

AGENDA FOR REGULAR MEETING OF COMMON COUNCIL

To be held on Tuesday, August 1, 2023 at 6:30 P.M. in the City Hall
Council Chambers, 30 West Central Street, Chippewa Falls, WI

The meeting may be viewed via livestream at the
www.chippewafalls-wi.gov/council livestream link.

1. CLERK CALLS THE ROLL
2. APPROVAL OF MINUTES OF PREVIOUS MEETING
 - (a) Approve minutes of the Council Meeting of July 18, 2023.
 - (b) Approve minutes of the Special Council Meeting of July 27, 2023.
3. PERSONAL APPEARANCES BY CITIZENS - No matter presented by a citizen shall be acted on at the meeting except in emergencies affecting the public health, safety or welfare.
4. PUBLIC HEARINGS
 - (a) Public Hearing regarding amendments to the Official Map of the City of Chippewa Falls, Wisconsin to remove a corridor of Chippewa Mall Drive between vacated Woodhill Avenue and the Chippewa Crossing Boulevard roundabout and to add a Chippewa Crossing Boulevard corridor between STH #178 and 160th Street. (*see Ordinances 2023-16 and 2023-17*)
5. COMMUNICATIONS – None
6. REPORTS
 - (a) Consider Board of Public Works minutes of July 24, 2023.
 - (b) Redevelopment Authority Board of Directors minutes of July 20, 2023.
7. COUNCIL COMMITTEE REPORTS in the order in which they are named in Section 2.21 of the Municipal Code
 - (a) Consider Committee #3 Transportation, Construction, Public Safety and Traffic minutes of July 31, 2023. (*minutes to be distributed prior to meeting*)
 - (b) Library Board minutes of June 14, 2023.
8. APPLICATIONS
 - (a) Consider Sidewalk Use Permit Application of Calm and Collected Cannabis Company to utilize the sidewalk adjacent to their property at 508 N Bridge Street on August 18, 2023 for their grand opening/ribbon cutting ceremony. (*see recommendation of Committee #3*)
 - (b) Consider Application from Calm and Collected Cannabis Company for a Class "D" Dance and Live Music License for the privately-owned parking lot at the corner of Bridge and Birch Streets on August 18, 2023.
 - (c) Consider Application for Temporary Class "B" Beer Retailer's License from St. Charles Parish for Boar-O-Mania to be held at St. Charles Parish, 810 Pearl Street, on August 5, 2023.
 - (d) Consider Application for Temporary Class "B"/"Class B" Beer and Wine Retailer's License from Holy Ghost for the Parish Picnic to be held at Holy Ghost Parish, 412 S Main Street, on September 9 - 10, 2023.
 - (e) Consider Street Use Permit Application from Happy Tails Dog Park for the HTDP Dog Swim to be held at the Bernard F. Willi Pool on August 23, 2023 from 3:00 pm – 7:00 pm.
 - (f) Consider Street Use Permit Application from the Chippewa Falls Music Association for Music Along the Chippewa to be held on September 30, 2023 from noon – 11:00 pm utilizing various City Streets (see attached application).
9. PETITIONS - None
10. MAYOR ANNOUNCES APPOINTMENTS - None
11. MAYOR'S REPORT - None
12. REPORT OF OFFICERS - None

13. ORDINANCES

(a) Consider Ordinance #2023-16 Entitled: An Ordinance Amending the Official Map of the City of Chippewa Falls, Wisconsin by Removing a Corridor of Chippewa Mall Drive Between Vacated Woodhill Avenue and the Chippewa Crossing Boulevard Roundabout.

(b) Consider Ordinance #2023-17 Entitled: An Ordinance Amending the Official Map of the City of Chippewa Falls, Wisconsin, by Adding a Chippewa Crossing Boulevard Corridor Between STH #178 and 160th Street.

(c) Consider Ordinance #2023-18 Entitled: An Ordinance Amending the Two-Hour Parking Limitation on East Spruce Street Under §7.09(2)(b)17 of the City Code.

(d) First Reading of Ordinance #2023-19 Entitled: An Ordinance Amending the No Parking Provision on High Street Under §7.09(1)(b) of the City Code.

14. RESOLUTIONS

(a) Consider Resolution #2023-36 Entitled: Resolution Awarding the sale of \$3,765,000 General Obligation Corporate Purpose Bonds, Series 2023C. *(final Resolution to be distributed prior to meeting)*

15. OTHER NEW OR UNFINISHED BUSINESS AS AUTHORIZED BY LAW - None

16. CLAIMS

(a) Consider claims as recommended by the Claims Committee.

17. CLOSED SESSION – None

18. ADJOURNMENT

The Claims Committee will meet at 6:00 PM to review the claims of various boards and departments of the City.

NOTE: REASONABLE ACCOMMODATIONS FOR PARTICIPATION BY INDIVIDUALS WITH DISABILITIES WILL BE MADE UPON REQUEST. FOR ADDITIONAL INFORMATION OR TO REQUEST THIS SERVICE, CONTACT THE CITY CLERK AT 726-2719.

Please note that attachments to this agenda may not be final and are subject to change.
This agenda may be amended as it is reviewed.

CERTIFICATION OF OFFICIAL NEWSPAPER

I, hereby, certify that a copy of this notice has been posted on the bulletin board at City Hall and a copy has been given to the Chippewa Herald on July 28, 2023 at 9:25 am by BNG.

MINUTES OF THE REGULAR MEETING OF THE COMMON COUNCIL

The regular meeting of the Common Council of the City of Chippewa Falls was held on Tuesday, July 18, 2023, in the City Hall Council Chambers. Mayor Greg Hoffman called the meeting to order at 6:30 pm. The Pledge of Allegiance was recited.

CLERK CALLS THE ROLL

Council Members present: John Monarski, CW King, Chuck Hull, Heather Martell, Paul Nadreau, and Jason Hiess. Absent was Rob Kiefer.

Also Present: City Attorney Robert Ferg; Interim Director of Public Works/Utilities Manager/City Engineer Bill McElroy; City Planner/Transit Manager Brad Hentschel; Police Chief Matt Kelm; Fire Chief Jason Thom; Building/Zoning Inspector Paul Lasiewicz; Brian Reilly of Ehlers; City Clerk Bridget Givens; and those on the attached sign-in sheet.

APPROVAL OF MINUTES OF PREVIOUS MEETING

(a) **Motion by Monarski/Hiess** to approve the minutes of the Council Meeting of June 20, 2023. **All present voting aye, motion carried.**

(b) **Motion by Monarski/Hiess** to approve the minutes of the Special Council Meeting of June 27, 2023. **All present voting aye, motion carried.**

(c) The Council Meeting of July 4, 2023 was cancelled due to the holiday.

PERSONAL APPEARANCES BY CITIZENS

(a) Mayor Hoffman presented Rick Rubenzer with a plaque honoring his years of committed service to the community. Chief Kelm, on behalf of the Safety Committee, presented Mr. Rubenzer with an excellence in safety award for his efforts in implementing quality safety programs and advancing the safety of City employees.

PUBLIC HEARINGS

(a) Mayor Hoffman opened a Public Hearing regarding the repeal and recreation of Chapter 22, the City of Chippewa Falls Floodplain Zoning Ordinance, at 6:42 pm. There being no requests to speak, the hearing was closed at 6:42 pm.

(b) Karen Anderson, 435 N State Avenue, appeared to discuss concerns with patrons of the Northern Wisconsin State Fair failing to adhere to the no parking signs. She thanked the Police Department for their work at the event and suggested ticketing patrons or increasing patrol next year.

COMMUNICATIONS - None

REPORTS

(a) The Board of Public Works meeting of June 26, 2023 was cancelled due to a lack of agenda items.

(b) The Board of Public Works meeting of July 10, 2023 was cancelled due to a lack of agenda items.

(c) **Motion by Hiess/Nadreau** to approve the Plan Commission minutes of July 10, 2023. City Engineer McElroy noted that following the meeting, City Attorney Ferg opined that the Plan Commission could not administratively replace the screening and intake procedures of the Hope Village CUP/SUP without holding a new public hearing. Representatives of Hope Village indicated they no longer wished to pursue the change. Discussion was had relative to the Hope Village CSM to combine the two lots. It was noted that the Hope Village building plans remain the same as originally submitted for three six-plexes and five duplexes. **Roll Call Vote: Aye – Hiess, Nadreau, Monarski, King, Hull, Martell. Motion carried.**

COUNCIL COMMITTEE REPORTS in the order in which they are named in Section 2.21 of the Municipal Code

(a) **Motion by Nadreau/King** to approve the Joint Committee #1 Revenues Disbursements, Water, and Wastewater and Committee #2 Labor Negotiations, Personnel, Policy and Administration minutes of July 13, 2023. **Roll Call Vote: Aye – Nadreau, King, Hull, Martell, Hiess, Monarski. Motion carried.**

(b) **Motion by Monarski/Nadreau** to approve the Committee #3 Transportation, Construction, Public Safety and Traffic minutes of July 17, 2023. **Roll Call Vote: Aye – Monarski, Nadreau, Hiess, King, Hull, Martell. Motion carried.**

COUNCIL COMMITTEE REPORTS (continued)

(c) The Park Board minutes of July 11, 2023 were presented. It was noted there have been requests for additional pickle ball courts. Further, the Board directed Parks, Recreation, and Forestry Director Jimenez to request a feasibility study for the pool utilizing ARPA funds.

APPLICATIONS

Motion by Monarski/Nadreau to consider items (a) – (g) in one motion. **All present voting aye, motion carried.**

Motion by Monarski/Nadreau to approve items (a) – (g) as follows:

(a) Street Use Permit Application from Collective Charm for the Second Fiddle Vintage Market to be held on August 26, 2023 utilizing the City-owned parking lot adjacent to 16 W Columbia Street.

(b) Street Use Permit Application from Melissa Kupczak for the Loop-de-Lori Triathlon to be held on September 9, 2023 utilizing various City Streets.

(c) Street Use Permit Application from Chippewa Partners for the Oktoberfest Golden Keg Procession to be held on September 15, 2023 utilizing Jefferson Avenue from the Leinenkugel Brewery to the entrance of the Northern Wisconsin State Fairgrounds, 225 Edward Street.

(d) Street Use Permit Application from Chippewa Partners to tie ribbons on street lights on Bridge Street and in Harmony Courtyard advertising Oktoberfest from August 20 – September 20, 2023.

(e) Application for Class “B”/“Class B” Beer and Wine Retailer’s License from Chippewa Partners for Oktoberfest to be held on September 15 – 16, 2023 at the Northern Wisconsin State Fairgrounds, 225 Edward Street.

(f) Application for Class “E” Dance and Live Music License from Chippewa Partners for the Northern Wisconsin State Fairgrounds, 225 Edward Street, on September 15 – 16, 2023.

(g) Non-Commercial Kennel License Application of Kylie Revak, 1020 Broadway Avenue.

All present voting aye, motion carried.

PETITIONS - None

MAYOR ANNOUNCES APPOINTMENTS - None

MAYOR’S REPORT - None

REPORT OF OFFICERS - None

ORDINANCES

(a) **Motion by Nadreau/Hull** to approve **Ordinance #2023-15 Entitled:** An Ordinance Repealing and Recreating Chapter 22 of the City of Chippewa Falls Municipal Code. **Roll Call Vote: Aye – Nadreau, Hull, Martell, Hiess, Monarski, King. Motion carried.**

(b) The First Reading of **Ordinance #2023-16 Entitled:** An Ordinance Amending the Official Map of the City of Chippewa Falls, Wisconsin by Removing a Corridor of Chippewa Mall Drive Between Vacated Woodhill Avenue and the Chippewa Crossing Boulevard Roundabout was held.

(c) The First Reading of **Ordinance #2023-17 Entitled:** An Ordinance Amending the Official Map of the City of Chippewa Falls, Wisconsin, by Adding a Chippewa Crossing Boulevard Corridor Between STH #178 and 160th Street was held.

(d) The First Reading of **Ordinance #2023-18 Entitled:** An Ordinance Amending the Two-Hour Parking Limitation on East Spruce Street Under §7.09(2)(b)17 of the City Code was held.

RESOLUTIONS

(a) **Motion by Hiess/Martell** to approve **Resolution #2023-30 Entitled:** Resolution Declaring Official Intent to Reimburse Expenditures from Proceeds of Borrowing through the State of Wisconsin Environmental Improvement Fund for Bipartisan Infrastructure Law (BIL) SFY2024 LSL Funding for Replacement of Lead Service Lines. **Roll Call Vote: Aye – Hiess, Martell, Nadreau, Monarski, King, Hull. Motion carried.**

(b) **Motion by Nadreau/Hull** to approve **Resolution #2023-31 Entitled:** Resolution Approving a Certified Survey Map (Hope Village). **Roll Call Vote: Aye – Nadreau, Hull, Monarski, King; Recuse – Martell, Hiess. Motion carried.**

RESOLUTIONS

Brian Reilly of Ehlers provided the Council with an overview of the borrowing.

(c) Motion by Monarski/Hiess to approve Resolution #2023-32 Entitled: Resolution Authorizing the Issuance and Sale of \$2,003,000 General Obligation Promissory Note. **Roll Call Vote: Aye – Monarski, Hiess, King, Hull, Martell, Nadreau. Motion carried.**

(d) Motion by Monarski/Hiess to approve Resolution #2023-33 Entitled: Resolution Authorizing the Issuance of \$1,458,000 General Obligation Promissory Notes and the Issuance and Sale of a \$1,458,000 Note Anticipation Note, Series 2023B in Anticipation Thereof. **Roll Call Vote: Aye – Monarski, Hiess, King, Hull, Martell, Nadreau. Motion carried.**

(e) Motion by Monarski/Martell to approve Resolution #2023-34 Entitled: A Resolution Authorizing the Submission of an Application to the Wisconsin Community Development Investment Grant Program (128 W River Street). City Planner/Transit Manager Hentschel advised that this would be a pass-through grant for aid in development of the property. The application will be submitted in early August. **Roll Call Vote: Aye – Monarski, Martell, Nadreau, Hiess, King, Hull. Motion carried.**

(f) Motion by Hull/Nadreau to approve Resolution #2023-35 Entitled: Resolution Regarding Charges Related to the Restoration of Street Excavations and Openings. McElroy advised that the last update to the fees occurred in 2004 and provided an overview of the new charges. **Roll Call Vote: Aye – Hull, Nadreau, Hiess, Monarski, King, Martell. Motion carried.**

OTHER NEW/UNFINISHED BUSINESS

(a) Hentschel advised the Council that the proposed Development Agreement details how the pass-through grant funding would be handled. City Attorney Ferg has reviewed the document, and execution of the Development Agreement is a pre-requisite to apply for the grant. **Motion by King/Martell to approve the Development Agreement between the City of Chippewa Falls and the Wisconsin Farmers Union Service Association, Inc. for 128 W. River Street Redevelopment Project and authorize the Mayor to execute the agreement. Roll Call Vote: Aye – King, Martell, Nadreau, Hiess, Monarski, Hull. Motion carried.**

CLAIMS

(a) Motion by Monarski/Hull to approve the claims as recommended by the Claims Committee.

City General Claims:	\$567,515.90
Authorized/Handwritten Claims:	\$95,322.06
Department of Public Utilities:	\$160,286.79
Total of Claims Presented	<u>\$823,124.75</u>

Roll Call Vote: Aye – Monarski, Hull, Martell, Nadreau, Hiess, King. Motion carried.

CLOSED SESSION

(a) Motion by Monarski/Hull to go into Closed Session under Wis. Stats. Sec. 19.85(1)(e) for “deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a Closed Session” to discuss and consider the following:

- a. Nominal payment parcel reports and offers and sales study for STH #124 (Elm Street to County S) and STH #124 (Bridge Street to High Street) mill and resurfacing projects.
- b. Potential Transfer of Funds from Tax Incremental District #12 to Redevelopment Authority for Redevelopment Program Revolving Loan Fund Project Request; and to include the Mayor, Council, Ferg, Bauer, Hentschel, McElroy, and Givens; may return to Open Session for possible action on Closed Session items.

Roll Call Vote: Aye – Monarski, Hull, Martell, Nadreau, Hiess, King. Motion carried.

The Council discussed items (a) and (b) above.

Motion by Nadreau/Monarski to return to Open Session. All present voting aye, motion carried.

ADJOURNMENT

Motion by Monarski/Hiess to adjourn at 8:01 pm. All present voting aye, motion carried.

Submitted by:
Bridget Givens, City Clerk

CITY COUNCIL ATTENDANCE SHEET - JULY 18, 2023

NAME	ADDRESS
PR	1309 Perry CF
Julie Keown - Bomas	6496 187th St. Chippewa Falls WI
Hanna Salter	1563 115th St, Chippewa Falls, WI
Kari Anderson	435 N. State Ave Chipp Falls, WI
Jaye Sommerberg	203 State Ave, Chippewa Falls WI
Jenna	6344 164th St Chippin
Paula	1117 Main St
Euan Robinson	500 Squires St, CF

MINUTES OF THE SPECIAL MEETING OF THE COMMON COUNCIL

A Special Meeting of the Common Council of the City of Chippewa Falls was held on Tuesday, July 27, 2023 in the City Hall Council Chambers. Mayor Greg Hoffman called the meeting to order at 9:06 am.

CLERK CALLS THE ROLL

Council Members present: John Monarski, Chuck Hull, Heather Martell, Paul Nadreau, and Jason Hiess. Absent were Rob Kiefer and CW King.

Also Present: City Attorney Robert Ferg; Finance Manager/Treasurer Lynne Bauer; and City Clerk Bridget Givens.

CLOSED SESSION

(a) Motion by Monarski/Hiess to go into Closed Session under Sec. 19.85 (1) (c), Wis. Stats. for "considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility" to:

- (1) Discuss benefits/compensation and offer for Director of Public Works/Utilities Manager candidate; and to include the Mayor, Council, Ferg, Bauer, and Givens; may return to Open Session for possible action on Closed Session item.

Roll Call Vote: Aye – Monarski, Hiess, Hull, Martell, Nadreau. Motion carried.

The Council discussed Item (1) above.

Motion by Hiess/Hull to return to Open Session. **All present voting aye, motion carried.**

It was reported that a motion was unanimously approved in Closed Session to approve the Mayor's recommended appointment of Brandon Cesafsky as the Director of Public Works/Utilities Manager with an estimated start date of August 29, 2023.

