

AMENDED AGENDA FOR REGULAR MEETING OF COMMON COUNCIL

To be held on Tuesday, April 7, 2015 at 6:30 P.M. in the City Hall
Council Chambers, 30 West Central Street, Chippewa Falls, WI

1. CLERK CALLS THE ROLL

2. APPROVAL OF MINUTES OF PREVIOUS MEETING

(a) Approve minutes of the Regular Council Meeting of March 17, 2015.

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.

(a) Rick Schunk, owner of Felbers & Friends, will appear to commend the Fire Department for their handling of a recent fire at his business.

4. PUBLIC HEARINGS

(a) Public Hearing regarding Special Assessments on Columbia Street (Mansir Street to Carson Street). (see Resolution #2015-15)

(b) Public Hearing regarding Special Assessments on Daisy Street (Prairie View Road to Grant Street). (see Resolution #2015-16)

(c) Public Hearing regarding Special Assessments on Governor Street (Columbia Street to Wheaton Street). (see Resolution #2015-17)

(d) Public Hearing regarding Special Assessments on Superior Street (Coleman Street to Cedar Street). (see Resolution #2015-18)

(e) Public Hearing regarding the proposed change of districts in the Zoning Ordinance for Parcel #1580, Lots 15 and 16, Flame Addition, City of Chippewa Falls, Located at 421 Frenette Drive changing from C-2 General Commercial District to R-3-4 Multi-Family 4-Plex Residential District. (see Ordinance #2015-11)

5. COMMUNICATIONS - None

6. REPORTS

(a) The Board of Public Works meeting of March 23, 2015 was cancelled due to a lack of agenda items.

7. APPLICATIONS

(a) Consider Operator (Bartender) Licenses as approved by the Police Department. (Complete list provided prior to Council meeting).

(b) Consider Application for Temporary Class "B" Beer / "Class B" Wine Retailer's License from the Chippewa Youth Hockey Association for Northwest Beer Fest to be held on April 25, 2015 at the Chippewa Ice Arena, 839 First Avenue.

(c) Consider Application for Class "E" Dance and Live Music License from the Chippewa Youth Hockey Association for the Chippewa Ice Arena, 839 First Avenue, on April 25, 2015.

(d) Consider Street Use Permit Application from Renee Wurzer of The Salvation Army for a Stamp Out Hunger event to be held on May 9, 2015 from 10:00 am - 5:00 pm utilizing the on-street parking adjoining the Salvation Army building.

(e) Consider Application for Temporary Class "B" Beer Retailer's License from Chippewa Falls Main Street for the Pure Water Days Duck Splash to be held on August 8, 2015 at Allen Park.

(f) Consider Sidewalk Use Permit from the Chippewa Falls Public Library to place a sign on the sidewalk in front of the Library advertising special events and programs from April 1, 2015 - November 1, 2015. (as approved by Committee #3)

(g) Consider Street Use Permit Application from the Chippewa Falls Rotary Foundation, Inc. for the Spring Fest Fun Run to be held on April 25, 2015 from 11:00 am - 11:45 am utilizing the Irvine Park Entrance off of Jefferson Avenue.

8. PETITIONS - None

9. MAYOR ANNOUNCES APPOINTMENTS - None

10. MAYOR'S REPORT

(a) Proclamation declaring April 7, 2015 as National Service Recognition Day in the City of Chippewa Falls.

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

(a) Consider Committee #1 Revenues, Disbursements, Water and Wastewater minutes of April 7, 2015. *(to be distributed prior to meeting)*

(b) Consider Committee #2 Labor Negotiations, Personnel, Policy and Administration minutes of March 30, 2015.

(c) Consider Committee #2 Labor Negotiations, Personnel, Policy and Administration minutes of April 6, 2015. *(to be distributed prior to meeting)*

(d) Consider Committee #3 Transportation, Construction, Public Safety and Traffic minutes of March 25, 2015.

12. REPORT OF OFFICERS - None

13. ORDINANCES

(a) Second Reading of **Ordinance #2015-09 Entitled:** An Ordinance Establishing the Width of Pavement on Daisy Street (Prairie View Rd to Grant St) at 34 Feet Face to Face of Curbs.

(b) Second Reading of **Ordinance #2015-10 Entitled:** An Ordinance Establishing the Width of Pavement on Columbia Street (Mansir St. to Carson St.), Governor Street (Columbia St. to Wheaton St.) and Superior Street (Coleman St. to Cedar St.) at 30 Feet Face to Face of Curbs.

