,573.53
01/01/2004	\$7,700,573.53	\$305,776.40	(\$948,974.00)	\$282,295.04	\$7,339,670.97
01/01/2005	\$7,339,670.97	\$305,776.40	(\$948,974.00)	\$267,858.93	\$6,964,332.31
01/01/2006	\$6,964,332.31	\$305,776.40	(\$948,974.00)	\$252,845.39	\$6,573,980.10
01/01/2007	\$6,573,980.10	\$305,776.40	(\$948,974.00)	\$237,231.30	\$6,168,013.79
01/01/2008	\$6,168,013.79	\$305,776.40	(\$948,974.00)	\$220,992.65	\$5,745,808.84
01/01/2009	\$5,745,808.84	\$305,776.40	(\$948,974.00)	\$204,104.45	\$5,306,715.69
01/01/2010	\$5,306,715.69	\$305,776.40	(\$948,974.00)	\$186,540.72	\$4,850,058.82
01/01/2011	\$4,850,058.82	\$305,776.40	(\$948,974.00)	\$168,274.45	\$4,375,135.66
01/01/2012	\$4,375,135.66	\$305,776.40	(\$948,974.00)	\$149,277.52	\$3,881,215.59
01/01/2013	\$3,881,215.59	\$305,776.40	(\$948,974.00)	\$129,520.72	\$3,367,538.71
01/01/2014	\$3,367,538.71	\$305,776.40	(\$948,974.00)	\$108,973.64	\$2,833,314.75
01/01/2015	\$2,833,314.75	\$305,776.40	(\$948,974.00)	\$87,604.69	\$2,277,721.84
01/01/2016	\$2,277,721.84	\$305,776.40	(\$948,974.00)	\$65,380.97	\$1,699,905.21
01/01/2017	\$1,699,905.21	\$305,776.40	(\$948,974.00)	\$42,268.30	\$1,098,975.91
01/01/2018	\$1,098,975.91	\$305,776.40	(\$948,974.00)	\$18,231.13	\$474,009.44
01/01/2019	\$474,009.44	\$305,776.40	(\$948,974.00)		(\$169,188.16)

6.59% With Cable

TABLE 3

Calendar Year Start Date	Beginning Year Value	Annual Revenue	Annual Expenditures	Annual 6.59% Interest Income	Ending Year Value
01/01/2001	\$8,702,111.00	\$305,776.40	(\$1,004,189.00)	\$527,443.72	\$8,531,142.12

01/01/2002	\$8,531,142.12	\$305,776.40	(\$1,004,189.00)	\$516,176.88	\$8,348,906.40
01/01/2003	\$8,348,906.40	\$305,776.40	(\$1,004,189.00)	\$504,167.54	\$8,154,661.34
01/01/2004	\$8,154,661.34	\$305,776.40	(\$1,004,189.00)	\$491,366.79	\$7,947,615.53
01/01/2005	\$7,947,615.53	\$305,776.40	(\$1,004,189.00)	\$477,722.47	\$7,726,925.41
01/01/2006	\$7,726,925.41	\$305,776.40	(\$1,004,189.00)	\$463,178.99	\$7,491,691.80
01/01/2007	\$7,491,691.80	\$305,776.40	(\$1,004,189.00)	\$447,677.10	\$7,240,956.30
01/01/2008	\$7,240,956.30	\$305,776.40	(\$1,004,189.00)	\$431,153.63	\$6,973,697.33
01/01/2009	\$6,973,697.33	\$305,776.40	(\$1,004,189.00)	\$413,541.26	\$6,688,825.99
01/01/2010	\$6,688,825.99	\$305,776.40	(\$1,004,189.00)	\$394,768.24	\$6,385,181.64
01/01/2011	\$6,385,181.64	\$305,776.40	(\$1,004,189.00)	\$374,758.08	\$6,061,527.12
01/01/2012	\$6,061,527.12	\$305,776.40	(\$1,004,189.00)	\$353,429.25	\$5,716,543.76
01/01/2013	\$5,716,543.76	\$305,776.40	(\$1,004,189.00)	\$330,694.84	\$5,348,826.01
01/01/2014	\$5,348,826.01	\$305,776.40	(\$1,004,189.00)	\$306,462.24	\$4,956,875.65
01/01/2015	\$4,956,875.65	\$305,776.40	(\$1,004,189.00)	\$280,632.71	\$4,539,095.76
01/01/2016	\$4,539,095.76	\$305,776.40	(\$1,004,189.00)	\$253,101.02	\$4,093,784.19
01/01/2017	\$4,093,784.19	\$305,776.40	(\$1,004,189.00)	\$223,754.99	\$3,619,126.57
01/01/2018	\$3,619,126.57	\$305,776.40	(\$1,004,189.00)	\$192,475.05	\$3,113,189.02
01/01/2019	\$3,113,189.02	\$305,776.40	(\$1,004,189.00)	\$159,133.77	\$2,573,910.19
01/01/2020	\$2,573,910.19	\$305,776.40	(\$1,004,189.00)	\$123,595.29	\$1,999,092.88
01/01/2021	\$1,999,092.88	\$305,776.40	(\$1,004,189.00)	\$85,714.83	\$1,386,395.11
01/01/2022	\$1,386,395.11	\$305,776.40	(\$1,004,189.00)	\$45,338.05	\$733,320.56
01/01/2023	\$733,320.56	\$305,776.40	(\$1,004,189.00)	\$2,300.43	\$37,208.39
01/01/2024	\$37,208.39	\$305,776.40	(\$1,004,189.00)		(\$661,204.21)