ADJOURNMENT

Motion by Hiess/Nadreau to adjourn at 9:35 am. **All present voting aye, motion carried.**

Submitted by:
Bridget Givens, City Clerk

NOTICE OF PUBLIC HEARING
REGARDING AMENDMENTS TO THE OFFICIAL MAP OF THE CITY OF CHIPPEWA
FALLS, WISCONSIN TO REMOVE A CORRIDOR OF CHIPPEWA MALL DRIVE
BETWEEN VACATED WOODHILL AVENUE AND THE CHIPPEWA CROSSING
BOULEVARD ROUNDABOUT AND TO ADD A CHIPPEWA CROSSING
BOULEVARD CORRIDOR BETWEEN STH #178 AND 160TH STREET

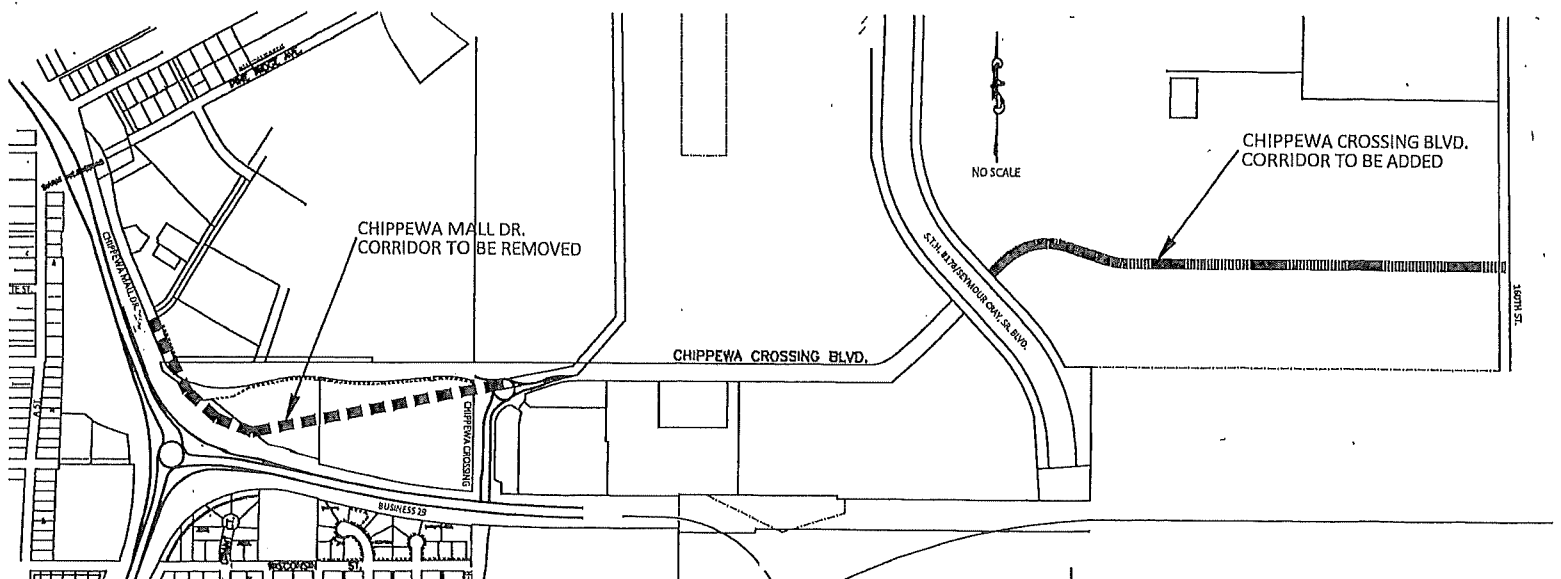
Notice is hereby given that the Common Council of the City of Chippewa Falls, Wisconsin will conduct a Public Hearing in the Council Chambers, 2nd Floor, City Hall, 30 West Central Street, Chippewa Falls, Wisconsin, commencing at 6:30 PM on Tuesday, August 1, 2023 regarding proposed amendments to the Official Map of the City of Chippewa Falls to remove a corridor of Chippewa Mall Drive between vacated Woodhill Avenue and the Chippewa Crossing Boulevard roundabout and to add a Chippewa Crossing Boulevard corridor between STH #178 and 160th Street.

On June 12, 2023, the Plan Commission recommended that a corridor of Chippewa Mall Drive between vacated Woodhill Avenue and the Chippewa Crossing Boulevard roundabout be removed from the official map of the City of Chippewa Falls and a corridor of Chippewa Crossing Boulevard between STH #178 and 160th Street be added to the official map of the City of Chippewa Falls.

Following the Public Hearing concerning these amendments, the Common Council will consider adoption of Ordinance No. 2023-16 thereby removing a corridor of Chippewa Mall Drive between vacated Woodhill Avenue and the Chippewa Crossing Boulevard roundabout from the official map of the City of Chippewa Falls and Ordinance No. 2023-17 adding a corridor of Chippewa Crossing Boulevard between STH #178 and 160th Street be added to the official map of the City of Chippewa Falls.

Additional information may be obtained by contacting the City Engineer's Office at 715.726.2736.

Bridget Givens
City Clerk



**CITY OF CHIPPEWA FALLS
BOARD OF PUBLIC WORKS
MEETING MINUTES
MONDAY, JULY 24, 2023 – 5:30 PM**

The Board of Public Works met in City Hall on Monday, July 24, 2023 at 5:30 PM. Attending were Mayor Greg Hoffman, Interim Director of Public Works Bill McElroy, Finance Manager Lynne Bauer, Alderperson Jason Hiess and Tom Hubbard. Also attending was City Planner Brad Hentschel.

1. **Motion** by Hubbard, seconded by Hiess to approve the minutes of the June 12th, 2023 Board of Public Works meeting. **All present voting aye. MOTION CARRIED.**

2. The Board of Public Works considered the Stormwater Facility and Drainage Easement between the City of Chippewa Falls and Mason Companies on Outlot #1 of Certified Survey Map #4719. McElroy provided background on the stormwater facility noting that in the conditional stormwater permit approval dated August 9th 2021, the City was going to maintain the pond in exchange for the Mason Companies tilling compost into the regional infiltration basin. Since the city provided compost did not meet WDNR standards, Mason Companies opted to retain maintenance of the pond. Since the pond was on City property, an easement or sale of the property would be required. Hiess recommended that a certified survey map be created and the property be sold to Mason Companies instead of creating an easement as it helps to clarify ownership and maintenance duties.

Motion by Hiess, seconded by Hubbard to recommend the Common Council sell the parcel of land shown in the attached stormwater facility easement for \$1.00 contingent on the following:

- 1) The City of Chippewa Falls having the first right of refusal at the original purchase price
- 2) A certified survey map being created so the pond would be included with the existing Mason Companies lot
- 3) Successful closeout of the stormwater permit including an as-built
- 4) Review and approval by City of Chippewa Falls Engineering Department
- 5) Review and approval by Attorney Ferg
- 6) Mason Companies being responsible for all legal, surveying, recording, and other associated fees.

All present voting aye. MOTION CARRIED.

3. The Board of Public Works considered the proposal from ISG for professional siphon analysis services at Duncan Creek. McElroy provided background on the two siphons indicating that they were constructed in 1939 and are utilized to transport wastewater underneath Duncan Creek. The analysis will provide repair and replacement options along with associated costs, feasibility, operations and maintenance.

Motion by Hubbard, seconded by Hiess to recommend the Common Council accept the proposal from ISG for professional siphon analysis at a cost of \$38,900 with the funds to come from the bond. **All present voting aye. MOTION CARRIED.**

4. **Motion** by Hubbard, seconded by Hiess to adjourn. **All present voting aye. MOTION CARRIED.** The Board of Public Works meeting adjourned at 6:12 P.M.



William McElroy, PE
Acting Secretary, Board of Public Works

NOTICE OF PUBLIC MEETING

CITY OF CHIPPEWA FALLS, WISCONSIN

IN ACCORDANCE with the provisions of Chapter 19, Subchapter IV of the Statutes of the State of Wisconsin, notice is hereby given that a public meeting of the:

Board of Public Works: XXX

Reasonable accommodations for participation by individuals with disabilities will be made upon request. Please call 715-726-2736.

Will be held on Monday, July 10, 2023 at 5:30 P.M. in the City Hall Council Chambers, Chippewa Falls, Wisconsin. Items of business to be discussed or acted upon at this meeting are shown on the attached Agenda or listed below:

NOTE: If you are a board member and unable to attend this meeting, please contact the Engineering Dept. at 726-2736.

NOTE:

THE BOARD OF PUBLIC WORKS MEETING

FOR

MONDAY, JULY 10, 2023

IS

CANCELLED

DUE TO A LACK OF AGENDA ITEMS.

NOTICE IS HEREBY GIVEN THAT A MAJORITY OF THE CITY COUNCIL MAY BE PRESENT AT THIS MEETING TO GATHER INFORMATION ABOUT A SUBJECT OVER WHICH THEY HAVE DECISION MAKING RESPONSIBILITY.

Please note that attachments to this agenda may not be final and are subject to change.
This agenda may be amended as it is reviewed.

CERTIFICATION

I hereby certify that a copy of this Notice was emailed to the Chippewa Herald, posted on the 1st floor, City Hall and posted on the City Hall Bulletin Board on Wednesday, June 28, 2023 at 1:00 PM by Mary Bowe.

NOTICE OF PUBLIC MEETING

CITY OF CHIPPEWA FALLS, WISCONSIN

IN ACCORDANCE with the provisions of Chapter 19, Subchapter IV of the Statutes of the State of Wisconsin, notice is hereby given that a public meeting of the:

Board of Public Works: XXX

Reasonable accommodations for participation by individuals with disabilities will be made upon request. Please call 715-726-2736.

Will be held on Monday, June 26, 2023 at 5:30 P.M. in the City Hall Council Chambers, Chippewa Falls, Wisconsin. Items of business to be discussed or acted upon at this meeting are shown on the attached Agenda or listed below:

NOTE: If you are a board member and unable to attend this meeting, please contact the Engineering Dept. at 726-2736.

NOTE:

THE BOARD OF PUBLIC WORKS MEETING

FOR

MONDAY, JUNE 26, 2023

IS

CANCELLED

DUE TO A LACK OF AGENDA ITEMS.

NOTICE IS HEREBY GIVEN THAT A MAJORITY OF THE CITY COUNCIL MAY BE PRESENT AT THIS MEETING TO GATHER INFORMATION ABOUT A SUBJECT OVER WHICH THEY HAVE DECISION MAKING RESPONSIBILITY.

Please note that attachments to this agenda may not be final and are subject to change. This agenda may be amended as it is reviewed.

CERTIFICATION

I.

I hereby certify that a copy of this Notice was emailed to the Chippewa Herald, posted on the 1st floor of City Hall and on the City Hall Bulletin Board on Wednesday, June 21, 2023 at 1:00 PM by Mary Bowe.

CITY OF CHIPPEWA FALLS
BOARD OF PUBLIC WORKS
MEETING MINUTES
MONDAY, JUNE 12, 2023 – 5:30 PM

The Board of Public Works met in City Hall on Monday, June 12, 2023 at 5:30 PM. Attending were Mayor Greg Hoffman, Director of Public Works Rick Rubenzer P.E., Finance Manager Lynne Bauer Alderperson Jason Hiess and Tom Hubbard. City Engineer Bill McElroy also attended.

1. **Motion** by Hubbard, seconded by Bauer to approve the minutes of the May 08, 2023 Board of Public Works meeting. **All present voting aye. MOTION CARRIED.**

2. The Board of Public Works considered the Water Utilities entry into the safe drinking water loan program for replacement of water services with lead joint goosenecks in them. Director of Public Works Rubenzer handed out the attached supplemental letter agreement with S.E.H. The application is due June 30, 2023.
Motion by Hubbard, seconded by Hiess to recommend the Common Council approve the attached supplemental letter agreement with S.E.H. for the City of Chippewa Falls Water Utilities application and administration of a safe drinking water loan for lead gooseneck and service replacement. The agreement is for \$6000 for program application and \$22,000 for administration of the loan. Up to 50% of the loan may be principal forgiveness but it is unknown how much at this time. **All present voting aye except Bauer who voted nay. MOTION CARRIED**

3. Director of Public Works Rubenzer summarized the attached Real Estate Assessment form for WisDOT Documentation as it regards to Sojenhomer LLC vs Village of Egg Harbor decision and how it relates to WisDOT projects in the City of Chippewa Falls. He said due to the said court decision, WisDOT can no longer “condemn” for temporary limited easements or parcel acquisitions on WisDOT projects where new sidewalk construction or large replacement of sidewalks on projects are concerned. He stated that Right-of-Way Professionals who are performing acquisitions on STH #124 resurfacing projects and AECOM consulting engineers both agree that the City shouldn’t have any sidewalks requiring condemnation on the STH #124 project. The forms stating such will need to be completed for each parcel and sent to WisDOT.
Motion by Hiess, seconded by Hubbard that the Common Council direct the Engineering Department to work with Right-of-Way Professionals to complete the Real Estate Assessment form for WisDOT Documentation as it regards to Sojenhomer LLC vs Village of Egg Harbor decision and how it relates to WisDOT projects in the City of Chippewa Falls for the STH #124 resurfacing projects currently scheduled for 2026. **All present voting aye. MOTION CARRIED.**

4. The Board of Public Works discussed the request from Karen Bushland and Dan Bushland representing Goerke ETAL to revise an existing easement with Wolfgang on an existing City of Chippewa Falls owned driveway at the Nelson Road Landfill. The October 10, 2022 Board of Public Works considered three options as attached. At that time Ms. Bushland stated that Mr. Henning was not in favor of an access easement across his property (option #2). After the Board of Public Works meeting, the Village of Lake Hallie DENIED the request to detach triangular parcel #22809-1044-50050800. The easement was again considered by the December 12, 2022 Board of Public Works (minutes attached), and a recommendation to the

Common Council to allow the revision of the existing easement with Wolfgang was made and approved. After that, Director of Public Works Rubenzer received an email from Doug Clary of Chippewa County showing that there was an existing legal and viable easement across the Henning property and Director of Public Works Rubenzer learned that a possible split of the triangular lot, parcel #22809-1044-50050800 was also being considered. At that point it was again placed on the upcoming June 12, 2023 Board of Public Works agenda for discussion. **Motion** by Hiess, seconded by Hubbard to reaffirm the previous Common Council discussion to allow revising of the existing Wolfgang easement with the condition that a deed restriction be placed on triangular lot, parcel #22809-1044-50050800 that prevented ANY future subdivision of the lot. **All present voting aye. MOTION CARRIED.**

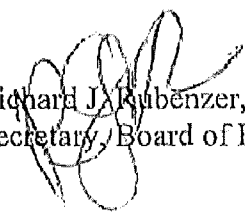
5. The Board of Public Works considered the attached 2022 Compliance Maintenance Annual Report summary and corresponding approval resolution. Director of Public Works Rubenzer explained that the wrong application rate had been used for the past decade or so and a new WDNR staff person had discovered this in the review of the report. Using the said application rate resulted in over-applying Nitrogen to a 6.5 acre field in 2022 yielding an "F" in the biosolids part of the report. The application rate will be revised to a correct and acceptable amount moving forward. As noted on the resolution, two quarterly Molybdenum analyses exceeded 80% of the ceiling limit.

Motion by Hoffman, seconded by Rubenzer to recommend that the Common Council accept the 2022 Compliance Maintenance Annual Report and approve the corresponding resolution. **All present voting aye. MOTION CARRIED.**

6. City Engineer Bill McElroy presented the attached State Municipal Agreement for replacement of Central Street Bridge over Duncan Creek. The project is an 80% - 20% split, so the federal share would be \$2,596,480 and the City share would be \$649,620 and the project is currently scheduled for 2027. Design of the bridge would occur between 2023 and 2027 and cost approximately \$375,200 with a local share of \$75,040 for the said design.

Motion by Hubbard, seconded by Rubenzer to recommend the Common Council approve the State Municipal Agreement for replacement of Central Street Bridge over Duncan Creek and authorize Mayor Hoffman to execute the same. **All present voting aye. MOTION CARRIED.**

7. **Motion** by Hubbard, seconded by Hiess to adjourn. **All present voting aye. MOTION CARRIED.** The Board of Public Works meeting adjourned at 6:20 P.M.


Richard J. Rubenzer, PE
Secretary, Board of Public Works

BOARD OF PUBLIC WORKS ATTENDANCE SHEET

DATE: June 12, 2008

NAME	COMPANY REPRESENTING	ADDRESS	PHONE #	EMAIL
Kerent Bushland		4285 113th St	715-723-9780	
Doreen Bushland		cc	cc	

**STORM WATER FACILITY AND
DRAINAGE EASEMENT**

Document Number

Document Name

This Storm Water Facility and Drainage Easement ("Easement") is made between the City of Chippewa Falls, a Wisconsin municipal corporation, ("Grantor"), and Mason Companies, Inc., a Wisconsin corporation ("Grantee").

1. Burdened Real Estate: Grantor is the owner of real estate located in Chippewa County, State of Wisconsin, described as follows:

Outlot 1 of Certified Survey Map No. 4719, recorded in Volume 22, at Pages 3-5, as Document No. 867846, located in the Southwest 1/4 of the Southwest 1/4 of Section 28, and the Northwest 1/4 of the Northwest 1/4 of Section 33, all in Township 29 North, Range 8 West, City of Chippewa Falls, Chippewa County, Wisconsin. (the "Burdened Property").

Recording Area

Name and Return Address

Attorney Pete Trotter
1251 1st Avenue
Chippewa Falls, WI 54729

2. Benefitted Real Estate: Grantee is the owner of real estate located in Chippewa County, State of Wisconsin, described as follows:

Lot 3, Chippewa County Certified Survey Map No. 5497 as recorded in Volume 27 of Certified Survey Map on pages 28-29 as Document No. 925672, City of Chippewa Falls, Chippewa County, Wisconsin. (the "Benefitted Property").

3. Storm Water Facility Easement Grant: A portion of the Burdened Property shall be subject to an exclusive, perpetual easement and right-of-way granted in favor of the Benefitted Property allowing the Benefitted Property to construct, maintain, repair, and replace a storm water detention/retention pond and related facilities on a portion of the Burdened Property described as follows:

That part of Outlot 1 of Certified Survey Map No. 4719, recorded in Volume 22, at Pages 3-5, as Document No. 867846, located in the Southwest 1/4 of the Southwest 1/4 of Section 28, and the Northwest 1/4 of the Northwest 1/4 of Section 33, all in Township 29 North, Range 8 West, City of Chippewa Falls, Chippewa County, Wisconsin, being more particularly described as follows:

Commencing at the Northwest corner of said Section 33, Township 29 North, Range 8 West; thence N 89°50'49" E, 50.01 feet, to the easterly right-of-way line of Commerce Parkway, also being the point of beginning; thence N 00°44'46" E, along said easterly right-of-way line of Commerce Parkway, a distance of 104.57 feet; thence N 89°55'54" E, a distance of 213.13 feet; thence S 60°44'38" E, 246.80 feet; thence S 00°48'59" W, a distance of 199.15 feet to the South line of said Outlot 1, Certified Survey Map No. 4719; thence S 89°55'54" W, along the north line of the Northwest 1/4 of said Section 33, a distance of 430.05 feet to said easterly right-of-way line of Commerce Parkway; thence N 00°48'59" E, along said easterly right-of-way line of Commerce Parkway, a distance of 215.47 feet to the point of beginning. (the "Facility Easement").

A map identifying the Facility Easement is attached hereto as Exhibit A.

4. Use Regulations and Limitations on Facility Easement: The following limitations shall apply to the Facility Easement:

a. Grantee shall be responsible to maintain, repair, and replace the storm water detention/retention pond and related facilities on the Facility Easement in good condition, working order, and in compliance with the Long-Term Storm Water Management Maintenance Agreement as attached hereto as Exhibit B.

b. Said maintenance, repair, and replacement shall be at Grantee's sole cost and expense.

c. Grantee will conduct such maintenance, repair, or replacement in accordance with all applicable laws, codes, and regulations.

5. Storm Water Drainage Easement Grant: A portion of the Burdened Property shall be subject to a non-exclusive, perpetual easement and right-of-way granted in favor of the Benefitted Property allowing the Benefitted Property to dispense storm water drainage either directly from the Benefitted Property or the Facility Easement onto and through a portion of the Burdened Property described as follows:

Outlot 1 of Certified Survey Map No. 4719, recorded in Volume 22, at Pages 3-5, as Document No. 867846, located in the Southwest 1/4 of the Southwest 1/4 of Section 28, and the Northwest 1/4 of the Northwest 1/4 of Section 33, all in Township 29 North, Range 8 West, City of Chippewa Falls, Chippewa County, Wisconsin,

BUT EXCEPTING THEREFROM

That part of Outlot 1 of Certified Survey Map No. 4719, recorded in Volume 22, at Pages 3-5, as Document No. 867846, located in the Southwest 1/4 of the Southwest 1/4 of Section 28, and the Northwest 1/4 of the Northwest 1/4 of Section 33, all in Township 29 North, Range 8 West, City of Chippewa Falls, Chippewa County, Wisconsin, being more particularly described as follows:

Commencing at the Northwest corner of said Section 33, Township 29 North, Range 8 West; thence N 89°50'49" E, 50.01 feet, to the easterly right-of-way line of Commerce Parkway, also being the point of beginning; thence N 00°44'46" E, along said easterly right-of-way line of Commerce Parkway, a distance of 104.57 feet; thence N 89°55'54" E, a distance of 213.13 feet; thence S 60°44'38" E, 246.80 feet; thence S 00°48'59" W, a distance of 199.15 feet to the South line of said Outlot 1, Certified Survey Map No. 4719; thence S 89°55'54" W, along the north line of the Northwest 1/4 of said Section 33, a distance of 430.05 feet to said easterly right-of-way line of Commerce Parkway; thence N 00°48'59" E, along said easterly right-of-way line of Commerce Parkway, a distance of 215.47 feet to the point of beginning. (the "Drainage Easement").