(c) Second Reading of **Ordinance #2015-11 Entitled:** An Ordinance Amending the Zoning Code of the City of Chippewa Falls on Parcel #1580 SEH building located at 421 Frenette Dr.

14. RESOLUTIONS

(a) Consider **Resolution #2015-08 Entitled:** Resolution in Support of the Fish Chippewa! Access for All! Fishing Pier at Erickson Park.

(b) Consider **Resolution #2015-09 Entitled:** Tax Incremental District Termination (regarding TID #6).

(c) Consider **Resolution #2015-10 Entitled:** Tax Incremental District Termination (regarding TID #9)

(d) Consider **Resolution #2015-11 Entitled:** Resolution Approving an Amendment to the Project Plan of Tax Incremental District No. 7, City Of Chippewa Falls, Wisconsin.

(e) Consider **Resolution #2015-12 Entitled:** Resolution Approving an Amendment to the Project Plan and Boundaries of Tax Incremental District No. 12, City of Chippewa Falls, Wisconsin.

(f) Consider **Resolution #2015-13 Entitled:** Resolution Approving the Project Plan and Establishing the Boundaries for and the Creation of Tax Incremental District No. 13, City of Chippewa Falls, Wisconsin.

(g) Consider **Resolution #2015-14 Entitled:** Resolution Authorizing the Mayor to Execute the Wisconsin Real Property Investment, LLC Development Agreement Tax Increment District No. 13.

(h) Consider **Resolution #2015-15 Entitled:** Final Resolution Levying Special Assessments and Authorizing Construction in Columbia Street (Mansir Street to Carson Street) (Pursuant to police power under 66.0701 Wisconsin Statutes and Chapter 3.08 of the Municipal Code).

(i) Consider **Resolution #2015-16 Entitled:** Final Resolution Levying Special Assessments and Authorizing Construction in Daisy Street (Prairie View Road to Grant Street) (Pursuant to police power under 66.0701 Wisconsin Statutes and Chapter 3.08 of the Municipal Code).

(j) Consider **Resolution #2015-17 Entitled:** Final Resolution Levying Special Assessments and Authorizing Construction in Governor Street (Columbia Street to Wheaton Street) (Pursuant to police power under 66.0701 Wisconsin Statutes and Chapter 3.08 of the Municipal Code).

(k) Consider **Resolution #2015-18 Entitled:** Final Resolution Levying Special Assessments and Authorizing Construction in Superior Street (Coleman Street to Cedar Street) (Pursuant to police power under 66.0701 Wisconsin Statutes and Chapter 3.08 of the Municipal Code).

14. RESOLUTIONS (continued)

(l) Consider **Resolution #2015-19 Entitled:** Resolution (regarding warranty deed to convey title to Maple Leaf Rentals, LLP)

15. OTHER NEW OR UNFINISHED BUSINESS AS AUTHORIZED BY LAW

(a) Introduction of Resolution Regarding the Discontinuance of the North 77 Feet of Dennis Street.

(b) Set hearing date on the passage of the Resolution introduced in (a) for May 17, 2015 at 6:30 pm at the Regular Meeting of the Chippewa Falls Common Council and direct that Notice of the Hearing be given in accordance with the provisions of §§ 66.1003 (4)(b) and 66.1003 (8), Wis. Stats.

(c) Determine process and set timeline for filling Sixth Ward Council vacancy.

16. CLAIMS

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

(b) Consider claim submitted by Kerri Krumenauer for property located at 1256 Parkland Drive, Unit 4 (refer to insurance company).

17. CLOSED SESSION

(a) Closed Session under WI Statutes 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 deliberate, discuss and consider the following:

1. appraisal for the property located at 346 E Park Avenue; and
2. sale of Parcel 28 (previous beauty shop property) to the Chippewa Falls Area Chamber of Commerce.

May return to Open Session.

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 April 3, 2015 at 9:40 am by BNG.

I, hereby, certify that an amended 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 April 6, 2015 at 2:35 pm 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, March 17, 2015 in the City Hall Council Chambers. Mayor Greg Hoffman called the meeting to order at 6:33 pm. The Pledge of Allegiance was recited.

CLERK CALLS THE ROLL

Council Members present: Rob Kiefer, Amy Mason, Chuck Hull, Paul Olson, and George Adrian. Absent were Mike Hanke and Edward Martin.