TABLE 4

6.59% With out Cable

Calendar Year Start Date	Beginning Year Value	Annual Revenue	Annual Expenditures	Annual 6.59% Interest Income	Ending Year Value
01/01/2001	\$8,702,111.00	\$305,776.40	(\$948,974.00)	\$531,082.39	\$8,589,995.79
01/01/2002	\$8,589,995.79	\$305,776.40	(\$948,974.00)	\$523,694.00	\$8,470,492.19

01/01/2003	\$8,470,492.19	\$305,776.40	(\$948,974.00)	\$515,818.71	\$8,343,113.31
01/01/2004	\$8,343,113.31	\$305,776.40	(\$948,974.00)	\$507,424.45	\$8,207,340.15
01/01/2005	\$8,207,340.15	\$305,776.40	(\$948,974.00)	\$498,476.99	\$8,062,619.55
01/01/2006	\$8,062,619.55	\$305,776.40	(\$948,974.00)	\$488,939.91	\$7,908,361.85
01/01/2007	\$7,908,361.85	\$305,776.40	(\$948,974.00)	\$478,774.32	\$7,743,938.58
01/01/2008	\$7,743,938.58	\$305,776.40	(\$948,974.00)	\$467,938.83	\$7,568,679.81
01/01/2009	\$7,568,679.81	\$305,776.40	(\$948,974.00)	\$456,389.28	\$7,381,871.49
01/01/2010	\$7,381,871.49	\$305,776.40	(\$948,974.00)	\$444,078.61	\$7,182,752.49
01/01/2011	\$7,182,752.49	\$305,776.40	(\$948,974.00)	\$430,956.67	\$6,970,511.56
01/01/2012	\$6,970,511.56	\$305,776.40	(\$948,974.00)	\$416,969.99	\$6,744,283.95
01/01/2013	\$6,744,283.95	\$305,776.40	(\$948,974.00)	\$402,061.59	\$6,503,147.94
01/01/2014	\$6,503,147.94	\$305,776.40	(\$948,974.00)	\$386,170.73	\$6,246,121.07
01/01/2015	\$6,246,121.07	\$305,776.40	(\$948,974.00)	\$369,232.66	\$5,972,156.13
01/01/2016	\$5,972,156.13	\$305,776.40	(\$948,974.00)	\$351,178.37	\$5,680,136.89
01/01/2017	\$5,680,136.89	\$305,776.40	(\$948,974.00)	\$331,934.30	\$5,368,873.59
01/01/2018	\$5,368,873.59	\$305,776.40	(\$948,974.00)	\$311,422.05	\$5,037,098.04
01/01/2019	\$5,037,098.04	\$305,776.40	(\$948,974.00)	\$289,558.04	\$4,683,458.48
01/01/2020	\$4,683,458.48	\$305,776.40	(\$948,974.00)	\$266,253.19	\$4,306,514.07
01/01/2021	\$4,306,514.07	\$305,776.40	(\$948,974.00)	\$241,412.56	\$3,904,729.03
01/01/2022	\$3,904,729.03	\$305,776.40	(\$948,974.00)	\$214,934.92	\$3,476,466.35
01/01/2023	\$3,476,466.35	\$305,776.40	(\$948,974.00)	\$186,712.41	\$3,019,981.16
01/01/2024	\$3,019,981.16	\$305,776.40	(\$948,974.00)	\$156,630.04	\$2,533,413.60
01/01/2025	\$2,533,413.60	\$305,776.40	(\$948,974.00)	\$124,565.23	\$2,014,781.23
01/01/2026	\$2,014,781.23	\$305,776.40	(\$948,974.00)	\$90,387.36	\$1,461,970.99
01/01/2027	\$1,461,970.99	\$305,776.40	(\$948,974.00)	\$53,957.17	\$872,730.56
01/01/2028	\$872,730.56	\$305,776.40	(\$948,974.00)	\$15,126.22	\$244,659.18
01/01/2029	\$244,659.18	\$305,776.40	(\$948,974.00)		(\$398,538.42)

Tom Sheley