A map identifying the Drainage Easement is attached hereto as Exhibit C.

6. Use Regulations and Limitations on the Drainage Easement: The following limitations shall apply to the Drainage Easement:

a. Grantor reserves the right to use the Drainage Easement for purposes that will not interfere with the full enjoyment of the easement rights granted herein.

b. Once the storm water has crossed onto the Drainage Easement either directly from the Benefitted Property or the Facility Easement, Grantor retains the right to control/regulate the flow and direction of the storm water provided the regulation/control does not prevent the Drainage Easement from serving its intended purpose as set forth herein to receive and properly handle storm water either directly from the Benefitted Property or the Facility Easement.

c. Grantor shall be responsible to maintain, repair, and replace the Drainage Easement in good condition and working order for its intended purpose.

d. Said maintenance, repair, and replacement shall be at Grantor's sole cost and expense.

e. Grantor will conduct such maintenance, repair, or replacement in accordance with all applicable laws, codes, and regulations.

Covenants Run with Land: All of the terms and conditions in this Easement, including the benefits and burdens, shall run with the Benefitted and Burdened Properties, and shall be binding upon, inure to the benefit of, and be enforceable by Grantor, Grantee, and their respective successors and assigns. The party named as Grantor in this Easement, and any successor or assign of Grantor as fee simple owner of the Burdened Property, shall cease to have any liability under this Easement with respect to facts or circumstances arising after the party has transferred its fee simple interest in the Burdened Property.

8. Headings: The headings in this Easement are for reference only and shall not affect the interpretation of this Easement.

9. Separability: If any term or provision of this Easement is invalid, illegal, or unenforceable in any jurisdiction, such invalidity, illegality, or unenforceability shall not affect any other term or provision of this Easement or invalidate or render unenforceable such term or provision in any other jurisdiction.

10. Entire Agreement: This Easement constitutes the sole and entire agreement of the parties to this Easement with respect to the subject matter contained herein, and supersedes all prior and contemporaneous understandings and agreements, both written and oral, with respect to such subject matter.

11. Amendment and Modification: This Easement may only be amended, modified, or supplemented by an agreement in writing signed by each party hereto.

12. Waiver: No waiver by any party of any of the provisions hereof shall be effective unless explicitly set forth in writing and signed by the party so waiving. No waiver by any party shall operate or be construed as a waiver in respect of any failure, breach, or default not expressly identified by such written waiver, whether of a similar or different character, and whether occurring before or after that waiver. No failure to exercise, or delay in exercising, any right, remedy, power, or privilege arising from this Easement shall operate or be construed as a waiver thereof; nor shall any single or partial exercise of any right, remedy, power, or privilege hereunder preclude any other or further exercise thereof or the exercise of any other right, remedy, power, or privilege.

13. Governing Law/Venue: This Easement shall be governed by and construed in accordance with the internal laws of the State of Wisconsin without giving effect to any choice or conflict of law provision or rule (whether of the State of Wisconsin or any other jurisdiction). Any legal suit, action, or proceeding arising out of or based upon this Easement shall be instituted in the State of Wisconsin located in the Circuit Court for Chippewa County, and each party irrevocably submits to the exclusive jurisdiction of such court in any such suit, action, or proceeding.

14. Waiver of Jury Trial: EACH PARTY ACKNOWLEDGES AND AGREES THAT ANY CONTROVERSY WHICH MAY ARISE UNDER THIS EASEMENT IS LIKELY TO INVOLVE COMPLICATED AND DIFFICULT ISSUES AND, THEREFORE, EACH SUCH PARTY IRREVOCABLY AND UNCONDITIONALLY WAIVES ANY RIGHT IT MAY HAVE TO A TRIAL BY JURY IN RESPECT OF ANY LEGAL ACTION ARISING OUT OF OR RELATING TO THIS EASEMENT.

15. Counterparts: This Easement may be executed in counterparts, each of which shall be deemed an original, but all of which together shall be deemed to be one and the same agreement. A signed copy of this Easement delivered by facsimile, e-mail, or other means of electronic transmission shall be deemed to have the same legal effect as delivery of an original signed copy of this Easement.

16. Drafting: No provision of this Easement will be interpreted in favor of, or against, either party hereto by reason of the extent to which any such party or its counsel participated in the drafting of this Easement or by reason of the extent to which any such provision is inconsistent with any prior draft of this Easement or any other document.

17. Litigation: In the event of litigation between the parties with respect to this Easement, or the performance of their respective obligations hereunder, the losing party shall pay all costs and expenses incurred by the prevailing party in connection with such litigation, including, but not limited to, reasonable attorneys' fees of counsel selected by the prevailing party, expert fees, consultant fees, and costs.

18. Incorporation of Exhibit: Exhibits A, B, and C as identified in this Easement are incorporated herein by reference and made a part hereof.

Dated this _____ day of _____, 2023.

City of Chippewa Falls, a Wisconsin municipal corporation

Gregory S. Hoffman, City Mayor

Bridget Givens, City Clerk

STATE OF WISCONSIN)
)ss.
CHIPPEWA COUNTY)

The foregoing instrument was acknowledged before me this _____ day of _____, 2023, by Gregory S. Hoffman and Bridget Givens, in their capacities as City Mayor and City Clerk, respectively, of City of Chippewa Falls, Wisconsin.

Notary Public, State of Wisconsin
My commission expires: _____

Dated this _____ day of _____, 2023.

Mason Companies, Inc., a Wisconsin corporation

Lori A. Geissler, Vice President of Sourcing & Distribution

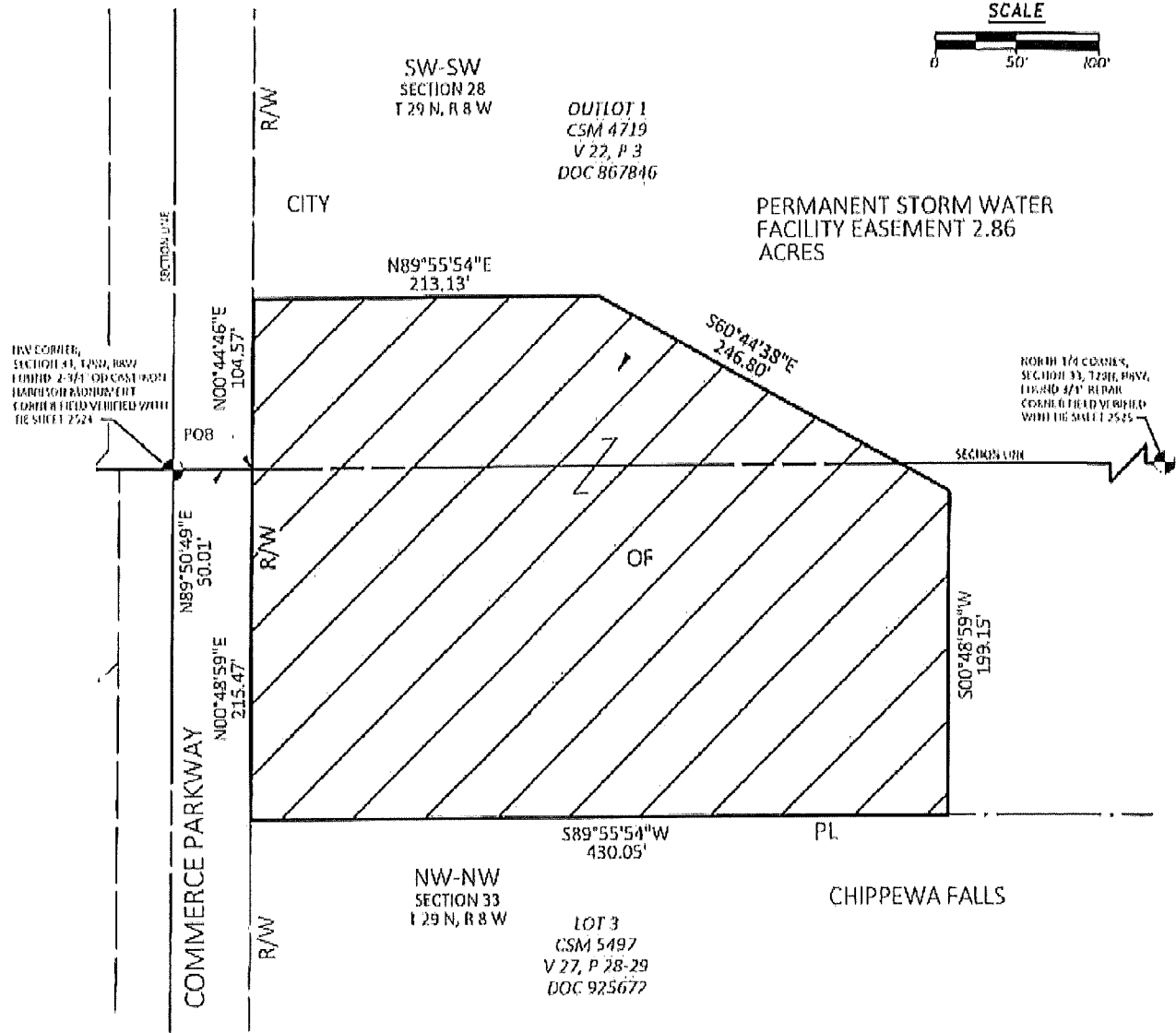
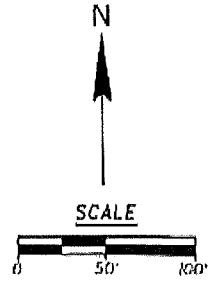
STATE OF WISCONSIN)
)ss.
CHIPPEWA COUNTY)

The foregoing instrument was acknowledged before me this _____ day of _____, 2023, by Lori A. Geissler, in her capacity as Vice President of Sourcing & Distribution, of Mason Companies, Inc., Wisconsin.

Notary Public, State of Wisconsin
My commission expires: _____

THIS INSTRUMENT DRAFTED BY:


Brian M. Nodolf
Nodolf Flory, LLP
P.O. Box 1165
Eau Claire, WI 54702-1165



TRV CORNER, SECTION 33, T29N, R8W, LINDEN 234' OR CORNER MARKERS OF ADJACENT LOT CORNER FIELD VERIFIED WITH THE STREET 2524

NORTH 1/4 CORNER, SECTION 33, T29N, R8W, LINDEN 374' BEARER CORNER FIELD VERIFIED WITH THE STREET 2524

LEGEND

-  PERMANENT STORM WATER FACILITY AND DRAINAGE EASEMENT
- R/W RIGHT-OF-WAY LINE
- DOC (DOCUMENT)
- V VOLUME
- P PAGE
- CSM CERTIFIED SURVEY MAP
- PL PROPERTY LINE
- POB POINT OF BEGINNING

NOTE:
PROPERTY AND RIGHT-OF-WAY LINES ARE SHOWN FOR GRAPHIC REFERENCE ONLY.
A TITLE SEARCH WAS NOT COMPLETED FOR THIS PARCEL.


	<p>PERMANENT STORM WATER FACILITY EASEMENT</p>	<p>CITY OF CHIPPEWA FALLS</p>	<p>EXHIBIT A</p>
---	---	--------------------------------------	------------------------------------

EXHIBIT B

CITY OF CHIPPEWA FALLS, WISCONSIN LONG-TERM STORM WATER MANAGEMENT MAINTENANCE AGREEMENT

RE: That part of Outlot 1 of Certified Survey Map No. 4719, recorded in Volume 22, at Pages 3-5, as Document No. 867846, located in the Southwest 1/4 of the Southwest 1/4 of Section 28, and the Northwest 1/4 of the Northwest 1/4 of Section 33, all in Township 29 North, Range 8 West, City of Chippewa Falls, Chippewa County, Wisconsin, being more particularly described as follows:

Commencing at the Northwest corner of said Section 33, Township 29 North, Range 8 West; thence N 89°50'49" E, 50.01 feet, to the easterly right-of-way line of Commerce Parkway, also being the point of beginning; thence N 00°44'46" E, along said easterly right-of-way line of Commerce Parkway, a distance of 104.57 feet; thence N 89°55'54" E, a distance of 213.13 feet; thence S 60°44'38" E, 246.80 feet; thence S 00°48'59" W, a distance of 199.15 feet to the South line of said Outlot 1, Certified Survey Map No. 4719; thence S 89°55'54" W, along the north line of the Northwest 1/4 of said Section 33, a distance of 430.05 feet to said easterly right-of-way line of Commerce Parkway; thence N 00°48'59" E, along said easterly right-of-way line of Commerce Parkway, a distance of 215.47 feet to the point of beginning. (the "Storm Water Facility Area").

PARTIES TO THE AGREEMENT

The City of Chippewa Falls, a Wisconsin municipal corporation ("Grantor"), as the owner of the Storm Water Facility Area, has provided Mason Companies, Inc., a Wisconsin corporation, together with its successors in interest thereto ("Grantee"), with a Storm Water Facility and Drainage Easement ("Easement") that includes certain real property including the Storm Water Facility Area.

PERMANENT COMPONENTS OF THE STORM WATER SYSTEM

Pursuant to the Easement, Grantee is entitled to construct a storm water system within the Storm Water Facility Area ("Storm Water Facility") with the following components:

1. Storm sewer pipes and culverts; and
2. Storm water wet pond and outlet structures.

MAINTENANCE AND REPAIR

Grantee shall twice annually (spring and fall) inspect the Storm Water Facility. Grantee shall be responsible for performing all maintenance and repairs to the Storm Water Facility as recommended by Grantee's retained storm water facilities professional with said recommendations being consistent with the applicable provisions of the Wisconsin Administrative Code and local storm water ordinances as enacted at the time of execution of this document. Every 5th year, the Storm Water Facility shall be evaluated for sediment accumulation. When the depth of the permanent pool decreases by more than 3.5 feet from the original construction depth, the accumulated sediment shall be removed to a level 3-6 inches above the designed pool bottom to protect the liner. Dredged materials shall be disposed of according to applicable laws. Dredging is not anticipated to occur any more frequently than 40 year intervals. Any mowing within buffer areas, pond banks, and drainage ways will be minimized in order to maximize the infiltration of runoff. To the extent mowing is ever needed, the mowing height will be no shorter than six (6) inches. Application of fertilizers, herbicides, pesticides, or other chemical applications are prohibited within buffer areas, pond banks, and along drainage ways. Grantee shall be responsible for retaining all inspection and maintenance records as required by law and shall file said Storm Water Facility inspection and maintenance records with Grantor. Notwithstanding the foregoing, in the event that any maintenance and/or repair is required as a result of the action of Grantor, or a party authorized by Grantor, Grantor shall be solely responsible for the cost of said maintenance and/or repairs.

SPECTION AND ACTION BY GRANTOR

Grantor shall have access to the Storm Water Facility Area to conduct inspections as necessary to confirm that Grantee is performing its obligations pursuant to the terms as set forth herein. In the event Grantor determines that Grantee has not performed its obligations pursuant to the terms as set forth herein, Grantor shall promptly provide Grantee with written notice of said nonperformance violation with at least a thirty (30) day right to cure (longer if required due to weather or scope of required work). Thereafter, if Grantee has not completed said required work, Grantor may perform said required work and assess all associated costs to Grantee pursuant to Wisconsin State Statutes.

Dated this _____ day of _____, 2023.

City of Chippewa Falls, a Wisconsin municipal corporation

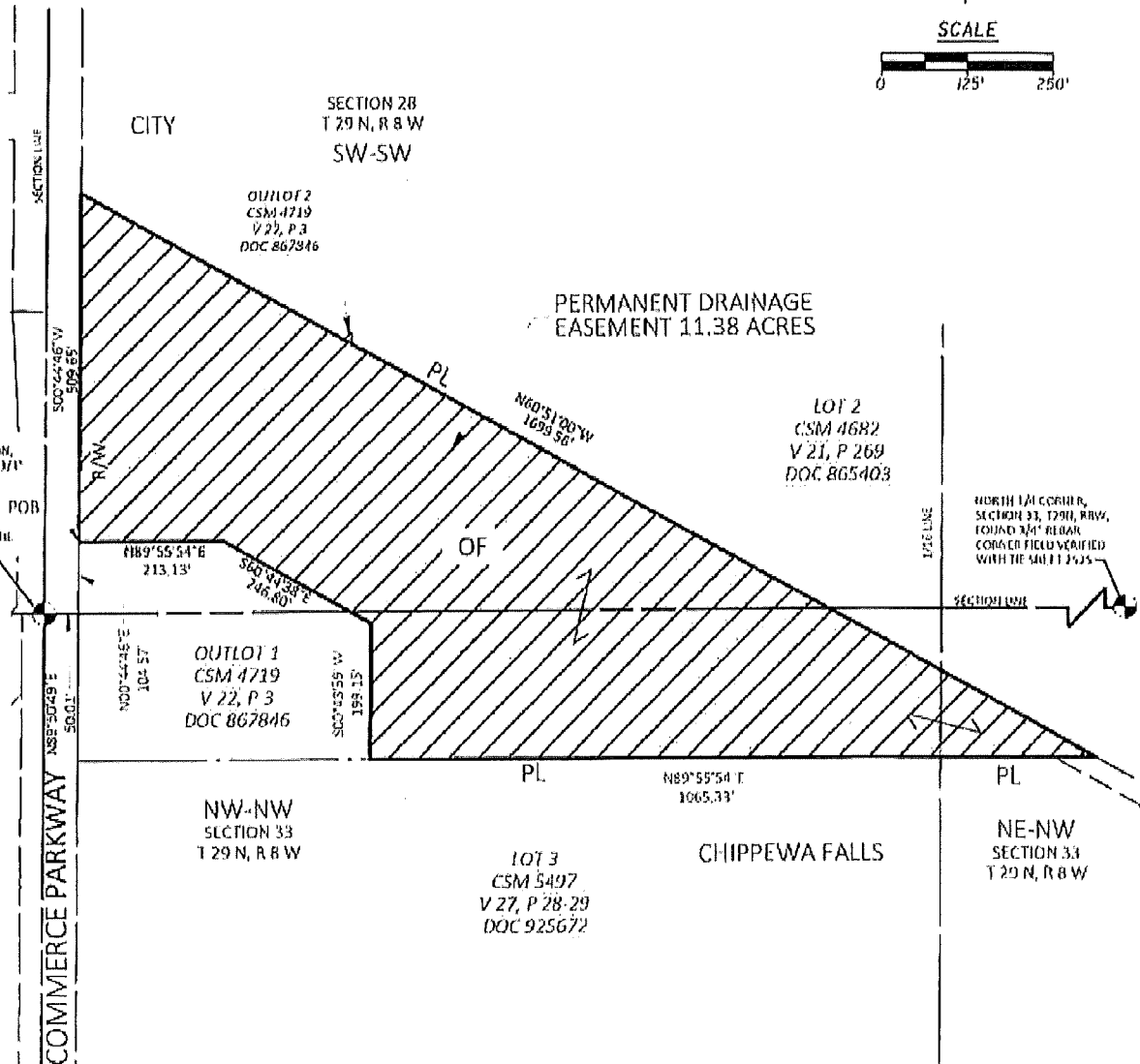
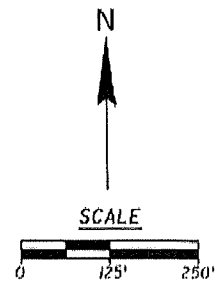
Gregory S. Hoffman, City Mayor

Bridget Givens, City Clerk

Dated this _____ day of _____, 2023.