Also Present: City Attorney Robert Ferg, Finance Manager/Treasurer Lynne Bauer, City Planner/Transit Manager Jayson Smith, Director of Public Works/City Engineer/Utilities Manager Rick Rubenzer, Police Chief Wendy Stelter, Parks and Recreation Director Dick Hebert, John Monarski, City Clerk Bridget Givens, and those on the attached sign-in sheet.

APPROVAL OF MINUTES OF PREVIOUS MEETING

(a) **Motion by Mason/Adrian** to approve the minutes of the Regular Council Meeting of March 3, 2015. **All present voting aye, motion carried.**

(b) **Motion by Adrian/Mason** to approve the minutes of the Special Council Meeting of March 5, 2015. **All present voting aye, motion carried.**

PERSONAL APPEARANCES BY CITIZENS

(a) Donna Loew, President of Special Friends, Inc., (1311 Greenview Drive) appeared to express her support of the fishing pier at Erickson Park as

PUBLIC HEARINGS - None

COMMUNICATIONS - None

REPORTS

(a) **Motion by Mason/Olson** to approve the Board of Public Works minutes of March 9, 2015. **Roll Call Vote: Aye - Mason, Olson, Adrian, Kiefer, Hull. Motion carried.**

(b) **Motion by Mason/Kiefer** to approve the Plan Commission minutes of March 9, 2015 including amending #4 to include that the public hearing will be scheduled following receipt of the \$300 legal advertising fee and proper notification of adjacent property owners and allowing correction of the spelling of "advertising" in the minutes. **Roll Call Vote: Aye - Mason, Kiefer, Hull, Olson, Adrian. Motion carried.**

(c) The Joint Review Board minutes of March 9, 2015 were presented.

APPLICATIONS

(a) **Motion by Kiefer/Adrian** to approve the Operator (Bartender) Licenses as approved by the Police Department. **All present voting aye, motion carried.** Sheila Dunlap, 21155 Co Hwy S, appeared to appeal the recommended denial of her Operator (Bartender) License. **Motion by Adrian/Kiefer** to approve granting an Operator (Bartender) License to Sheila Dunlap. **Roll Call Vote: Aye - Adrian, Kiefer, Mason, Hull, Olson. Motion carried.** Jacob Hyde, 623 Miles Street, appeared to appeal the recommended denial of his Operator (Bartender) License. **Motion by Adrian/Olson** to uphold the recommended denial of an Operator (Bartender License for Jacob Hyde. **All present voting aye, motion carried.**

Motion by Adrian/Mason to consider items (b) - (k) in one motion. **All present voting aye, motion carried.** **Motion by Adrian/Mason** to approve items (b) - (k) as follows:

(b) Application for Temporary Class "B" Beer Retailer's License from Leinenkugel Blades Hockey Club for the Men's Hockey Tournament to be held on April 10-12, 2015 at the Chippewa Ice Arena, 839 First Avenue.

(c) Application for Temporary Class "B" Beer Retailer's License from the Knights of Columbus for their Smelt Fry to be held on April 16, 2015 at the KC Hall, 236 Pumphouse Road.

(d) Application for Temporary Class "B" / "Class B" Retailer's License from the Chippewa Falls Rotary Foundation, Inc. for Spring Fest to be held on April 24-26, 2015 at the Northern Wisconsin State Fairgrounds, 225 Edward Street.

(e) Application for Class "E" Dance and Live Music License from the Chippewa Falls Rotary Foundation for the Northern Wisconsin State Fairgrounds, 225 Edward Street, on April 24-26, 2015.

(f) Street Use Permit Application from Chippewa Falls Main Street for the Earth Day Cleanup on April 25, 2015 from 8:00am - 2:00pm in Harmony Courtyard, business district, and riverfront area.

(g) Street Use Permit Application from Chippewa Falls Main Street for Who Let the Dogs Out on May 29, 2015 from 3:00pm - 8:00pm in Harmony Courtyard and parking spots on courtyard side of the street.

(h) Street Use Permit Application from the Chippewa Falls Patriotic Council for the Memorial Day Parade to be held on May 25, 2015 beginning at 9:00 am on various City streets.

(i) Street Use Permit Application from Hillcrest Elementary for the Hillcrest Family Fun Run to be held on April 25, 2015 from 9:45am - 10:45am on various City Streets.

(j) Street Use Permit Application from Danielle Brown for The Oz Run to be held on May 23, 2015 from 8:00am -12:00pm on various City Streets.

(k) Application for Class "E" Dance and Live Music License from Heather Welter for the Northern Wisconsin State Fairgrounds, 225 Edward Street, on May 23, 2015.

All present voting aye, motion carried.

(l) **Motion by Kiefer/Adrian** to approve the conditional surrender from James Bloms, James Shelley House, LLC (The James Sheeley House, 236 W. River Street) of his Class "B" / "Class B" Intoxicating Liquor and Malt Beverage License predicated upon the granting of the license to Jessica Moran. **All present voting aye, motion carried.**

(m) **Motion by Mason/Kiefer** to approve the Original Alcohol Beverage Retail License Application from Martini Time, LLC, Jessica Moran, Agent, for a Class "B" / "Class B" Intoxicating Liquor and Malt Beverage License for the Sheeley House Saloon located at 236 W. River Street. **All present voting aye, motion carried.**

(n) **Motion by Kiefer/Hull** to approve the Application for Class "B" Dance and Live Music License from Jessica Moran for the Sheeley House Saloon, 236 W. River Street. **All present voting aye, motion carried.**

PETITIONS - None

MAYOR ANNOUNCES APPOINTMENTS - None

MAYOR'S REPORT - None

COUNCIL COMMITTEE REPORTS

(a) **Motion by Mason/Kiefer** to approve the Committee #1 Revenues, Disbursements, Water and Wastewater minutes of March 10, 2015. **Roll Call Vote: Aye - Mason, Kiefer, Hull, Olson, Adrian. Motion carried.**

(b) **Motion by Hull/Olson** to approve the Committee #2 Labor Negotiations, Personnel, Policy and Administration minutes of March 16, 2015. **Roll Call Vote: Aye - Hull, Olson, Adrian, Kiefer, Mason. Motion carried.**

(c) **Motion by Olson/Adrian** to approve the Committee #4 Recycling, Computerization, Building and Intergovernmental Services minutes of March 11, 2015. **All present voting aye, motion carried.**

(d) **Motion by Mason/Olson** to approve the Committee of the Whole minutes of March 17, 2015. **All present voting aye, motion carried.**

(e) The Park Board minutes of March 10, 2015 were presented.

(f) The Library Board minutes of February 18, 2015 were presented.

REPORT OF OFFICERS - None

ORDINANCES

(a) **Motion by Mason/Kiefer** to approve **Ordinance #2015-07 Entitled:** An Ordinance Amending the Restrictions on Class "A" Intoxicating Liquors Code Section, Section §12.03(4) (F) of the Chippewa Falls Municipal Code. **Roll Call Vote: Aye - Mason, Kiefer, Hull, Olson, Adrian. Motion carried.**

(b) **Motion by Mason/Adrian** to approve **Ordinance #2015-08 Entitled:** An Ordinance Repealing and Recreating the Private Well Abandonment and Well Operation Permit Code Section §13.06 of the Chippewa Falls Municipal Code. **Roll Call Vote: Aye - Mason, Adrian, Kiefer, Hull, Olson. Motion carried.**

ORDINANCES (continued)

(c) The First Reading of **Ordinance #2015-09 Entitled:** An Ordinance Establishing the Width of Pavement on Daisy Street (Prairie View Rd to Grant St) at 34 Feet Face to Face of Curbs was held.

(d) The First Reading of **Ordinance #2015-10 Entitled:** An Ordinance Establishing the Width of Pavement on Columbia Street (Mansir St. to Carson St.), Governor Street (Columbia St. to Wheaton St.) and Superior Street (Coleman St. to Cedar St.) at 30 Feet Face to Face of Curbs was held.

(e) The First Reading of **Ordinance #2015-11 Entitled:** An Ordinance Amending the Zoning Code of the City of Chippewa Falls on Parcel #1580 SEH building located at 421 Frenette Dr was held.