Mason Companies, Inc., a Wisconsin corporation


Lori A. Geissler, Vice President of Sourcing & Distribution



POB
 NW CORNER SECTION 33, T29N, R8W, FOUND 1-3/4\"/>

NORTH 1/4 CORNER, SECTION 33, T29N, R8W, FOUND 3/4\"/>

LEGEND

-  PERMANENT STORM WATER FACILITY AND DRAINAGE EASEMENT
- R/W RIGHT-OF-WAY LINE
- DOC DOCUMENT
- V VOLUME
- P PAGE
- CSM CERTIFIED SURVEY MAP
- PL PROPERTY LINE
- POB POINT OF BEGINNING

NOTE:
 PROPERTY AND RIGHT-OF-WAY LINES ARE SHOWN FOR GRAPHIC REFERENCE ONLY.
 A TITLE SEARCH WAS NOT COMPLETED FOR THIS PARCEL.



August 9th, 2021

Tyler Hastings
CBS Squared Inc
770 Technology Way, Suite 1A
Chippewa Falls, WI 54729
thastings@cbssquaredinc.com

RE: "Project Clementine" (Mason Companies) Stormwater and Erosion Control Conditional Approval

Location: Parcel #: 2025.5054 (Lot 3 of CSM 4719)

The City of Chippewa Falls received your permit application for a Storm Water Management and Construction Site Erosion Control Permit on 7-14-2021 with revisions on 7-27-2021 and 8-4-2021 and has evaluated the information provided. After evaluation, it has been determined that the plans are consistent with Chapter 30 & 31 of the City of Chippewa Falls Municipal Code. All stormwater management and erosion control activities undertaken at the site must be done in accordance with the terms of the approved plans and conditions listed below:

To be addressed prior to construction beginning:

1. Provide the City with the full HydroCad report for the "north pond" including the full build outs of Mills Fleet Farm/DHL and HPE/DHL site.
2. This site must secure all other State and Local permits as necessary before commencing construction. Driveway and street opening permits will be required from the City of Chippewa Falls Engineering office.
3. Provide the phone number and email address to the City of Chippewa Falls of the individual responsible for erosion control and stormwater management during construction (contractor and inspector, if different).
4. The erosion control permit fee and the storm water management fee (Invoice 21-02 attached) must be paid before any construction commences. The fees will be as follows:
 - a. Storm Water Management Permit: $\$50 + (\$2/1000 \text{ SF Impervious Area}) = \$50 + 740,520 \text{ sf } (\$2/1000 \text{ sf}) = \$1531.04$
 - b. Erosion Control Permit: $\$50 + (\$2/1000 \text{ SF Disturbed Area}) = \$50 + 1,450,548 \text{ sf } (\$2/1000 \text{ sf}) = \$2951.10$
5. Invite the City of Chippewa Falls to the preconstruction meeting in order to discuss any stormwater related issues and receive a schedule for the project.
6. Provide the City with the most up to date plan set. This plan set should include the valves and pipe needed to relocate the hydrant on the south side of the property.

To be addressed during construction:

1. A copy of the approved Storm Water Management & Erosion Control Plan shall be provided to the selected contractor. The approved plans should be available at all times on site and be presented upon request of representatives of the City of Chippewa Falls.
2. Erosion and sediment controls are inspected at least every 7 days, and within 24 hours after a rainfall event of 0.5 inches or greater. Weekly written reports of all inspections must be maintained and made available upon request.

In addition, the reports shall be emailed upon their completion to Bill McElroy (bmcclroy@chippewafalls-wi.gov). The reports must contain the following:

- a. Date, Time, and location of inspection.
 - b. Name (s) of individual (s) performing the inspection.
 - c. Current phase of construction.
 - d. Assessment of the condition of erosion and sediment and maintenance control activities.
3. Notify Chippewa Falls Engineering staff three days (3) prior to connecting to City Infrastructure (Storm, Water, Wastewater). Please notify the Chippewa Falls Water Department 48-Hours prior to any required modifications or required operation of the Chippewa Falls municipal water system. Only Chippewa Falls Water Department Staff can operate valves.
 4. Soil tests confirming the clay liner in the wet ponds meets the WDNR standards for a Type A liner shall be submitted to the Chippewa Falls Engineering office.
 5. In exchange for the City allowing for a wet detention pond which only serves the site to be built on City owned property, the Owner has agreed to till in 2-inches of compost into the floor of the existing infiltration basin located on parcel 2025.5053 to act as a filtering layer. The City will provide the compost at no cost, but the Owner of the site is required to have the provided compost tested to ensure it meets the standards and recommendations of the Wisconsin Department of Natural Resources. If the compost does not meet the standards and recommendations, the Owner will either remediate the compost at their cost or retain maintenance of the proposed pond located on City property. The Owner will be responsible for the hauling and loading of the compost from the City Shop location at 5 Bjork-Riverside Drive. The compost will not be ready for transport until April 1, 2022 due to necessary screening of the material that will need to occur over the Fall and Winter months.

To be addressed post construction (to facilitate permit closeout):

1. When construction activities are completed, and the site has undergone final stabilization, a written notification shall be filed with the City of Chippewa Falls Engineering Office noting the project is complete and that the site was built according to the approved plan. The letter shall be sealed by the submitting engineer. Once notified that the project is complete, a walk through with a City Representative shall be scheduled to review the project. One particular item to note on this project will be that the storm manholes in the easement on the northeast side of the project were properly adjusted and not damaged during construction.
2. As-builts of the utilities and stormwater facilities shall be provided to the City of Chippewa Falls. The as-builts must be signed and stamped by the submitting engineer. The as-builts shall note which facilities are private and which facilities are public. CAD as-builts shall be provided for the facilities which will be maintained by the City of Chippewa Falls.
3. Provide the contact information for the owner of all private stormwater facilities.
4. A maintenance agreement meeting conditions set forth in the Chippewa Falls Code of Ordinances 31.11 shall be recorded with Chippewa County. The approved, recorded document shall be submitted to the Chippewa Falls Engineering Office upon said recording. All maintenance agreements must be completed and recorded prior to final site acceptance.

It shall be noted that only Phase I of the project is approved. Future phases will need to review the entire site for compliance as a common plan for development.

If you have questions or comments regarding this review, contact me at (715) 726-2736. Thank you.

Sincerely,

William McElroy Wmm

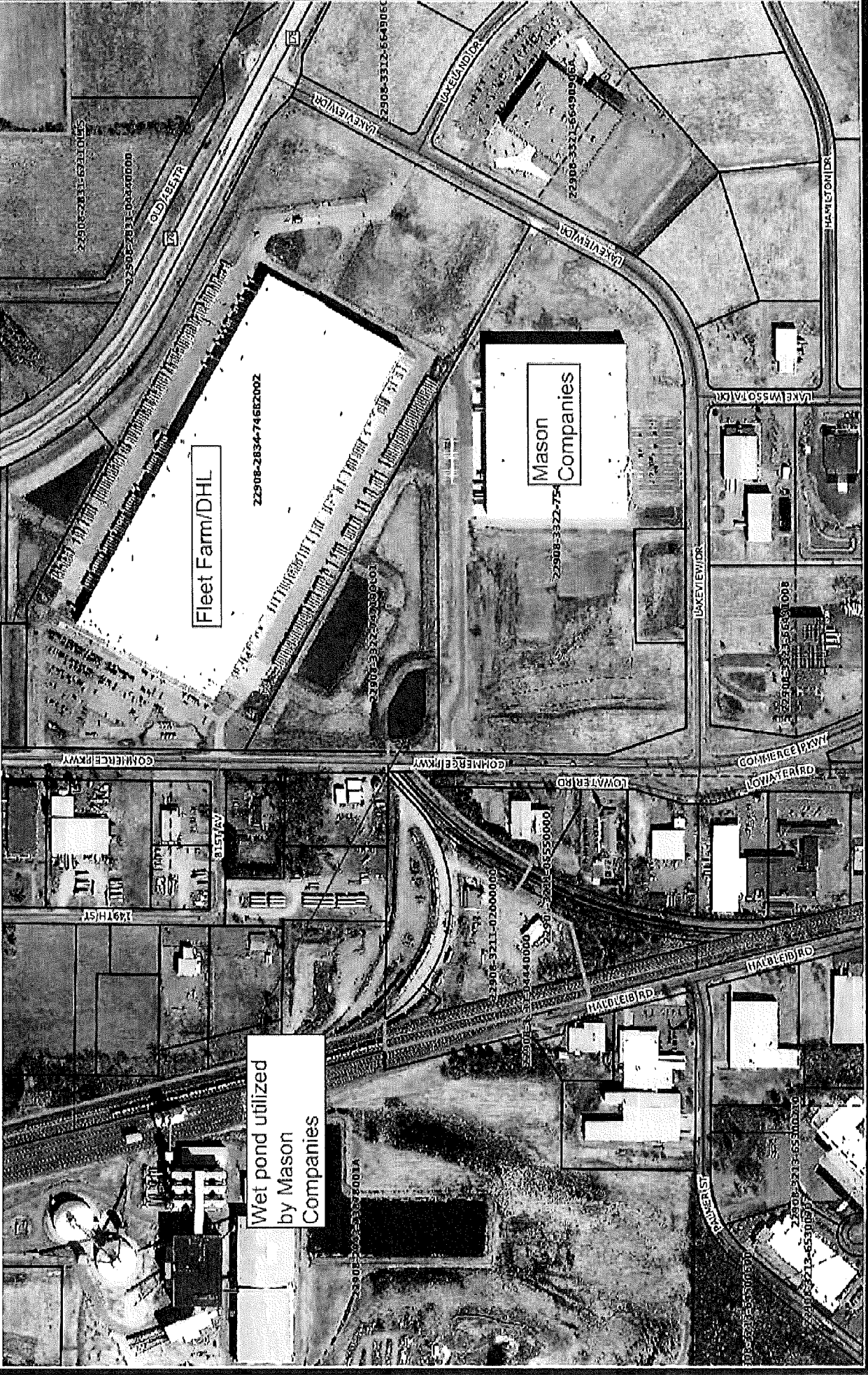
Bill McElroy, P.E.
Assistant City Engineer

Map

Printed 07/17/2023

Scale = 1:542'

CHIPPEWA COUNTY



Wet pond utilized
by
Mason
Companies

Disclaimer: This map is a compilation of records as they appear in the Chippewa County Offices affecting the area shown and is to be used only for reference purposes.

ISG

CITY OF CHIPPEWA FALLS, WISCONSIN

PROFESSIONAL SIPHONS ANALYSIS SERVICES AT DUNCAN CREEK

JULY 6, 2023

FOR:

George Hobbs
Wastewater Supervisor

City of Chippewa Falls
30 West Central Street
Chippewa Falls, WI 54729

715.726.2745

ghobbs@chippewafalls-wi.gov

FROM:

Michael Novitzki
Development Strategist

ISG
7900 International + Suite 550
Bloomington, MN 55425

952.426.0699

Michael.Novitzki@ISGInc.com

Reese Sudtelgte, PE
Civil Engineering Group Leader

Reese.Sudtelgte@ISGInc.com

Lenny Larson, PE
Water/Wastewater Group Leader

Lenny.Larson@ISGInc.com



SERVICES

Architecture

- Architecture
- Interior Design
- Landscape Architecture
- Planning

Engineering

- Civil
- Drone
- Electrical
- Land Surveying
- Mechanical
- Municipal
- Refrigeration
- Structural
- Technology
- Telecommunications
- Transportation
- Water/Wastewater
- 3D Scanning

Environmental

- Assessments + Review
- Geographic Information Systems
- Permitting + Compliance
- Planning + Feasibility
- Testing + Monitoring

Planning

- Development
- Engagement
- Funding
- Planning
- Project Evaluation

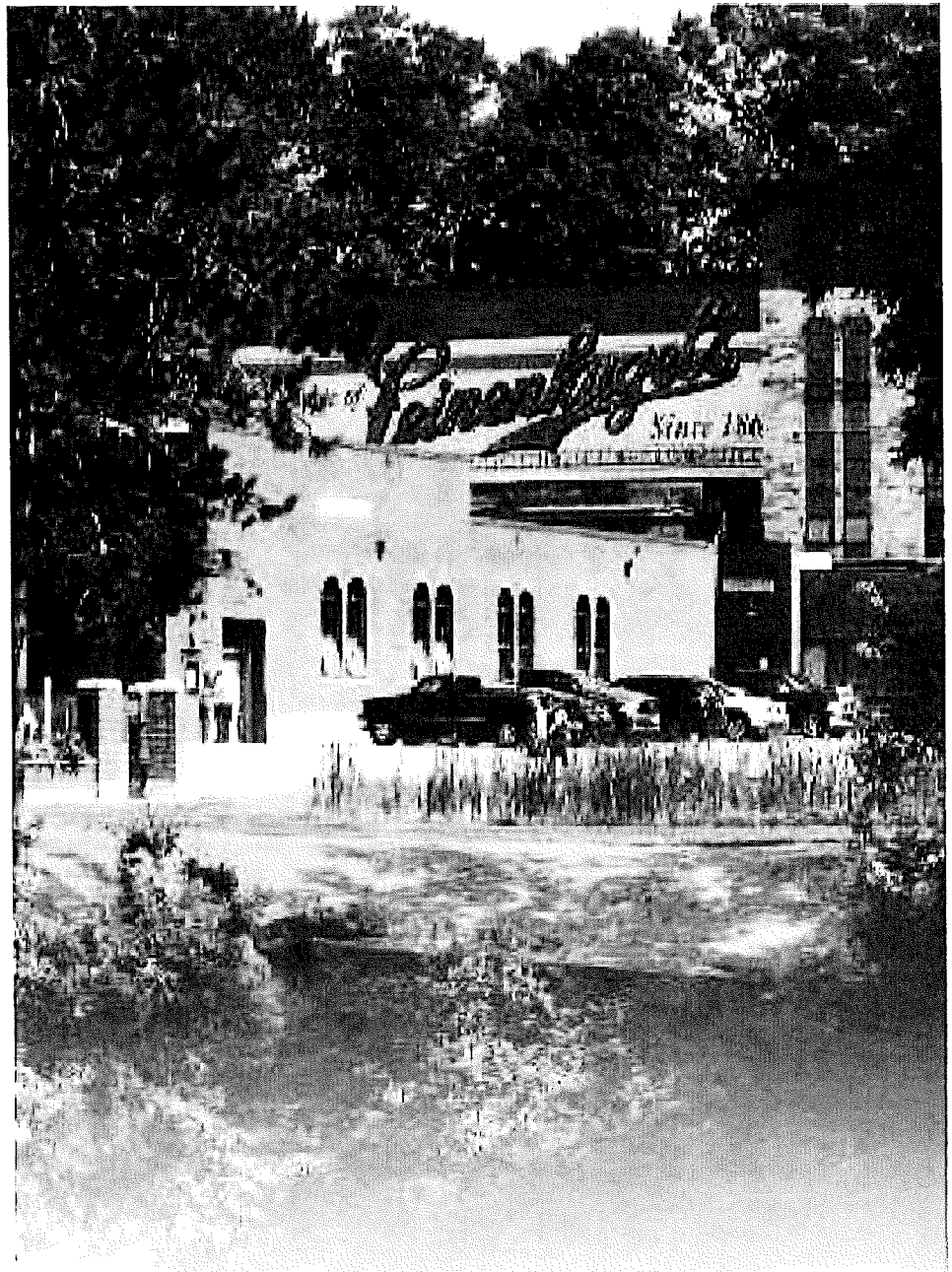


TABLE OF CONTENTS

Cover Letter	1
Firm Overview	2
Work Program	3
Previous Experience	4
Key Personnel + Roles	6
Level of Effort Breakdown	8
Not to Exceed Fee	9

JULY 6, 2023

George Hobbs
Wastewater Supervisor

City of Chippewa Falls
30 West Central Street
Chippewa Falls, WI 54729

ghobbs@chippewafalls-wi.gov

715.726.2745

ISG

7900 International + Suite 550
Bloomington, MN 55425

952.426.0699

Michael Novitzki
Development Strategist

Michael.Novitzki@ISGInc.com

PRIMARY CONTACT:

Reese Sudtelgte, PE
Civil Engineering Group Leader

Reese.Sudtelgte@ISGInc.com

George,

Thank you for meeting with ISG on June 7th to discuss the Duncan Creek siphons analysis. To sustain its vibrancy, the City of Chippewa Falls (City) is seeking services to analyze two siphon crossings of Duncan Creek and recommend next steps based the findings. ISG has the wastewater and civil engineering expertise to successfully perform the analysis and provide a reliable plan for the City. As a committed partner, ISG will keep your needs at the forefront to offer the following advantages.

SIPHON ANALYSIS + DESIGN EXPERTISE

ISG has over 20 water/wastewater engineers and professionals led by Lenny Larson, PE and 75 civil engineers and designers led by Reese Sudtelgte, PE. Lenny and Reese bring experience working for a vast number of municipalities across the upper Midwest to provide public works improvements. Among their experience, they have expertise in siphon analysis and are equipped to provide dependable recommendations based on the outcomes of the study.

DYNAMIC + RESPONSIVE SUPPORT TEAM

The City has the support of ISG's 500+ multi-disciplinary professionals, each of who has unique perspectives and experiences that prove to be valuable to our municipal partners and their projects. Our team prioritizes responsiveness, understanding how the project aligns with the City's greater goals and objectives, and continuing being a reliable partner for the community.

FAMILIARITY WITH CHIPPEWA FALLS

With Michael's experience working on several past projects with the City, Michael's established relationship and partnership combined with ISG's expertise will yield a successful analysis with an actionable path forward for the City.

Above all else, ISG will serve as your dedicated project ally, advocate, and partner committed to the success of the siphon analysis. This means continuing to listen to the City with Intent, asking the right questions, gaining trust with timely deliverables, and offering guidance at every step of the way. We look forward to continuing a long-lasting relationship between the City of Chippewa Falls and ISG.

Sincerely,



Michael Novitzki
Development Strategist



Derek Johnson, PE
Executive Vice President, Legally
Authorized Company Officer

FIRM OVERVIEW

MAKING A DIFFERENCE

ISG has a rich history, that extends over 50 years, of building trusting relationships with clients, stakeholders, and the community. As a multi-disciplinary firm that is 100% owned by employees, ISG serves numerous business units and fosters strong collaboration between all disciplines, providing clients a diverse knowledge base, high level of creativity, and broad perspective. ISG's business philosophy is centered around building relationships and constantly adding value through new and creative technologies, professionals, and ideas. ISG's flexibility makes it possible; our focus and innovative solutions make it happen.



OUR LISTEN-FIRST APPROACH

1

Listen

Listen to the ideas, concerns, and perspectives of this dynamic team of the City

2

Ask

Ask the right questions to earn trust and establish a clear vision for the siphon analysis and recommendations

3

Empathize

Understand what matters most to the success of the project's schedule, design, and overall impact for Chippewa Falls

4

Respond

Respond with design and project management solutions that reflect the City's values and beliefs

SERVICES

Architecture

Architecture

Interior Design

Landscape Architecture

Planning

Engineering

Civil

Drone

Electrical

Land Surveying

Mechanical

Municipal

Refrigeration

Structural

Technology

Telecommunications

Transportation

Water/Wastewater

3D Scanning

Environmental

Assessments + Review

Geographic Information Systems

Permitting + Compliance

Planning + Feasibility

Testing + Monitoring

Planning

Development

Engagement

Funding

Planning

Project Evaluation

WORK PROGRAM

FIELD EXPLORATION + EXISTING CONDITION ANALYSIS

An initial site visit and project kickoff with City staff will verify our understanding of the site and project requirements. The kickoff will consist of the following:

- Review existing siphon sites with City
- Discuss alternative methods to assist in determining siphon pipe issue for the River Street siphon and assist the City if they would like to pursue a method
- Determine if flow monitoring at siphon sites is necessary to confirm existing estimated flow for two siphon sites

ISG will review existing record plans, televising information, and documentation of events at both siphon sites. The team will also review existing sewer watersheds for both siphon sites and existing capacity. ISG will perform a topographic survey and field verification of existing conditions based on the findings of the topographic survey.

If additional investigation is needed, ISG will coordinate with the City's selected subcontractor as needed.

PRELIMINARY ENGINEERING REPORT

Our team will prepare a preliminary engineering report to assess the condition of the siphons by reviewing the Wisconsin Department of Natural Resources and Wisconsin State Code requirements for siphon stream crossings. ISG will meet with the City to discuss any plans for growth for the two siphon sewer watersheds. This includes meeting with Leinenkugel Brewing Company, if needed, to determine any expansion plans for the Jefferson Avenue siphon site. The report will incorporate potential growth, if any, and determine required capacity of siphon site locations. This will confirm whether existing siphons are sized properly.

The project team will evaluate repair options for existing siphons, replacement options for siphon, and associated costs, feasibility, operations, and maintenance. During this task, we will consider alternative methods for stream crossings at siphon sites such as a lift station and forcemain. For each option, the team will determine if any in-utility modifications need to be accounted for and if additional right-of-way or easements are needed. The team will then review and summarize funding alternatives and necessary permits required for pertinent regulatory agencies.

Preliminary Environmental Review

ISG's environmental scientists and engineers will review existing environmental information and documents provided by the City as well as any publicly available data in the vicinity of the project to determine if there is potential for environmental impacts to project areas. This will assist in determining if there are historical, archaeological, cultural, biological, or other environmental impacts from any of the alternatives. The team will also identify possible requirements for funding sources.

DELIVERABLES

- Topographic survey
- Draft report
- Draft report review meeting with City Staff, including report adjustments based on City feedback and recommendation of improvement
- Final report
- Presentation of final report to the City

MULTI-DISCIPLINARY EMPLOYEES

Administrative
Architecture
Business Development
Civil Engineering
Electrical Engineering
Environmental
Finance + Accounting
Information Technology
Interior Design
Land Survey
Landscape Architecture
Marketing
Mechanical Engineering
Pipeline
Planning
Project Delivery
Project Management
Refrigeration
Structural Engineering
Talent Engagement
Technology
Telecommunications
Testing
Transportation
Water/Wastewater

PREVIOUS EXPERIENCE

City Brewing Siphon + Lift Station La Crosse, WI



With a total brewing capacity of more than 7 million barrels of beer annually, City Brewing Company's facility in La Crosse, WI, is one of the largest beverage producers in the country. Desiring to maintain their aggressive production schedule, but faced with a deteriorating sanitary sewer collection main and associated manhole, City Brewing partnered with ISG.

Challenged with making improvements to a collection system currently dealing with highly-corrosive wastewater that causes pipe deterioration outputting at 3,5000 gallons per minute peak flow, and 1,500 gallons minute average flow, ISG's experts conducted an investigation and document review and determined the best course of action. Working closely with the City of La Crosse Public Works personnel, outside utility providers, and railroad personnel, ISG designed a new lift station facility, collection system for five existing sewer service laterals located under the railroad tracks, and a forcemain pipe and connection to the existing City Brewing wastewater treatment facility. Additionally, ISG provided construction contract administration services, and as-built documentation.

KEY TAKEAWAYS

- Siphon adjacent to local WI brewery
- Collection system improvements
- New lift station
- Forcemain pipe and connection

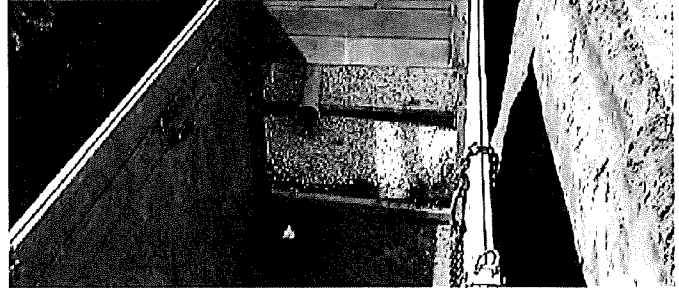
REFERENCE

Gerald Clements
Vice President of Corporate Engineering

608.785.4344

gclements@citybrewery.com

Siphon Analysis + Outfall Lines Livermore, IA



The City of Livermore, Iowa had been experiencing surcharging of the sanitary sewer, sewer backups into basements, and bypassing of untreated sewage during high rainfall events for years. For 10 years, the City had undertaken multiple projects to reduce and eliminate the amount of Inflow and Infiltration (I&I) within their sewer collection network. Although they had success with reducing their peak flows, problems still existed.

The City engaged ISG to complete a study on how to eliminate the backups and bypassing. A review of the outfall lines to the lagoons was conducted and it revealed that the peak wastewater flows were substantially higher than the capacity of the outfall lines. A creative solution was proposed which not only provided an adequate outfall line that could handle the City's peak flow but also saved the City in costs for an additional outfall line to the lagoon for half of the town.

The City received a CDBG Disaster Assistance grant to cover all improvement costs and has since eliminated sewage bypassing, basement backups, and surcharging for their residents.

KEY TAKEAWAYS

- Siphon analysis to eliminate backups and bypassing
- Pipe replacement
- Solution saved City from needing an additional line
- CDBG grant

REFERENCE

Janet Berte
City Clerk

515.379.1074

livermore@trvnet.net

City Sanitary Sewer Siphon
Winthrop, MN

The City of Winthrop is undergoing a series of replacements and improvements along Highway 19, a major roadway that runs through the city. Minnesota Department of Transportation (MnDOT) plans to replace a culvert crossing for Sibley County Ditch 42 under the highway triggered the need to relocate an existing sanitary sewer siphon under the ditch.

ISG designed a sanitary sewer siphon for the City totaling 80 feet in length. With the design of the new siphon complete, it is slated to be constructed in late-summer 2024.

City of Cherokee Siphon Analysis
Cherokee, IA

The City of Cherokee requested ISG to investigate their two siphons that cross the Little Sioux River. One siphon conveyed sewage from the City's industrial park, ISG reviewed installing a lift station at the siphon location and the South Cherokee lift station that served several businesses to best serve as a solution. The South Cherokee lift station was considered a better option as the infrastructure was already in place, and the City could relocate the outlet to either a new wastewater treatment plant or the second siphon that crosses the Little Sioux River, directly to their existing wastewater treatment plant.

The existing lift station was in fair condition, however, equipment and controls are starting to approach the end of their life. This would replace the equipment and controls for the lift station and reroute the forcemain to eliminate the need for the second siphon under the Little Sioux River. The City is currently designing improvements to its Beech Street lift station where the current siphon outlets to. This would also benefit this lift station as it is the City's largest lift station, reducing flow and costs.

The proposed option will improve the South Cherokee lift station and relocate the forcemain outlet to the City's current industrial wastewater treatment plant. The City is evaluating whether to make improvements to their current wastewater treatment plant or replace the plant, which will determine if the South Cherokee lift station will discharge to the new plant or utilize the other siphon, which would convey directly to the plant. This effort and project will eliminate the deficient siphon, overall saving the City time, effort, and costs.

KEY TAKEAWAYS

- Siphon analysis and design
- Sanitary sewer improvements
- City partnership
- Coordination with MnDOT

KEY TAKEAWAYS

- Eliminate at least one siphon
- Eliminate stream crossing under Little Sioux River
- Reduce flow to Beech Street lift station
- City partnership

REFERENCE

Jenny Hazelton
Former City Administrator + EDA Director

507.647.5306

administrator@winthropminnesota.com

REFERENCE

Eric List
City Administrator

715.225.5749

administrator@cherokeeiowa.net

KEY PERSONNEL + ROLES

MICHAEL NOVITZKI
Development Strategist



Role: Client Manager

With over six years in the public works industry with an emphasis in potable water, Michael brings a valuable skillset to water/wastewater clients. He seeks to maintain long-term relationships by using an empathetic approach and communicating to build trust. Continuing his work with the City of Chippewa Falls, he has the time to understand the importance behind each project to ensure it is set up for success.

Michael is an expert in cost analysis and cost comparisons, and relies on the collaboration and expertise of internal and external ISG team members to ensure projects goals are met. While at a previous firm, Michael worked with the City of Chippewa Falls on multiple projects. Michael hopes to continue building this relationship and being a strong resource for the community of Chippewa Falls for years to come.

EDUCATION

Master in Business Administration
University of St. Thomas
St. Paul, MN

PROJECT EXPERIENCE

10-Year Service Agreement on West Hill, East Hill, Northern Center, and South Hill Water Towers
Chippewa Falls, WI

0.75MG West Hill Single Pedestal GS-12
Chippewa Falls, WI

1.0MG East Hill Hydropillar Tower GS-12
Chippewa Falls, WI

0.5MG Northern Center Tower Spot Repairs
Chippewa Falls, WI

0.5MG South Hill Single Pedestal Inlet/Outlet Pipe Repair + Cleanout
Chippewa Falls, WI

REESE SUDTELGTE, PE
Civil Engineering Group Leader



Role: Project Manager + Primary Contact

Reese has extensive, hands-on experience in municipal design and collaboration. As City Engineer for the City of Goodhue, Minnesota, and other communities, Reese is known for thoughtfully aiding City staff in planning and designing solutions that adhere to City standards and budgetary requirements. He has provided municipal solutions to 30+ city clients during his 13+ years of experience in municipal and site engineering. Overseeing the execution of a diverse range of improvement projects, Reese maximizes his strengths in project management, attention to detail, and consistent communication.

Reese works to prepare site plans, engineering reports, construction documents, and a variety of feasibility studies. He contributes solutions to projects across the full spectrum of services, including a series of pavement, stormwater management, and infrastructure projects. Specification writing, permitting, client representation, and construction administration are also among his areas of expertise, which ensures a comprehensive solution from initial investigations through construction.

EDUCATION

Bachelor of Science in Civil Engineering
Minnesota State University, Mankato
Mankato, MN

PROJECT EXPERIENCE

City of Goodhue City Engineer
Goodhue, MN

ALCIVIA Lift Station + Site Designs
Multiple Locations, WI

HOA Infrastructure Assessment + Maintenance Program
Burnsville, MN

Lift Station/Forcemain Replacement + Lagoon Rehabilitation
Dennison, MN

LENNY LARSON, PE
Water/Wastewater Group Leader



Role: Design Lead

With over 13 years of experience, Lenny assists in leading the water/wastewater group, providing direction to projects ranging from municipal to industrial clients. He manages the development of pretreatment agreements, preliminary engineering reports, acquisition of grants and loans, project design, preparation of final plans and specifications, and construction administration support. Lenny has helped numerous communities and industries in upgrading their infrastructure and collection systems. He has designed infrastructure for subdivisions as well as streets, trails, storm sewers, and sanitary sewers.

A driven problem solver, he prioritizes a communicative approach by collaborating with clients to provide lasting and cost-effective solutions, achieving their goals and needs in a timely manner. Lenny's ability to translate complex system solutions into effective implementation will allow for streamlined project understanding and completion with the City of Chippewa Falls.

EDUCATION

Bachelor of Science in Civil Engineering
University of Iowa
Iowa City, IA

PROJECT EXPERIENCE

Cherokee Siphon Analysis
Cherokee, IA

City Brewing Siphon + Lift Station
La Crosse, WI

Memorial Lift Station
Storm Lake, IA

Wastewater + Lift Station Improvements
Rockwell City, IA

NICK McCABE, CWP
Senior Environmental Strategist



Role: Environmental Lead

As Senior Environmental Scientist at ISG, Nick oversees staff, coordinates with clients and agencies, and contributes to field work. With a strong record of leading 1,000+ projects, he excels in managing scopes, ensuring quality deliverables, and maintaining schedules. His responsibilities include wetland investigations, permitting, assessments, and environmental reviews at local, state, and federal levels.

Nick actively contributes to GIS data collection, prepares wetland delineation reports, and handles permit applications. He maintains regular communication with regulatory bodies like the U.S. Army Corps of Engineers, Department of Natural Resources, county staff, and municipalities, ensuring compliance and effective management.

EDUCATION

Bachelor of Science in Earth Science
Minnesota State University, Mankato
Mankato, MN

PROJECT EXPERIENCE

Drummer Wetland Bank
Danville Township, MN

Madison Lake Infrastructure Improvements
Madison Lake, MN

Wastewater Improvements
Tracy, MN

Hoffman Road/Prairie Winds Infrastructure
Mankato, MN

LEVEL OF EFFORT BREAKDOWN

HOURS BY EMPLOYEE CLASSIFICATION								
	Project Manager (Reese) \$185	Senior Wastewater Engineer (Lenny) \$210	Graduate Engineer \$150	Civil Designer \$130	Environmental Scientist (Nick) \$170	Land Surveyor \$175	Total Hours	Task Total Fees
FIELD EXPLORATION + EXISTING CONDITION ANALYSIS								
Project Kickoff + Site Visit	3	3	3				9	\$1,635
Existing Documentation Review	1	1	4				6	\$995
Topographic Survey + Existing Site Maps						24	24	\$4,200
Subtotal Hours	4	4	7			24	39	\$6,830
PRELIMINARY ENVIRONMENTAL REVIEW								
Desktop Wetland + Floodplain Analysis					8		8	\$1,360
SHPO Review					8		8	\$1,360
T+E Species/NHIS Review					8		8	\$1,360
Contaminated Site Database Investigation					2		2	\$340
Subtotal Hours					26		26	\$4,420
PRELIMINARY ENGINEERING REPORT								
Regulatory Code Review		2	4		1		7	\$1,190
City + Large User Growth Plan Meeting	4	4	4				12	\$2,180
Sewershed Analysis	2	6	24	8			40	\$6,270
Siphon Repair Or Replacement Option Reviews	4	6	24	8			42	\$6,640
Site Impact Review	2	2	4	8			16	\$2,430
Funding Review	2	2	6		1		11	\$1,860
Preliminary + Final Report Generation	6	8	24	4	1		43	\$7,080
Subtotal Hours	20	30	90	28	3		171	\$27,650
Total Hours	24	34	97	28	29	24	236	
Total Fee								\$38,900

NOT TO EXCEED FEE

ISG has assembled the best team to provide the appropriate balance of experience and competitive value to deliver optimal siphon analysis services for the City. ISG proposes to provide the scope of services outlined within this proposal for compensation not to exceed \$38,900.

Reimbursable Expenses

Anticipated reimbursable expenses such as travel, mileage, and printing are included within the compensation listed.

ACKNOWLEDGMENT OF ACCEPTANCE

Accepted this _____ day of _____, 2023.

Company: _____
Print

Name: _____
Print

Title: _____
Print

Signature: _____

This proposal is valid for 30 days.

PROPOSED CONTRACT

If this project does not have specific requirements, ISG proposes to use our standard applicable contract as described here.

The General Terms and Conditions applicable to this Proposal are available at the link below and are hereby accepted and incorporated herein by reference. Upon acceptance of this Proposal, the parties can proceed with the project based on this signed Proposal, per its General Terms and Conditions, or for more complex projects, ISG, at its discretion, will prepare and require the use of an AIA or EJCDC Contract that will govern the project.



General Terms + Conditions
bit.ly/termsconditions_isg

EXPERTISE

Architecture
Engineering
Environmental
Planning

WORK

Commercial
Education
Food + Industrial
Government + Cultural
Healthcare
Housing
Mining
Public Works
Sports + Recreation
Telecommunications + Energy
Transportation
Water



Rogers, AR
Des Moines, IA
Storm Lake, IA
Waterloo, IA
Bloomington, MN
Mankato, MN
Rochester, MN
St. Louis Park, MN
Pierre, SD
Sioux Falls, SD
Green Bay, WI
La Crosse, WI
Milwaukee, WI

ISGInc.com

On January 12, 2017, ISG formally announced its transition of firm ownership to a 100% employee stock ownership plan (ESOP). As a multi-disciplinary firm that started 50+ years ago, ISG has since grown to be a Top 500 Design Firm as recognized by Engineering News-Record (ENR), a Zweig Group Hot Firm, and PSMJ Circle of Excellence recipient, illustrating the progressive increase in talent, expertise, and market share.



MEETING MINUTES
CHIPPEWA FALLS REDEVELOPMENT AUTHORITY
July 20, 2023

The Chippewa Falls Redevelopment Authority met in the Council Chambers of City Hall on July 20, 2023 at 1:00 p.m. Present were Greg Hoffman, John Monarski, Jerry Kuehl, Teresa Germain, Deb Johnson, and Bill Burich. Absent was Debi Waldusky. Also present: Tobi LeMahieu, Julie Bomar, Darin Von Ruden, and Brad Hentschel.

The meeting was called to order at 1:00 p.m.

1. Open Session

2. Consider approve of the Minutes of the August 12, 2020 Redevelopment Authority Meeting.

Motion by Monarski, seconded by Kuehl to approve the minutes from the August 12, 2020 RDA meeting. All present voting aye, motion carried.

3. Contemplated Closed Session under Sec. 19.85(1)(e), Wis. Stats. for “deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a Closed Session” to discuss and consider the following:

a. Negotiate the investing of public funds with Farmers Educational & Cooperative Union of America – Wisconsin Division.

Motion by Monarski, seconded by Burich, to go into Closed Session under Sec. 19.85(1)(e), Wis. Stats. for “deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a Closed Session” to discuss and consider the following:

a. Negotiate the investing of public funds with Farmers Educational & Cooperative Union of America – Wisconsin Division; and to include the Mayor, RDA members, Hentschel, LeMahieu, Bomar and Von Ruden; may return to Open Session for possible action on Closed Session Item.

Roll Call Vote: Aye – Monarski, Burich, Hoffman, Kuehl, Germain, Johnson. Motion carried.

The Board discussed Item (a) above.

Motion by Monarski, seconded by Burich to return to Open Session. All present voting aye, motion carried.

Hentschel reported that the RDA Board made and approved a motion in Closed Session to provide a loan to Farmers Educational & Cooperative Union of America – Wisconsin Division for the redevelopment of 128 W. River Street.

4. Adjournment.

Motion by Monarski, seconded by Burich to adjourn. All present voting aye, motion carried.
The meeting adjourned at 2:20 p.m.

Submitted by:
Brad Hentschel, Secretary, RDA

**Minutes of the
Meeting of the Chippewa Falls Public Library Board of Trustees
June 14, 2023**

1. Call to Order

Meeting was called to order by President Ambelang at 5:00 p.m. in the Virginia O. Smith Meeting Room at the Chippewa Falls Public Library.

2. Roll Call of Members

Members Present: Ambelang, Drehmel, Jones, King, Martell arrived at 5:09 p.m., Newton, Rasmus
Others Present: Director Joe Niese, Confidential Administrative Assistant Deb Braden, Circulation Coordinator Brandi Smith.

3. Approval of Agenda

Motion by Drehmel seconded by King to approve the agenda. All present Voting Aye. Motion carried.

4. Current Business

a) Age to obtain Library Card without parent's signature

Discussion of changing the age to obtain a library card without parent's signature at age 16. Also talked about fresh start changing to age 16 also. Circulation head Brandi Smith talked also about temporary library card with a limit of 3-items being given to a caregiver. This would be changed into a permanent card after a parent and/or legal guardian returns the application signed and has proof of address. If the application isn't returned after 3 months the temporary card would be deleted. This would be a change to the policy. This is following what the Eau Claire Library has been doing for a while.

Motion made by Newton, seconded by Jones to accept the changes to the types of cards and the policies. All present Voting Aye. Motion carried.

5. Disposition of the minutes of the Board of Trustees meeting of May 10, 2023.

Motion made by King seconded by Drehmel to approve the minutes of the Board of Trustees meeting of May 10, 2023. All present Voting Aye. Motion carried.

6. Disposition of the vouchers to be paid from the 2023 budget after June 20, 2023.

Motion made by Jones seconded by Newton to approve the vouchers to be paid from the 2023 budget after June 20, 2023. Roll Call Vote. Voting Aye: Ambelang, Drehmel, Jones, King, Martell, Newton, Rasmus. Motion carried.