RESOLUTIONS

(a) **Motion by Adrian/Kiefer** to approve **Resolution #2015-07 Entitled:** Resolution to Formally Commit Specific Revenue Sources and Establish Specific Uses of Those Resources in Order to Comply with Government Accounting Standards Board (GASB) #54, Fund Balance Reporting and Governmental Fund Type Definitions. **Roll Call Vote: Aye - Adrian, Kiefer, Mason, Hull, Olson. Motion carried.**

OTHER NEW OR UNFINISHED BUSINESS AS AUTHORIZED BY LAW

(a) **Motion by Mason/Kiefer** to accept the offer to purchase Outlot 11 Riverside Industrial Park from John Nelson, Wisconsin Scale Service & Distribution, Inc in the amount of \$3,000. **Roll Call Vote: Aye - Mason, Kiefer, Hull, Olson, Adrian. Motion carried.**

(b) **Motion by Adrian/Kiefer** to accept the donation of land from Wayne and Diana Germain to the City of Chippewa Falls (Lots 1-7 of Bailey's Addition) to establish a neighborhood park with the listed contingencies. **Roll Call Vote: Adrian, Kiefer, Mason, Hull, Olson. Motion carried.**

CLAIMS

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

City General Claims:	\$430,734.33
Authorized/Handwritten Claims:	\$40,524.88
Department of Public Utilities:	\$65,696.03
Total of Claims Presented	<u>\$536,955.24</u>

Roll Call Vote: Aye – Hull, Adrian, Kiefer, Mason, Olson. Motion carried.

(b) **Motion by Mason/Olson** to refer the claim submitted by Desiree Paul, 490 Irvine Street, to the insurance company. **Roll Call Vote: Aye - Mason, Olson, Adrian, Kiefer, Hull. Motion carried.**

CLOSED SESSION

(a) **Motion by Mason/Olson** to go into Closed Session under WI Statutes 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/consider the components of the Developers Agreement for the Chippewa Commons redevelopment project (formerly the Kmart Plaza); and (b) Closed Session under § 19.85(1)(f), Wis. Stats., considering medical history of specific persons and preliminary consideration of specific personnel problems which, if discussed in public, would likely have a substantial adverse effect upon the reputation of any person referred to in such histories or involved in such problems or investigations; and to allow Council, Mayor, Ferg, Smith, Bauer, Givens, and Stelter to attend; may reconvene in Open Session to take action, if any and if appropriate, regarding items discussed in Closed Session.

Roll Call Vote: Aye – Mason, Olson, Adrian, Kiefer, Hull. Motion carried.

The Council discussed Item (a) above. Upon conclusion of the discussion, Smith was excused from the Closed Session. The Council then discussed Item (b) above.

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

ADJOURNMENT

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

Submitted by:

Bridget Givens, City Clerk

NOTICE OF PUBLIC HEARING ON SPECIAL ASSESSMENTS

Please take notice that the Common Council of the City of Chippewa Falls, Wisconsin, has declared its intention to exercise its police power to levy special assessments in accordance with Chapter 3.08 of the Municipal Code and will conduct a public hearing for Special Assessments within the following described areas for the specified improvements:

Columbia Street (Mansir Street to Carson Street)

1. Sanitary sewer main.
2. Sanitary sewer services, from the main to the boulevard.
3. Water services, from the main to the boulevard.
4. Removal and replacement of deficient curb and gutter or to allow for replacement of sanitary services.
5. Removal and replacement of deficient sidewalks, or to allow for replacement of sanitary services.
6. Remove existing driveways and replace them with concrete driveways in the public right of way.
7. Removal and replacement of deficient street surfacing.

The hearing concerning matters contained in the Preliminary Resolution and the report of the Director of Public works will be held in the Council Chambers at **6:30 P.M. on Tuesday, April 7, 2015.** All interested persons, or their agents, or their attorneys will be heard at this time.

Following the hearing, the Common Council will determine the amount of the Special Assessments and will consider a Final Resolution levying these Special Assessments and authorizing construction of these improvements.

The report of the Director of Public Works, including the amount to be assessed is on file in the City Engineer's office, 30 West Central Street, Chippewa Falls, WI and may be inspected in the City Engineer's office, Monday through Friday between 8:00 A.M. to 4:00 P.M.

Dated this 18th day of February, 2015

Bridget Givens
City Clerk

PUBLISH: Tuesday, March 24, 2015

1 column legal ad

If you have any questions about individual assessments, or the method used to compute them, please call the City Engineer's office at 715-726-2736, before the hearing.

Richard J. Rubenzer, P.E.
Director of Public Works

NOTICE OF PUBLIC HEARING ON SPECIAL ASSESSMENTS

Please take notice that the Common Council of the City of Chippewa Falls, Wisconsin, has declared its intention to exercise its police power to levy special assessments in accordance with Chapter 3.08 of the Municipal Code and will conduct a public hearing for Special Assessments within the following described areas for the specified improvements:

Daisy Street (Prairie View Road to Grant Street)

1. Sanitary sewer main
2. Sanitary sewer services, from the main to the boulevard.
3. Water services, from the main to the boulevard.
4. Removal and replacement of deficient street surfacing.
5. Removal and replacement of deficient curb and gutter.