7. Public Appearances

none

8. Correspondence

Thank you from Gearbox Labs for Jessi Peterson facilitating their workshops at CFPL.

9. Management Report

Director Niese talked about highlights from the Management Report. The biggest change since the last meeting has been the shifting of the shelving and the new Adult study area. It has been a busy month with numerous programming and the kick off to the summer reading programs.

10. Current Business

a) Preliminary More Budget

Director Niese shared the preliminary More Budget. There will be a Budget hearing June 15th. Joe will attend to get more details on the increase in the budget. We will vote on the final budget next month.

b) Hope Village

Director Niese talked with Mike Cohoon at Hope Village about putting a Free Book Library, mailing flyers to the Hope Village about upcoming programming, Library card applications and possibly having an occasion Storytime at Hope Village. The suggestion was made to ask the older kids at Hope Village in helping with the Free Library and Storytime.

c) Drop boxes

At this time, it is not feasible for the Library to add drop boxes This would entail a van and more staff to take care of the boxes. In the future there might be a grant available for this. At this time, it is tabled.

11. Announcements

none

12. Items for future consideration

- a) Officer Elections
- b) Per Mar – ask City

13. Adjournment

Motion made to adjourn by King seconded by Jones. All present Voting Aye. Motion carried.
Meeting adjourned at 5.38 p.m.

Respectfully Submitted,
Deb Braden, Confidential Administrative Assistant



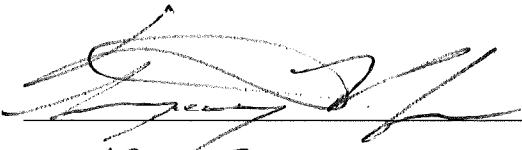
SIDEWALK USE PERMIT APPLICATION

Name Of Applicant: Calm + Collected Cannabis Co.	Address Of Applicant: 508 N. Bridge St.
Telephone Number: 534-220-7033	Date And Length Of Time Requested For Use Of Sidewalk: Aug 18 2023 - 9Am to 8pm
Description Of The Portion Of Sidewalk To Be Used: Store front of 508 N. Bridge St	
Describe In Detail The Purpose For Which the Sidewalk Will Be Used: Vendors / Tents	

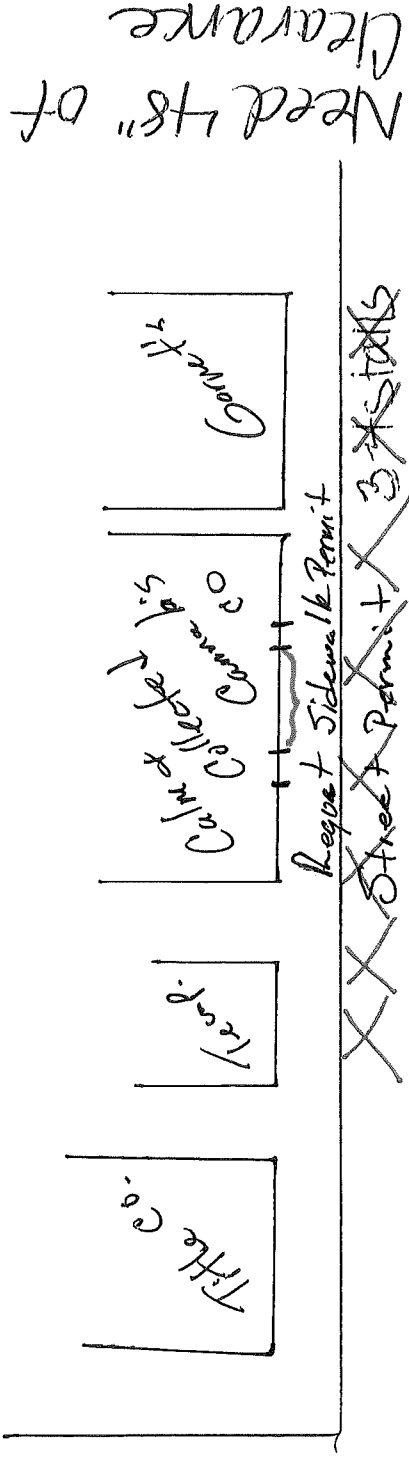
The applicant agrees to indemnify, defend and hold the City and its employees and agents harmless against all claims, liability, loss, damage or expense incurred by the City on account of any injury to, or death of, any person or any damage to property caused by or resulting from the activities for which the permit is granted.

This Sidewalk Use Permit may be revoked by the City Council for any violation of any condition of such permit as set out in Ordinance 94-13, passed on May 17, 1994. Such revocation shall be after affording the permit holder a hearing before the City Council after service on the permit holder of notice of hearing at least 3 days but not more than 30 days from the date and service of the notice and a detailed statement of the facts alleged to constitute any such violation.

Bond Certificate and sketch of area to be used must be attached.

Signature of Business Owner 
Date Signed 7-19-23
Date of Council Approval _____

E. Willow St



N. Bridge St

1 table - 8"

1 tent

between 2 bay windows

with 48" of clearance



APPLICATION FOR DANCE AND LIVE MUSIC LICENSE

Name of Applicant: <i>Calm + Collected cannabis co.</i>	Address of Applicant: <i>500 N. Bridge St. Chippewa Falls</i>																						
*Name of Premises to be Licensed: <i>Honey Cabin</i>	Address of Premises: <i>same</i>	Date(s) of Event (Class "E" Licenses only): <i>8/18/2023</i>																					
Class of License Applied for: <div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 10px auto;"> <p style="text-align: center; font-size: small;">PAID CITY OF CHIPPEWA FALLS</p> <p style="text-align: center; font-size: x-large;">JUL 26 2023</p> <p style="text-align: center; font-size: small;">CITY TREASURER TR# <i>68798</i></p> </div>	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">Class "A" Annual</td> <td style="width: 10%; text-align: center;">[]</td> <td style="width: 30%; text-align: right;">\$130.00</td> </tr> <tr> <td>Class "B" Annual</td> <td style="text-align: center;">[]</td> <td style="text-align: right;">\$80.00</td> </tr> <tr> <td>Class "C" Annual</td> <td style="text-align: center;">[]</td> <td style="text-align: right;">\$30.00</td> </tr> <tr> <td>Class "D"</td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: right;">\$10.00</td> </tr> <tr> <td>Class "E"</td> <td style="text-align: center;">[]</td> <td style="text-align: right;">\$10.00/day</td> </tr> <tr> <td>Live Music Annual</td> <td style="text-align: center;">[]</td> <td style="text-align: right;">\$30.00</td> </tr> <tr> <td>Juke Box</td> <td style="text-align: center;">[]</td> <td style="text-align: right;">\$30.00 (annual)</td> </tr> </table>		Class "A" Annual	[]	\$130.00	Class "B" Annual	[]	\$80.00	Class "C" Annual	[]	\$30.00	Class "D"	<input checked="" type="checkbox"/>	\$10.00	Class "E"	[]	\$10.00/day	Live Music Annual	[]	\$30.00	Juke Box	[]	\$30.00 (annual)
Class "A" Annual	[]	\$130.00																					
Class "B" Annual	[]	\$80.00																					
Class "C" Annual	[]	\$30.00																					
Class "D"	<input checked="" type="checkbox"/>	\$10.00																					
Class "E"	[]	\$10.00/day																					
Live Music Annual	[]	\$30.00																					
Juke Box	[]	\$30.00 (annual)																					

** parking lot @ corner of Bridge + Birch Streets*

EXCERPT FROM MUNICIPAL CODE 12.04 (3) DANCES

APPLICATION AND REPRESENTATIONS. Each applicant shall represent at the time of application that the premises for the license meets all fire, safety and sanitary requirements of the City Code and the State Department of Health and that the premises comply with any applicable building code requirements together with such other requirements as may from time to time be imposed by the City Council. The applicant shall further represent that such compliance will continue at all times during which the license is held.

I have read and understand the above.

Honey Cabin

 Signature of Applicant

6/26/23

 Date

Attest: *Bridget Givens*

 City Clerk/Deputy Clerk

Date of Council Approval: _____

License No.: _____



Gordon CF Properties
6854 182nd St
Chippewa Falls, WI 54729

To Whom It May Concern:

We give permission for Calm and Collected, 508 N. Bridge St., Chippewa Falls, WI 54279 to use our lot on the corner of Bridge and Birch Streets for their Grand Opening on August 18, 2023. Legal responsibility for the event is the responsibility of Calm and Collected.

David M Gordon
Owner

Accepted

Stacey Gabriel
Calm and Collected

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 \$ 10.00

Application Date: 6-22-23
 County of Chippewa

Town Village City of Chippewa Falls

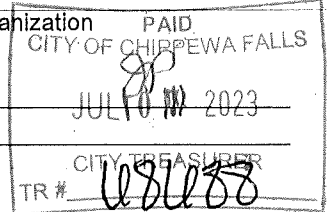
The named organization applies for: (check appropriate box(es).)

- 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 Fair Association
 Veteran's Organization



(a) Name St. Charles Parish
 (b) Address 810 Pearl St., CF, WI, 54729
(Street) Town Village City
 (c) Date organized 1884

(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, addresses and phone numbers of all officers:
 Pastor President Michael Gorman, 810 Pearl St., CF, WI, 54729 (715) 728-4088
 Vice-President Janet Wolfe " " (715) 723-4088
 Secretary Cathy Greeneth " " (715) 379-9368
 Treasurer Janet Wolfe " " " "
 (g) Name and address of manager or person in charge of affair: Greg Gilbertson 622 Miles St. CF, WI, 54729 (715) 225-1995

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 810 Pearl St., CF, WI, 54729
 (b) Lot _____ Block _____
 (c) Do premises occupy all or part of building? All
 (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:
 (e) Will minors be present? Yes Reason for minors being present: Parish Festival
 Security measures: check IDs, wristbands

3. Name of Event

(a) List name of the event Boar-O-Mania
 (b) Dates and times of event Aug. 5, 2023, 5-9:30 pm

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.

Officer [Signature] 6-22-23 (Signature/date) Officer Msgr Michael Gorman 6-24-2023 (Name of Organization) (Signature/date)
 Officer [Signature] 6-22-23 (Signature/date) Officer Janet Wolfe 6-26-23 (Signature/date)

Date Filed with Clerk 7/10/2023 Date Reported to Council or Board _____
 Date Granted by Council _____ License No. _____
 Police Department Approval [Signature] Date 07-13-23 Wisconsin Department of Revenue

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 \$ 10.00

Application Date: 7/12/2023
 County of Chippewa

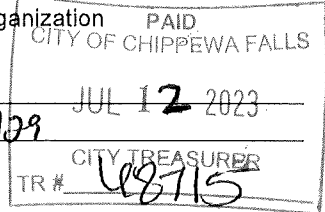
Town Village City of Chippewa Falls

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 9/9/2023 and ending 9/10/2023 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 Fair Association
 Veteran's Organization



- (a) Name HOLY GHOST
 (b) Address 412 SOUTH MAIN ST. CHIPPEWA FALLS, WI 54709
(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, addresses and phone numbers of all officers:
 President WANDA BROOKS 923 PRAIRIE ST. CHIPPEWA FALLS, WI 54709
 Vice President _____
 Secretary KAREN HAWKINS 3268 90TH ST. CHIPPEWA FALLS, WI 54709 715-777-4850
 Treasurer JOHN ADGE 115 W. WISCONSIN ST. CHIPPEWA FALLS, WI 54709
 (g) Name and address of manager or person in charge of affair: WANDA BROOKS 715-404-8667
715 933 0202

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 412 S. MAIN ST.
 (b) Lot _____ Block _____
 (c) Do premises occupy all or part of building? PARKING LOT, BASEMENT, SHED, CORNER
 (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: _____
 (e) Will minors be present? YES Reason for minors being present: CHURCH / PARISH EVENT
 Security measures: NO REQUIRED FOR PURCHASE

3. Name of Event

- (a) List name of the event PARISH PICNIC
 (b) Dates and times of event 9/9/2023 - 9/10/2023 8AM - 3PM, 11AM - 5PM

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.

Officer Karen Hawkins 7/12/23
(Signature/date)

Officer _____
(Signature/date) 7-12-23

Date Filed with Clerk 7/12/23

Date Granted by Council _____

Police Department Approval Lt. K. Papp

(Name of Organization)

Officer _____
(Signature/date)

Officer _____
(Signature/date)

Date Reported to Council or Board _____

License No. _____

Date 07-13-23 Wisconsin Department of Revenue



CITY OF CHIPPEWA FALLS STREET USE PERMIT APPLICATION

Applicant Name and Address: Happy Tails Dog Park, Inc., P.O. Box 373, Chippewa Falls, WI 54729	Applicant Phone Number: C: 715-577-0070 H:715-726-2218
---	---

<input checked="" type="checkbox"/> Please check here if the applicant is the individual in charge of the event. If not, please indicate Name, Address and Phone Number of responsible individual. Mark Bassett 1475 Loffler Court Chippewa Falls, WI 54729 (715-577-0070)	Name, Address and Phone Number of the headquarters of the organization and responsible head of such organization: Happy Tails Dog Park, Inc. 841 Chippewa Crossing Blvd Chippewa Falls, WI 54729 (715-828-1791)
---	--

Name of the event: HTDP Dog Swim @ Bernard F. Willi Pool	Estimated number of persons participating: 150 people per day
---	--

Date and start and end times requested for street use:
August 23rd from 3:00 pm to 7:00 pm (RAIN DATE: August 24th from 3:00 pm to 7:00 pm)

Accurate description of the portion of the street or streets being requested for use (attach maps if necessary):
Streets adjacent to the Bernard F. Willi Pool (ONLY) (No street closures or traffic control will be necessary)

Use, described in detail, for which the street use permit is requested:
Annual Fund Raising Event, where dog owners pay a \$5.00/dog fee to allow their dogs to swim in the pool.

City services requested for the event (e.g., Street Department or Police Department staff time)
Life Guard(s)

The applicant agrees to indemnify, defend, and hold the City and its employees and agents harmless against all claims, liability, loss, damage or expense incurred by the City or account of any injury to, or death of, any persons or any damage to property caused by or resulting from the activities for which the permit is granted. This Street Use Permit for the event may be terminated by the Chippewa Falls Police Department if the health, safety, and welfare of the public appears to be endangered by the activities or if the event is in violation of any of the conditions of the permit or regulations adopted by the Common Council. **Applicant understands they shall be present when the Board of Public Works or City Council considers the request for Street Use Permit. Failure to appear may be grounds for denial of the requested permit.**

<u>Mark Bassett</u> Signature of Applicant	<u>July 13, 2023</u> Date
---	------------------------------

OFFICE USE ONLY

Estimated cost of City services requested (to be completed by Police Chief and Director of Public Works):
7/17/23 - NOTHING FROM CPD. #102
7/19/23 - NOTHING FROM PUBLIC WORKS LMM

Requirements of Applicant:

Approved by: <u>[Signature]</u> Signature of Chief of Police	<u>[Signature]</u> Signature of Director of Public Works
--	---

Recommendation of Board of Public Works (if required): Approved Denied

Decision of City Council (required): Approved Denied

**Announcing
the 15th**

**ANNUAL
DOG SWIM**

CHIPPEWA FALLS HAPPY TAILS DOG PARK

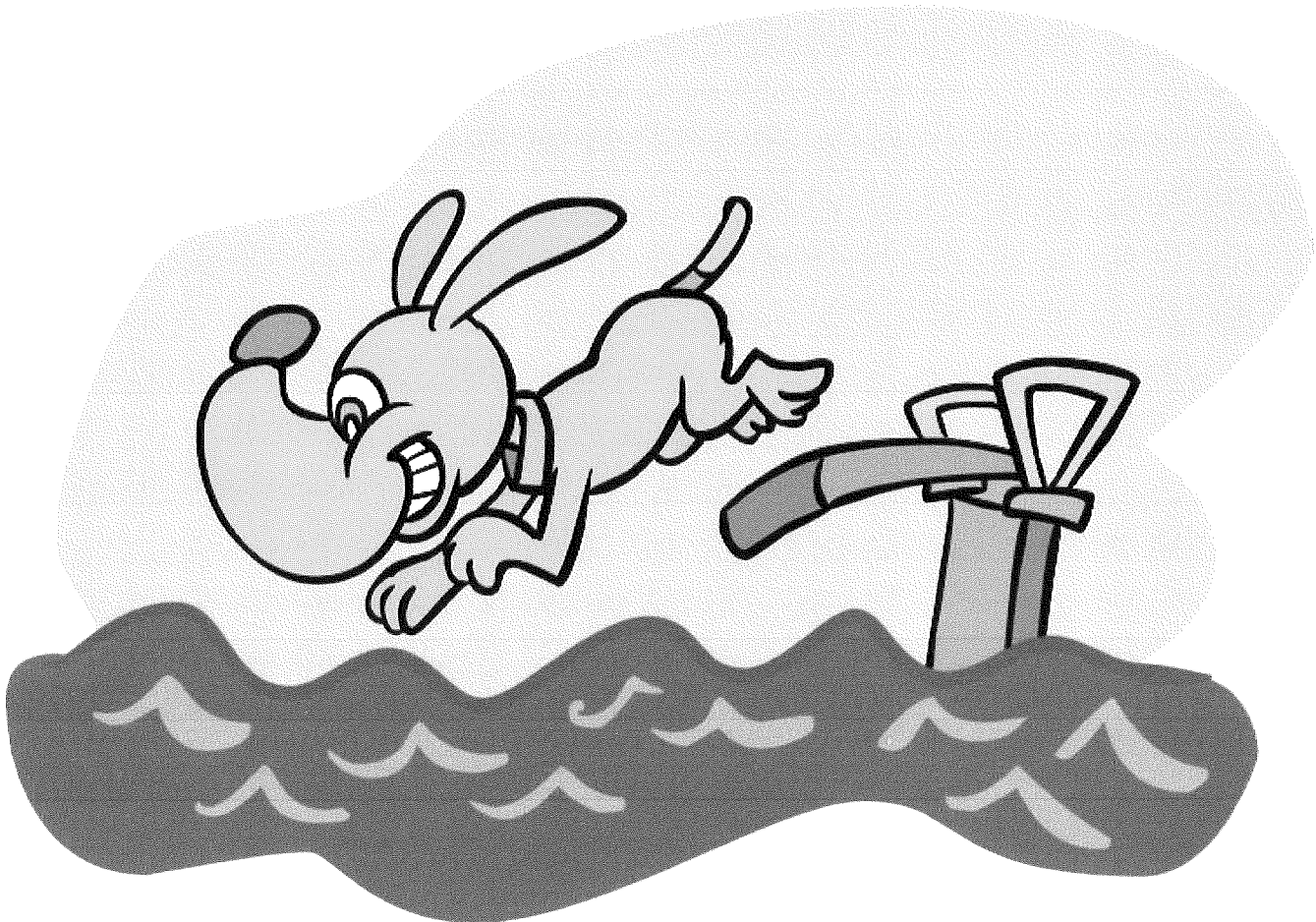
**When: Wednesday ~ August 23, 2023
4:00 to 7:00 PM**

Rain Date: August 24, 2023 4:00-7:00 PM

**Where: The Bernard F Willi Community Pool
(across from Irvine Park)**

COST: \$5.00 PER DOG Per Day

PROOF OF CURRENT RABIES VACCINATION REQUIRED!





CITY OF CHIPPEWA FALLS STREET USE PERMIT APPLICATION

Applicant Name and Address: Chippewa Falls Music Association/Chippewa Falls Senior High School	Applicant Phone Number: 715-726-2406
---	---

<input type="checkbox"/> Please check here if the applicant is the individual in charge of the event. If not, please indicate Name, Address and Phone Number of responsible individual. Mr. Michael Renneke, music director Mr. Matt Kelm, parking coordinator	Name, Address and Phone Number of the headquarters of the organization and responsible head of such organization: Chippewa Falls Senior High School 735 Terrill Street Chippewa Falls, WI 54729
--	--

Name of the event: Music Along the Chippewa	Estimated number of persons participating: 2000
--	--

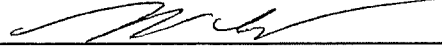
Date and start and end times requested for street use:
September 30, 2023. Noon to 11 pm

Accurate description of the portion of the street or streets being requested for use (attach maps if necessary):
Terrill Street (from Coleman to Miles) Miles St (from Terrill to Wheaton) and Coleman St (from Terrill to Wheaton)

Use, described in detail, for which the street use permit is requested:
Barricades and cones used to route buse and traffic, one lane only. Thru-traffic as normal

City services requested for the event (e.g., Street Department or Police Department staff time)
Barricades and cones to supplement the school district's supply

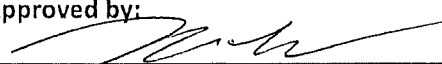
The applicant agrees to indemnify, defend, and hold the City and its employees and agents harmless against all claims, liability, loss, damage or expense incurred by the City or account of any injury to, or death of, any persons or any damage to property caused by or resulting from the activities for which the permit is granted. This Street Use Permit for the event may be terminated by the Chippewa Falls Police Department if the health, safety, and welfare of the public appears to be endangered by the activities or if the event is in violation of any of the conditions of the permit or regulations adopted by the Common Council. Applicant understands they shall be present when the Board of Public Works or City Council considers the request for Street Use Permit. Failure to appear may be grounds for denial of the requested permit.

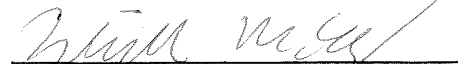
 _____ Date 07/26/2023

OFFICE USE ONLY

Estimated cost of City services requested (to be completed by Police Chief and Director of Public Works):
MUSIC ASSOCIATION TO SET UP TRAFFIC CONTROL. BARRICADES + CONES CAN BE CHECKED OUT THE WEEK OF 9/25 + RETURNED WEEK OF 10/2/23.
None from PD

Requirements of Applicant:

Approved by:  _____ Signature of Chief of Police

 7/27/23 Signature of Director of Public Works

Recommendation of Board of Public Works (if required): Approved Denied

Decision of City Council (required): Approved Denied

**AN ORDINANCE AMENDING THE OFFICIAL MAP OF THE CITY OF
CHIPPEWA FALLS, WISCONSIN BY REMOVING A CORRIDOR OF
CHIPPEWA MALL DRIVE BETWEEN VACATED WOODHILL AVENUE AND
THE CHIPPEWA CROSSING BOULEVARD ROUNDABOUT**

THE COMMON COUNCIL OF THE CITY OF CHIPPEWA FALLS, WISCONSIN, DO ORDAIN,
AS FOLLOWS:

1. That, pursuant to Chapter 62.23(6) Wisconsin Statutes, action from the City of Chippewa Falls Plan Commission was requested. At its regular meeting on June 12, 2023 the Chippewa Falls Plan Commission recommended removing a corridor of Chippewa Mall Drive between vacated Woodhill Avenue and the Chippewa Crossing Boulevard roundabout.
2. That, pursuant to Chapter 62.23(6) Wisconsin Statutes, the ordinance establishing the Official Map of The City of Chippewa Falls on December 20, 1966 be and is hereby amended by removing a corridor of Chippewa Mall Drive between vacated Woodhill Avenue and the Chippewa Crossing Boulevard roundabout.
3. That Ordinance No. 2023-16 hereby repeals any and all previous ordinances in conflict with said Ordinance No. 2023-16 .
4. That this Ordinance take effect from and after its passage and publication.
5. That the City Clerk record a certified copy of this Ordinance with the Chippewa County Register of Deeds as required in chapter 8.14(4) of the Code of Ordinances of the City of Chippewa Falls, Wisconsin.

Dated this 1st Day of August, 2023.

FIRST READING: July 18, 2023


SECOND READING: August 1, 2023

PUBLIC HEARING: August 1, 2023

APPROVED: _____
Gregory Hoffman, MAYOR

ATTEST: _____
Bridget Givens, CITY CLERK

PUBLISHED: _____



John Monarski, Council President

RECORDED WITH THE CHIPPEWA COUNTY REGISTER OF DEEDS: _____ / ____ / 2023

AN ORDINANCE AMENDING THE OFFICIAL MAP OF THE CITY OF CHIPPEWA FALLS, WISCONSIN BY ADDING A CHIPPEWA CROSSING BOULEVARD CORRIDOR BETWEEN STH #178 AND 160TH STREET

THE COMMON COUNCIL OF THE CITY OF CHIPPEWA FALLS, WISCONSIN, DO ORDAIN, AS FOLLOWS:

- 1. That, pursuant to Chapter 62.23(6) Wisconsin Statutes, action from the City of Chippewa Falls Plan Commission was requested. At its regular meeting on June 12, 2023 the Chippewa Falls Plan Commission recommended adding a Chippewa Crossing Boulevard corridor between STH #178 and 160th Street.
- 2. That, pursuant to Chapter 62.23(6) Wisconsin Statutes, the ordinance establishing the Official Map of The City of Chippewa Falls on December 20, 1966 be and is hereby amended by adding a Chippewa Crossing Boulevard corridor between STH #178 and 160th Street.
- 3. That Ordinance No. 2023-17 hereby repeals any and all previous ordinances in conflict with said Ordinance No. 2023-17 .
- 4. That this Ordinance take effect from and after its passage and publication.
- 5. That the City Clerk record a certified copy of this Ordinance with the Chippewa County Register of Deeds as required in chapter 8.14(4) of the Code of Ordinances of the City of Chippewa Falls, Wisconsin.

Dated this 1st Day of August, 2023.

FIRST READING: July 18, 2023


SECOND READING: August 1, 2023

PUBLIC HEARING: August 1, 2023

APPROVED: _____
Gregory Hoffman, MAYOR

ATTEST: _____
Bridget Givens, CITY CLERK

PUBLISHED: _____



John Monarski, Council President

RECORDED WITH THE CHIPPEWA COUNTY REGISTER OF DEEDS: _____ / ____ /2023

AN ORDINANCE AMENDING THE TWO-HOUR
PARKING LIMITATION ON EAST SPRUCE STREET
UNDER § 7.09(2)(b)17. OF THE CITY CODE

THE COMMON COUNCIL OF THE CITY OF CHIPPEWA FALLS, WISCONSIN, DO ORDAIN
AS FOLLOWS:

1. That § 7.09(2)(b)17. of the Chippewa Falls Municipal Code which presently provides as follows:

7.09 PARKING RESTRICTIONS.

...

(2) LIMITED PARKING.

...

- (b) Two Hour. No operator of a vehicle shall park such vehicle in the following places for longer than 2 consecutive hours between 9 a.m. and 5 p.m. each day of the week, except Sundays and legal holidays.

...

17. E. Spruce Street, both sides, between Bridge Street and High Street, except the north side of Spruce Street from 175 feet west of the west right-of-way line of High Street to a point 330 feet west of the west right-of-way line of High Street which is no parking except for designated law enforcement and emergency vehicles.

be amended to provide as follows:

7.09 PARKING RESTRICTIONS.

...

(2) LIMITED PARKING.

...


- (b) Two Hour. No operator of a vehicle shall park such vehicle in the following places for longer than 2 consecutive hours between 9 a.m. and 5 p.m. each day of the week, except Sundays and legal holidays.

...

17. E. Spruce Street, both sides, between Bridge Street and High Street, except the north side of Spruce Street from 135 feet west of the west right-of-way line of High Street to a point 330 feet west of the west right-of-way line of High Street which is no parking except for designated law enforcement and emergency vehicles.

DATED this 18th day of July, 2023.

COUNCIL PRESIDENT:



John Monarski

FIRST READING: July 18, 2023

SECOND READING: August 1, 2023

APPROVED: _____

Gregory S. Hoffman, Mayor

ATTEST: _____

Bridget Givens, City Clerk

AN ORDINANCE AMENDING THE NO
PARKING PROVISION ON HIGH STREET
UNDER § 7.09(1)(b) OF THE CITY CODE

THE COMMON COUNCIL OF THE CITY OF CHIPPEWA FALLS, WISCONSIN, DO ORDAIN
AS FOLLOWS:

1. That § 7.09(1)(b) of the Chippewa Falls Municipal Code which presently provides as follows:

7.09 PARKING RESTRICTIONS.

(1) NO PARKING.

...

(b) No operator of a vehicle shall park such vehicle in any of the following places in the City:

...

High Street, both sides, from Allen St. to E. Spring St.

be amended to provide as follows:

7.09 PARKING RESTRICTIONS.

(1) NO PARKING.

...

(b) No operator of a vehicle shall park such vehicle in any of the following places in the City:

...

High Street, on the High Street Hill where High Street abuts the North line of Allen Street.

DATED this 15th day of August, 2023.

COUNCIL PRESIDENT: _____
John Monarski

FIRST READING: August 1, 2023
SECOND READING: August 15, 2023

APPROVED: _____
Gregory S. Hoffman, Mayor

ATTEST: _____
Bridget Givens, City Clerk

RESOLUTION NO. 2023-36

RESOLUTION AWARDING THE SALE OF \$3,765,000
GENERAL OBLIGATION CORPORATE PURPOSE BONDS,
SERIES 2023C

WHEREAS, on June 20, 2023, the Common Council of the City of Chippewa Falls, Chippewa County, Wisconsin (the "City") adopted, by at least a 3/4 vote, initial resolutions authorizing the issuance of general obligation bonds in the following not to exceed amounts and for the following public purposes: \$1,185,000 for street improvement projects and \$505,000 for sewerage projects, consisting of storm sewer projects (collectively, the above-referenced initial resolutions are referred to herein as the "Project Initial Resolutions");

WHEREAS, on June 20, 2023 the Common Council of the City also adopted an initial resolution authorizing the issuance of general obligation refunding bonds (the "Refunding Initial Resolution");

WHEREAS, the obligation to be refunded is the Taxable General Obligation Promissory Note, Series 2023A, dated on or around July 27, 2023 (the "Refunded Obligations") (hereinafter the refinancing of the Refunded Obligations shall be referred to as the "Refunding");

WHEREAS, pursuant to the provisions of Section 67.05, Wisconsin Statutes, within 15 days following the adoption of the Project Initial Resolutions, the City Clerk caused a notice to electors to be published in the Chippewa Herald, stating the purpose and maximum principal amount of the bond issues authorized by the Project Initial Resolutions and describing the opportunity and procedure for submitting a petition requesting a referendum on the bond issues, authorized by the Project Initial Resolutions;

WHEREAS, no petition for referendum was filed with the City Clerk, and the time to file such a petition has expired;

WHEREAS, on June 20, 2023, the Common Council of the City also adopted a resolution (the "Set Sale Resolution"), providing that the general obligation bond issues authorized by the Project Initial Resolutions and the Refunding Initial Resolution be combined, issued and sold as a single issue of bonds designated as "General Obligation Corporate Purpose Bonds" (the "Bonds") for the purpose of paying the cost of the Project and the Refunding;

WHEREAS, the Common Council hereby finds and determines that the projects described in the Project Initial Resolutions (the "Project") are within the City's power to undertake and therefore serve a "public purpose" as that term is defined in Section 67.04(1)(b), Wisconsin Statutes;

WHEREAS, the Common Council deems it to be necessary, desirable and in the best interest of the City to refund the Refunded Obligations for the purpose of providing permanent financing for the projects financed by the Refunded Obligations;

WHEREAS, the City is authorized by the provisions of Section 67.04, Wisconsin Statutes, to borrow money and issue general obligation bonds for such public purposes and to refinance its outstanding obligations;

WHEREAS, pursuant to the Set Sale Resolution, the City has directed Ehlers & Associates, Inc. ("Ehlers") to take the steps necessary to sell the Bonds to pay the cost of the Project and the Refunding;

WHEREAS, Ehlers, in consultation with the officials of the City, prepared a Notice of Sale (a copy of which is attached hereto as Exhibit A and incorporated herein by this reference) setting forth the details of and the bid requirements for the Bonds and indicating that the Bonds would be offered for public sale on August 1, 2023;

WHEREAS, the City Clerk (in consultation with Ehlers) caused a form of notice of the sale to be published and/or announced and caused the Notice of Sale to be distributed to potential bidders offering the Bonds for public sale on August 1, 2023;

WHEREAS, the City has duly received bids for the Bonds as described on the Bid Tabulation attached hereto as Exhibit B and incorporated herein by this reference (the "Bid Tabulation");

WHEREAS, it has been determined that the bid proposal (the "Proposal") submitted by the financial institution listed first on the Bid Tabulation fully complies with the bid requirements set forth in the Notice of Sale and is deemed to be the most advantageous to the City. Ehlers has recommended that the City accept the Proposal. A copy of said Proposal submitted by such institution (the "Purchaser") is attached hereto as Exhibit C and incorporated herein by this reference; and

WHEREAS, the Common Council now deems it necessary, desirable and in the best interest of the City that the Bonds be issued in the aggregate principal amount of \$ _____ for the following purposes and in the following amounts: \$ _____ for street improvement projects; \$ _____ for sewerage projects, consisting of storm sewer projects; and \$ _____ for the Refunding.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City that:

Section 1. Ratification of the Notice of Sale and Offering Materials. The Common Council hereby ratifies and approves the details of the Bonds set forth in Exhibit A attached hereto as and for the details of the Bonds. The Notice of Sale and any other offering materials prepared and circulated by Ehlers are hereby ratified and approved in all respects. All actions taken by officers of the City and Ehlers in connection with the preparation and distribution of the Notice of Sale, and any other offering materials are hereby ratified and approved in all respects.

Section 1A. Authorization and Award of the Bonds. For the purpose of paying the cost of the Project and the Refunding, there shall be borrowed pursuant to Section 67.04, Wisconsin Statutes, the principal sum of THREE MILLION SEVEN HUNDRED SIXTY-FIVE THOUSAND DOLLARS (\$3,765,000) from the Purchaser in accordance with the terms and

conditions of the Proposal. The Proposal of the Purchaser offering to purchase the Bonds for the sum set forth on the Proposal, plus accrued interest to the date of delivery, resulting in a true interest cost as set forth on the Proposal, is hereby accepted. The Mayor and City Clerk or other appropriate officers of the City are authorized and directed to execute an acceptance of the Proposal on behalf of the City. The good faith deposit of the Purchaser shall be applied in accordance with the Notice of Sale, and any good faith deposits submitted by unsuccessful bidders shall be promptly returned. The Bonds shall bear interest at the rates set forth on the Proposal.

Section 2. Terms of the Bonds. The Bonds shall be designated "General Obligation Corporate Purpose Bonds, Series 2023C"; shall be issued in the aggregate principal amount of \$3,765,000; shall be dated August 22, 2023; shall be in the denomination of \$5,000 or any integral multiple thereof; shall be numbered R-1 and upward; and shall bear interest at the rates per annum and mature on the dates and in the principal amounts as set forth on the Pricing Summary attached hereto as Exhibit D-1 and incorporated herein by this reference. Interest shall be payable semi-annually on June 1 and December 1 of each year commencing on June 1, 2024. Interest shall be computed upon the basis of a 360-day year of twelve 30-day months and will be rounded pursuant to the rules of the Municipal Securities Rulemaking Board. The schedule of principal and interest payments due on the Bonds is set forth on the Debt Service Schedule attached hereto as Exhibit D-2 and incorporated herein by this reference (the "Schedule").

Section 3. Redemption Provisions. The Bonds maturing on December 1, 2033 and thereafter shall be subject to redemption prior to maturity, at the option of the City, on December 1, 2032 or on any date thereafter. Said Bonds shall be redeemable as a whole or in part, and if in part, from maturities selected by the City, and within each maturity by lot, at the principal amount thereof, plus accrued interest to the date of redemption.

[The Proposal specifies that [some of] the Bonds shall be subject to mandatory redemption. The terms of such mandatory redemption are set forth on an attachment hereto as Exhibit MRP and incorporated herein by this reference. Upon the optional redemption of any of the Bonds subject to mandatory redemption, the principal amount of such Bonds so redeemed shall be credited against the mandatory redemption payments established in Exhibit MRP for such Bonds in such manner as the City shall direct.]

Section 4. Form of the Bonds. The Bonds shall be issued in registered form and shall be executed and delivered in substantially the form attached hereto as Exhibit E and incorporated herein by this reference.

Section 5. Tax Provisions.

(A) Direct Annual Irrepealable Tax Levy. For the purpose of paying the principal of and interest on the Bonds as the same becomes due, the full faith, credit and resources of the City are hereby irrevocably pledged, and there is hereby levied upon all of the taxable property of the City a direct annual irrepealable tax in the years 2023 through 2042 for the payments due in the years 2024 through 2043 in the amounts set forth on the Schedule.

(B) Tax Collection. So long as any part of the principal of or interest on the Bonds remains unpaid, the City shall be and continue without power to repeal such levy or obstruct the collection of said tax until all such payments have been made or provided for. After the issuance of the Bonds, said tax shall be, from year to year, carried onto the tax roll of the City and collected in addition to all other taxes and in the same manner and at the same time as other taxes of the City for said years are collected, except that the amount of tax carried onto the tax roll may be reduced in any year by the amount of any surplus money in the Debt Service Fund Account created below.

(C) Additional Funds. If at any time there shall be on hand insufficient funds from the aforesaid tax levy to meet principal and/or interest payments on said Bonds when due, the requisite amounts shall be paid from other funds of the City then available, which sums shall be replaced upon the collection of the taxes herein levied.

Section 6. Segregated Debt Service Fund Account.

(A) Creation and Deposits. There shall be and there hereby is established in the treasury of the City, if one has not already been created, a debt service fund, separate and distinct from every other fund, which shall be maintained in accordance with generally accepted accounting principles. Debt service or sinking funds established for obligations previously issued by the City may be considered as separate and distinct accounts within the debt service fund.

Within the debt service fund, there hereby is established a separate and distinct account designated as the "Debt Service Fund Account for General Obligation Corporate Purpose Bonds, Series 2023C, dated August 22, 2023" (the "Debt Service Fund Account") and such account shall be maintained until the indebtedness evidenced by the Bonds is fully paid or otherwise extinguished. There shall be deposited into the Debt Service Fund Account (i) all accrued interest received by the City at the time of delivery of and payment for the Bonds; (ii) any premium not used for the Refunding which may be received by the City above the par value of the Bonds and accrued interest thereon; (iii) all money raised by the taxes herein levied and any amounts appropriated for the specific purpose of meeting principal of and interest on the Bonds when due; (iv) such other sums as may be necessary at any time to pay principal of and interest on the Bonds when due; (v) surplus monies in the Borrowed Money Fund as specified below; and (vi) such further deposits as may be required by Section 67.11, Wisconsin Statutes.

(B) Use and Investment. No money shall be withdrawn from the Debt Service Fund Account and appropriated for any purpose other than the payment of principal of and interest on the Bonds until all such principal and interest has been paid in full and the Bonds canceled; provided (i) the funds to provide for each payment of principal of and interest on the Bonds prior to the scheduled receipt of taxes from the next succeeding tax collection may be invested in direct obligations of the United States of America maturing in time to make such payments when they are due or in other investments permitted by law; and (ii) any funds over and above the amount of such principal and interest payments on the Bonds may be used to reduce the next succeeding tax levy, or may, at the option of the City, be invested by purchasing the Bonds as permitted by and subject to Section 67.11(2)(a), Wisconsin Statutes, or in permitted municipal investments under the pertinent provisions of the Wisconsin Statutes ("Permitted

Investments"), which investments shall continue to be a part of the Debt Service Fund Account. Any investment of the Debt Service Fund Account shall at all times conform with the provisions of the Internal Revenue Code of 1986, as amended (the "Code") and any applicable Treasury Regulations (the "Regulations").

(C) Remaining Monies. When all of the Bonds have been paid in full and canceled, and all Permitted Investments disposed of, any money remaining in the Debt Service Fund Account shall be transferred and deposited in the general fund of the City, unless the Common Council directs otherwise.