The hearing concerning matters contained in the Preliminary Resolution and the report of the Director of Public works will be held in the Council Chambers at **6:30 P.M. on Tuesday, April 7, 2015.** All interested persons, or their agents, or their attorneys will be heard at this time.

Following the hearing, the Common Council will determine the amount of the Special Assessments and will consider a Final Resolution levying these Special Assessments and authorizing construction of these improvements.

The report of the Director of Public Works, including the amount to be assessed is on file in the City Engineer's office, 30 West Central Street, Chippewa Falls, WI and may be inspected in the City Engineer's office, Monday through Friday between 8:00 A.M. to 4:00 P.M.

Dated this 18th day of February, 2015

Bridget Givens
City Clerk

PUBLISH: Tuesday, March 24, 2015

1 column legal ad

If you have any questions about individual assessments, or the method used to compute them, please call the City Engineer's office at 715-726-2736, before the hearing.

Richard J. Rubenzer, P.E.
Director of Public Works

NOTICE OF PUBLIC HEARING ON SPECIAL ASSESSMENTS

Please take notice that the Common Council of the City of Chippewa Falls, Wisconsin, has declared its intention to exercise its police power to levy special assessments in accordance with Chapter 3.08 of the Municipal Code and will conduct a public hearing for Special Assessments within the following described areas for the specified improvements:

Governor Street (Columbia Street to Wheaton Street)

1. Sanitary sewer main.
2. Sanitary sewer services, from the main to the boulevard.
3. Removal and replacement of deficient curb and gutter or to allow for replacement of sanitary sewer and water services.
4. Removal and replacement of deficient sidewalks, or to allow for replacement of sanitary services.
5. Remove existing driveways and replace them with concrete driveways in the public right of way.
6. Removal and replacement of deficient street surfacing.

The hearing concerning matters contained in the Preliminary Resolution and the report of the Director of Public works will be held in the Council Chambers at **6:30 P.M. on Tuesday, April 7, 2015.** All interested persons, or their agents, or their attorneys will be heard at this time.

Following the hearing, the Common Council will determine the amount of the Special Assessments and will consider a Final Resolution levying these Special Assessments and authorizing construction of these improvements.

The report of the Director of Public Works, including the amount to be assessed is on file in the City Engineer's office, 30 West Central Street, Chippewa Falls, WI and may be inspected in the City Engineer's office, Monday through Friday between 8:00 A.M. to 4:00 P.M.

Dated this 18th day of February, 2015

Bridget Givens
City Clerk

PUBLISH: Tuesday, March 24, 2015

1 column legal ad

If you have any questions about individual assessments, or the method used to compute them, please call the City Engineer's office at 715-726-2736, before the hearing.

Richard J. Rubenzer, P.E.
Director of Public Works

NOTICE OF PUBLIC HEARING ON SPECIAL ASSESSMENTS

Please take notice that the Common Council of the City of Chippewa Falls, Wisconsin, has declared its intention to exercise its police power to levy special assessments in accordance with Chapter 3.08 of the Municipal Code and will conduct a public hearing for Special Assessments within the following described areas for the specified improvements:

Superior Street (Coleman Street to Cedar Street)

1. Sanitary sewer main.
2. Sanitary sewer services, from the main to the boulevard.
3. Water main.
4. Water services, from the main to the boulevard.
5. Removal and replacement of deficient curb and gutter or to allow for replacement of sanitary sewer and water services.
6. Removal and replacement of deficient sidewalks, or to allow for replacement of sanitary services.
7. Remove existing driveways and replace them with concrete driveways in the public right of way.
8. Removal and replacement of deficient street surfacing.

The hearing concerning matters contained in the Preliminary Resolution and the report of the Director of Public works will be held in the Council Chambers at **6:30 P.M. on Tuesday, April 7, 2015.** All interested persons, or their agents, or their attorneys will be heard at this time.

Following the hearing, the Common Council will determine the amount of the Special Assessments and will consider a Final Resolution levying these Special Assessments and authorizing construction of these improvements.