Section 7. Proceeds of the Bonds; Segregated Borrowed Money Fund. The proceeds of the Bonds (the "Bond Proceeds") (other than any premium not used for the Refunding and accrued interest which must be paid at the time of the delivery of the Bonds into the Debt Service Fund Account created above) shall be deposited into a special fund (the "Borrowed Money Fund") separate and distinct from all other funds of the City and disbursed solely for the purpose or purposes for which borrowed. Monies in the Borrowed Money Fund may be temporarily invested in Permitted Investments. Any monies, including any income from Permitted Investments, remaining in the Borrowed Money Fund after the purpose or purposes for which the Bonds have been issued have been accomplished, and, at any time, any monies as are not needed and which obviously thereafter cannot be needed for such purpose(s) shall be deposited in the Debt Service Fund Account.

Section 8. No Arbitrage. All investments made pursuant to this Resolution shall be Permitted Investments, but no such investment shall be made in such a manner as would cause the Bonds to be "arbitrage bonds" within the meaning of Section 148 of the Code or the Regulations and an officer of the City, charged with the responsibility for issuing the Bonds, shall certify as to facts, estimates, circumstances and reasonable expectations in existence on the date of delivery of the Bonds to the Purchaser which will permit the conclusion that the Bonds are not "arbitrage bonds," within the meaning of the Code or Regulations.

Section 9. Compliance with Federal Tax Laws. (a) The City represents and covenants that the projects financed by the Bonds and by the Refunded Obligations and the ownership, management and use of the projects will not cause the Bonds or the Refunded Obligations to be "private activity bonds" within the meaning of Section 141 of the Code. The City further covenants that it shall comply with the provisions of the Code to the extent necessary to maintain the tax-exempt status of the interest on the Bonds including, if applicable, the rebate requirements of Section 148(f) of the Code. The City further covenants that it will not take any action, omit to take any action or permit the taking or omission of any action within its control (including, without limitation, making or permitting any use of the proceeds of the Bonds) if taking, permitting or omitting to take such action would cause any of the Bonds to be an arbitrage bond or a private activity bond within the meaning of the Code or would otherwise cause interest on the Bonds to be included in the gross income of the recipients thereof for federal income tax purposes. The City Clerk or other officer of the City charged with the responsibility of issuing the Bonds shall provide an appropriate certificate of the City certifying that the City can and covenanting that it will comply with the provisions of the Code and Regulations.

(b) The City also covenants to use its best efforts to meet the requirements and restrictions of any different or additional federal legislation which may be made applicable to the Bonds provided that in meeting such requirements the City will do so only to the extent consistent with the proceedings authorizing the Bonds and the laws of the State of Wisconsin and to the extent that there is a reasonable period of time in which to comply.

Section 10. Designation as Qualified Tax-Exempt Obligations. The Bonds are hereby designated as "qualified tax-exempt obligations" for purposes of Section 265 of the Code, relating to the ability of financial institutions to deduct from income for federal income tax purposes, interest expense that is allocable to carrying and acquiring tax-exempt obligations.

Section 11. Execution of the Bonds; Closing; Professional Services. The Bonds shall be issued in printed form, executed on behalf of the City by the manual or facsimile signatures of the Mayor and City Clerk, authenticated, if required, by the Fiscal Agent (defined below), sealed with its official or corporate seal, if any, or a facsimile thereof, and delivered to the Purchaser upon payment to the City of the purchase price thereof, plus accrued interest to the date of delivery (the "Closing"). The facsimile signature of either of the officers executing the Bonds may be imprinted on the Bonds in lieu of the manual signature of the officer but, unless the City has contracted with a fiscal agent to authenticate the Bonds, at least one of the signatures appearing on each Bond shall be a manual signature. In the event that either of the officers whose signatures appear on the Bonds shall cease to be such officers before the Closing, such signatures shall, nevertheless, be valid and sufficient for all purposes to the same extent as if they had remained in office until the Closing. The aforesaid officers are hereby authorized and directed to do all acts and execute and deliver the Bonds and all such documents, certificates and acknowledgements as may be necessary and convenient to effectuate the Closing. The City hereby authorizes the officers and agents of the City to enter into, on its behalf, agreements and contracts in conjunction with the Bonds, including but not limited to agreements and contracts for legal, trust, fiscal agency, disclosure and continuing disclosure, and rebate calculation services. Any such contract heretofore entered into in conjunction with the issuance of the Bonds is hereby ratified and approved in all respects.

Section 12. Payment of the Bonds; Fiscal Agent. The principal of and interest on the Bonds shall be paid by Bond Trust Services Corporation, Roseville, Minnesota, which is hereby appointed as the City's registrar and fiscal agent pursuant to the provisions of Section 67.10(2), Wisconsin Statutes (the "Fiscal Agent"). The City hereby authorizes the Mayor and City Clerk or other appropriate officers of the City to enter into a Fiscal Agency Agreement between the City and the Fiscal Agent. Such contract may provide, among other things, for the performance by the Fiscal Agent of the functions listed in Wis. Stats. Sec. 67.10(2)(a) to (j), where applicable, with respect to the Bonds.

Section 13. Persons Treated as Owners; Transfer of Bonds. The City shall cause books for the registration and for the transfer of the Bonds to be kept by the Fiscal Agent. The person in whose name any Bond shall be registered shall be deemed and regarded as the absolute owner thereof for all purposes and payment of either principal or interest on any Bond shall be made only to the registered owner thereof. All such payments shall be valid and effectual to satisfy and discharge the liability upon such Bond to the extent of the sum or sums so paid.

Any Bond may be transferred by the registered owner thereof by surrender of the Bond at the office of the Fiscal Agent, duly endorsed for the transfer or accompanied by an assignment duly executed by the registered owner or his attorney duly authorized in writing. Upon such transfer, the Mayor and City Clerk shall execute and deliver in the name of the transferee or transferees a new Bond or Bonds of a like aggregate principal amount, series and maturity and the Fiscal Agent shall record the name of each transferee in the registration book. No registration shall be made to bearer. The Fiscal Agent shall cancel any Bond surrendered for transfer.

The City shall cooperate in any such transfer, and the Mayor and City Clerk are authorized to execute any new Bond or Bonds necessary to effect any such transfer.

Section 14. Record Date. The 15th day of the calendar month next preceding each interest payment date shall be the record date for the Bonds (the "Record Date"). Payment of interest on the Bonds on any interest payment date shall be made to the registered owners of the Bonds as they appear on the registration book of the City at the close of business on the Record Date.

Section 15. Utilization of The Depository Trust Company Book-Entry-Only System. In order to make the Bonds eligible for the services provided by The Depository Trust Company, New York, New York ("DTC"), the City agrees to the applicable provisions set forth in the Blanket Issuer Letter of Representations, which the City Clerk or other authorized representative of the City is authorized and directed to execute and deliver to DTC on behalf of the City to the extent an effective Blanket Issuer Letter of Representations is not presently on file in the City Clerk's office.

Section 16. Payment of Issuance Expenses. The City authorizes the Purchaser to forward the amount of the proceeds of the Bonds allocable to the payment of issuance expenses to a financial institution selected by Ehlers at Closing for further distribution as directed by Ehlers.

Section 17. Official Statement. The Common Council hereby approves the Preliminary Official Statement with respect to the Bonds and deems the Preliminary Official Statement as "final" as of its date for purposes of SEC Rule 15c2-12 promulgated by the Securities and Exchange Commission pursuant to the Securities and Exchange Act of 1934 (the "Rule"). All actions taken by officers of the City in connection with the preparation of such Preliminary Official Statement and any addenda to it or final Official Statement are hereby ratified and approved. In connection with the Closing, the appropriate City official shall certify the Preliminary Official Statement and any addenda or final Official Statement. The City Clerk shall cause copies of the Preliminary Official Statement and any addenda or final Official Statement to be distributed to the Purchaser.

Section 18. Undertaking to Provide Continuing Disclosure. The City hereby covenants and agrees, for the benefit of the owners of the Bonds, to enter into a written undertaking (the "Undertaking") if required by the Rule to provide continuing disclosure of certain financial information and operating data and timely notices of the occurrence of certain events in accordance with the Rule. The Undertaking shall be enforceable by the owners of the Bonds or

by the Purchaser on behalf of such owners (provided that the rights of the owners and the Purchaser to enforce the Undertaking shall be limited to a right to obtain specific performance of the obligations thereunder and any failure by the City to comply with the provisions of the Undertaking shall not be an event of default with respect to the Bonds).

To the extent required under the Rule, the Mayor and City Clerk, or other officer of the City charged with the responsibility for issuing the Bonds, shall provide a Continuing Disclosure Certificate for inclusion in the transcript of proceedings, setting forth the details and terms of the City's Undertaking.

Section 19. Redemption of the Refunded Obligations. The Refunded Obligations are hereby called for prior payment and redemption on August 23, 2023, or as soon as administratively possible thereafter, at a price of par plus accrued interest to the date of redemption.

The City hereby directs the City Clerk to take all actions necessary for the redemption of the Refunded Obligations on their redemption date. Any and all actions heretofore taken by the officers and agents of the City to effectuate such redemption are hereby ratified and approved.

Section 20. Record Book. The City Clerk shall provide and keep the transcript of proceedings as a separate record book (the "Record Book") and shall record a full and correct statement of every step or proceeding had or taken in the course of authorizing and issuing the Bonds in the Record Book.

Section 21. Bond Insurance. If the Purchaser determines to obtain municipal bond insurance with respect to the Bonds, the officers of the City are authorized to take all actions necessary to obtain such municipal bond insurance. The Mayor and City Clerk are authorized to agree to such additional provisions as the bond insurer may reasonably request and which are acceptable to the Mayor and City Clerk including provisions regarding restrictions on investment of Bond proceeds, the payment procedure under the municipal bond insurance policy, the rights of the bond insurer in the event of default and payment of the Bonds by the bond insurer and notices to be given to the bond insurer. In addition, any reference required by the bond insurer to the municipal bond insurance policy shall be made in the form of Bond provided herein.

Section 22. Conflicting Resolutions; Severability; Effective Date. All prior resolutions, rules or other actions of the Common Council or any parts thereof in conflict with the provisions hereof shall be, and the same are, hereby rescinded insofar as the same may so conflict. In the event that any one or more provisions hereof shall for any reason be held to be illegal or invalid, such illegality or invalidity shall not affect any other provisions hereof. The foregoing shall take effect immediately upon adoption and approval in the manner provided by law.

Adopted, approved and recorded August 1, 2023.

Gregory S. Hoffman
Mayor

ATTEST:

Bridget Givens
City Clerk

(SEAL)

EXHIBIT A

Notice of Sale

To be provided by Ehlers & Associates, Inc. and incorporated into the Resolution.

(See Attached)

DRAFT

EXHIBIT B

Bid Tabulation

To be provided by Ehlers & Associates, Inc. and incorporated into the Resolution.

(See Attached)

DRAFT

EXHIBIT C

Winning Bid

To be provided by Ehlers & Associates, Inc. and incorporated into the Resolution.

(See Attached)

DRAFT

EXHIBIT D-1

Pricing Summary

To be provided by Ehlers & Associates, Inc. and incorporated into the Resolution.

(See Attached)

DRAFT

EXHIBIT D-2

Debt Service Schedule and Irrepealable Tax Levies

To be provided by Ehlers & Associates, Inc. and incorporated into the Resolution.

(See Attached)

DRAFT

[EXHIBIT MRP

Mandatory Redemption Provision

The Bonds due on _____ 1, _____, _____ and _____ (the "Term Bonds") are subject to mandatory redemption prior to maturity by lot (as selected by the Depository) at a redemption price equal to One Hundred Percent (100%) of the principal amount to be redeemed plus accrued interest to the date of redemption, from debt service fund deposits which are required to be made in amounts sufficient to redeem on _____ 1 of each year the respective amount of Term Bonds specified below:

For the Term Bonds Maturing on _____ 1, _____

<u>Redemption Date</u>	<u>Amount</u>
_____	\$ _____
_____	_____ (maturity)

For the Term Bonds Maturing on _____ 1, _____

<u>Redemption Date</u>	<u>Amount</u>
_____	\$ _____
_____	_____ (maturity)

For the Term Bonds Maturing on _____ 1, _____

<u>Redemption Date</u>	<u>Amount</u>
_____	\$ _____
_____	_____ (maturity)

For the Term Bonds Maturing on _____ 1, _____

<u>Redemption Date</u>	<u>Amount</u>
_____	\$ _____
_____	_____ (maturity)]

EXHIBIT E
(Form of Bond)

REGISTERED UNITED STATES OF AMERICA DOLLARS
STATE OF WISCONSIN
CHIPPEWA COUNTY
NO. R- _____ CITY OF CHIPPEWA FALLS \$ _____
GENERAL OBLIGATION CORPORATE PURPOSE BOND, SERIES 2023C

MATURITY DATE: ORIGINAL DATE OF ISSUE: INTEREST RATE: CUSIP:
_____ August 22, 2023 _____ % _____

DEPOSITORY OR ITS NOMINEE NAME: CEDE & CO.

PRINCIPAL AMOUNT: _____ THOUSAND DOLLARS
(\$ _____)

FOR VALUE RECEIVED, the City of Chippewa Falls, Chippewa County, Wisconsin (the "City"), hereby acknowledges itself to owe and promises to pay to the Depository or its Nominee Name (the "Depository") identified above (or to registered assigns), on the maturity date identified above, the principal amount identified above, and to pay interest thereon at the rate of interest per annum identified above, all subject to the provisions set forth herein regarding redemption prior to maturity. Interest shall be payable semi-annually on June 1 and December 1 of each year commencing on June 1, 2024 until the aforesaid principal amount is paid in full. Both the principal of and interest on this Bond are payable to the registered owner in lawful money of the United States. Interest payable on any interest payment date shall be paid by wire transfer to the Depository in whose name this Bond is registered on the Bond Register maintained by Bond Trust Services Corporation, Roseville, Minnesota (the "Fiscal Agent") or any successor thereto at the close of business on the 15th day of the calendar month next preceding each interest payment date (the "Record Date"). This Bond is payable as to principal upon presentation and surrender hereof at the office of the Fiscal Agent.

For the prompt payment of this Bond together with interest hereon as aforesaid and for the levy of taxes sufficient for that purpose, the full faith, credit and resources of the City are hereby irrevocably pledged.

This Bond is one of an issue of Bonds aggregating the principal amount of \$ _____, all of which are of like tenor, except as to denomination, interest rate, maturity date and redemption provision, issued by the City pursuant to the provisions of Section 67.04, Wisconsin Statutes, for the following public purposes in the following amounts: street improvement projects (\$ _____); sewerage projects, consisting of storm sewer projects (\$ _____); and refunding obligations of the City (\$ _____), as authorized by resolutions adopted on June 20, 2023 and August 1, 2023. Said resolutions are recorded in the official minutes of the Common Council for said dates.

The Bonds maturing on December 1, 2033 and thereafter are subject to redemption prior to maturity, at the option of the City, on December 1, 2032 or on any date thereafter. Said Bonds are redeemable as a whole or in part, and if in part, from maturities selected by the City, and within each maturity by lot (as selected by the Depository), at the principal amount thereof, plus accrued interest to the date of redemption.

[The Bonds maturing in the years _____ are subject to mandatory redemption by lot as provided in the resolutions referred to above, at the redemption price of par plus accrued interest to the date of redemption and without premium.]

In the event the Bonds are redeemed prior to maturity, as long as the Bonds are in book-entry-only form, official notice of the redemption will be given by mailing a notice by registered or certified mail, overnight express delivery, facsimile transmission, electronic transmission or in any other manner required by the Depository, to the Depository not less than thirty (30) days nor more than sixty (60) days prior to the redemption date. If less than all of the Bonds of a maturity are to be called for redemption, the Bonds of such maturity to be redeemed will be selected by lot. Such notice will include but not be limited to the following: the designation, date and maturities of the Bonds called for redemption, CUSIP numbers, and the date of redemption. Any notice provided as described herein shall be conclusively presumed to have been duly given, whether or not the registered owner receives the notice. The Bonds shall cease to bear interest on the specified redemption date provided that federal or other immediately available funds sufficient for such redemption are on deposit at the office of the Depository at that time. Upon such deposit of funds for redemption the Bonds shall no longer be deemed to be outstanding.

It is hereby certified and recited that all conditions, things and acts required by law to exist or to be done prior to and in connection with the issuance of this Bond have been done, have existed and have been performed in due form and time; that the aggregate indebtedness of the City, including this Bond and others issued simultaneously herewith, does not exceed any limitation imposed by law or the Constitution of the State of Wisconsin; and that a direct annual irrevocable tax has been levied sufficient to pay this Bond, together with the interest thereon, when and as payable.

This Bond has been designated by the Common Council as a "qualified tax-exempt obligation" pursuant to the provisions of Section 265(b)(3) of the Internal Revenue Code of 1986, as amended.

This Bond is transferable only upon the books of the City kept for that purpose at the office of the Fiscal Agent, only in the event that the Depository does not continue to act as depository for the Bonds, and the City appoints another depository, upon surrender of the Bond to the Fiscal Agent, by the registered owner in person or his duly authorized attorney, together with a written instrument of transfer (which may be endorsed hereon) satisfactory to the Fiscal Agent duly executed by the registered owner or his duly authorized attorney. Thereupon a new fully registered Bond in the same aggregate principal amount shall be issued to the new depository in exchange therefor and upon the payment of a charge sufficient to reimburse the City for any tax, fee or other governmental charge required to be paid with respect to such

registration. The Fiscal Agent shall not be obliged to make any transfer of the Bonds (i) after the Record Date, (ii) during the fifteen (15) calendar days preceding the date of any publication of notice of any proposed redemption of the Bonds, or (iii) with respect to any particular Bond, after such Bond has been called for redemption. The Fiscal Agent and City may treat and consider the Depository in whose name this Bond is registered as the absolute owner hereof for the purpose of receiving payment of, or on account of, the principal or redemption price hereof and interest due hereon and for all other purposes whatsoever. The Bonds are issuable solely as negotiable, fully-registered Bonds without coupons in the denomination of \$5,000 or any integral multiple thereof.

This Bond shall not be valid or obligatory for any purpose until the Certificate of Authentication hereon shall have been signed by the Fiscal Agent.

No delay or omission on the part of the owner hereof to exercise any right hereunder shall impair such right or be considered as a waiver thereof or as a waiver of or acquiescence in any default hereunder.

DRAFT

IN WITNESS WHEREOF, the City of Chippewa Falls, Chippewa County, Wisconsin, by its governing body, has caused this Bond to be executed for it and in its name by the manual or facsimile signatures of its duly qualified Mayor and City Clerk; and to be sealed with its official or corporate seal, if any, all as of the original date of issue specified above.

CITY OF CHIPPEWA FALLS
CHIPPEWA COUNTY, WISCONSIN

By: _____
Gregory S. Hoffman
Mayor

(SEAL)

By: _____
Bridget Givens
City Clerk

DRAFT

Date of Authentication: _____, _____

CERTIFICATE OF AUTHENTICATION

This Bond is one of the Bonds of the issue authorized by the within-mentioned resolutions of the City of Chippewa Falls, Chippewa County, Wisconsin.

BOND TRUST SERVICES
CORPORATION,
ROSEVILLE, MINNESOTA

By _____
Authorized Signatory

DRAFT

ASSIGNMENT

FOR VALUE RECEIVED, the undersigned sells, assigns and transfers unto

(Name and Address of Assignee)

(Social Security or other Identifying Number of Assignee)

the within Bond and all rights thereunder and hereby irrevocably constitutes and appoints _____, Legal Representative, to transfer said Bond on the books kept for registration thereof, with full power of substitution in the premises.

Dated: _____

Signature Guaranteed:

(e.g. Bank, Trust Company
or Securities Firm)

(Depository or Nominee Name)

NOTICE: This signature must correspond with the name of the Depository or Nominee Name as it appears upon the face of the within Bond in every particular, without alteration or enlargement or any change whatever.

(Authorized Officer)