The report of the Director of Public Works, including the amount to be assessed is on file in the City Engineer's office, 30 West Central Street, Chippewa Falls, WI and may be inspected in the City Engineer's office, Monday through Friday between 8:00 A.M. to 4:00 P.M.

Dated this 18th day of February, 2015

Bridget Givens
City Clerk

PUBLISH: Tuesday, March 24, 2015

1 column legal ad

If you have any questions about individual assessments, or the method used to compute them, please call the City Engineer's office at 715-726-2736, before the hearing.

Richard J. Rubenzer, P.E.
Director of Public Works.

NOTICE OF PUBLIC HEARING CHANGE IN ZONING DISTRICTS CITY OF CHIPPEWA FALLS, WISCONSIN

PLEASE TAKE NOTICE that the Common Council of the City of Chippewa Falls, Wisconsin, will conduct a Public Hearing on **Tuesday, April 7, 2015** in the Council Chambers, Municipal Building, 30 West Central St., Chippewa Falls, Wisconsin, commencing at 6:30 P.M. on the proposed change of districts in the Zoning Ordinance of the City of Chippewa Falls of the following real estate:

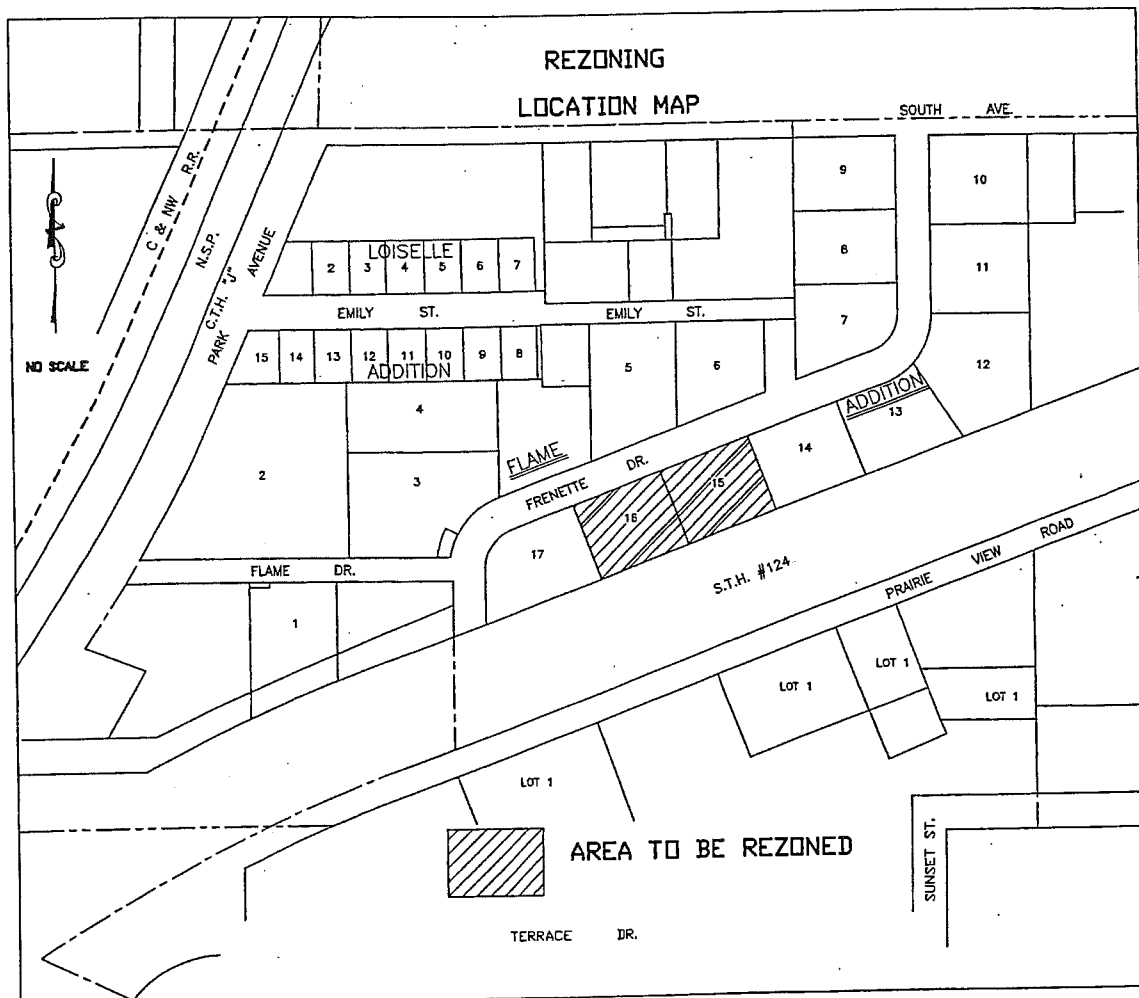
Parcel #1580
Lots 15 and 16
Flame Addition, City of Chippewa Falls
Located at 421 Frenette Drive

C-2 General Commercial District to R-3-4 Multi-Family 4-Plex Residential District

Following the hearing, the Common Council will consider passage of an ordinance changing the zoning district map of the City of Chippewa Falls, Wisconsin.

The Ordinance covering these changes is available for inspection in the City Clerk's Office.

Bridget Givens
City Clerk



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, March 23, 2015 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, MARCH 23, 2015

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 placed in the Chippewa Herald mailbox, 1st floor, City Hall and posted on the City Hall Bulletin Board on Wednesday, March 18, 2015 at 11:15 AM by Mary Bowe.

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: 3/23/2015

Town Village City of Chippewa Falls County of Chippewa

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 4/25/15 and ending 4/25/15 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 Veteran's Organization Fair Association

(a) Name Chippewa Youth Hockey Association

(b) Address 839 First Ave, Chippewa Falls, WI 54729
(Street) Town Village City

(c) Date organized 1969

(d) If corporation, give date of incorporation 1972

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

(f) Names and addresses of all officers: (cell phone/telephone number)

- President Robert Normand, 640 S Main St, Chippewa Falls, WI 54729 715-456-1316
 Vice President Steve Gibbs, 3320 172nd St, Chippewa Falls, WI 54729 715-828-2272
 Secretary Michael Pynch, 6091 167th St, Chippewa Falls, WI 54729 715-828-5784
 Treasurer Erik LeMay, 13383 132nd St, Chippewa Falls, WI 54729 715-563-6806

(g) Name and address of manager or person in charge of affair: Robert Normand
715-456-1316 (C), 715-726-7441 (W) 640 S. Main St, Chippewa Falls, WI 54729

2. LOCATION OF PREMISES WHERE BEER AND/OR WINE WILL BE SOLD:

(a) Street number 839 First Ave, Chippewa Falls, WI 54729

(b) Lot _____ Block _____

(c) Do premises occupy all or part of building? All - includes both buildings - Interior Only

(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: IDs checked at entrance, wristbands given. No alcohol allowed outside of building

3. NAME OF EVENT

(a) List name of the event Northwest Beer Fest Minors Present? Yes

(b) Dates of event & times April 25, 2015 Reason for Minors being present:

3:00PM - Midnight **DECLARATION** For setup, tear down & cleanup. Not present during event.

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 Robert Normand 3/23/2015
(Signature/date)

Officer [Signature] 3/23/15
(Signature/date)

Officer _____
(Signature/date)

Officer _____
(Signature/date)

Date Filed with Clerk _____

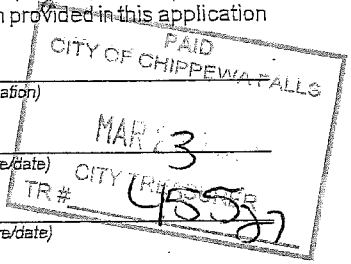
Date Reported to Council or Board _____

Date Granted by Council _____

License No. _____

Police Dept Approval: Chief W. Y. [Signature]

Date: 03-25-2015



3111
124/15



APPLICATION FOR DANCE AND LIVE MUSIC LICENSE

Name of Applicant: Chippewa Youth Hockey Association	Address of Applicant: 839 First Ave, Chippewa Falls, WI 54729																									
Name of Premises to be Licensed: Chippewa Area Ice Arena	Address of Premises: 839 First Ave Chippewa Falls, WI 54729	Date(s) of Event (Class "E" Licenses only): April 25, 2015																								
Class of License Applied for:	<table style="width: 100%; border: none;"> <tr> <td style="padding: 2px;">Class "A" Annual</td> <td style="text-align: center; padding: 2px;"><input type="checkbox"/></td> <td style="text-align: right; padding: 2px;">\$125.00</td> </tr> <tr> <td style="padding: 2px;">Class "B" Annual</td> <td style="text-align: center; padding: 2px;"><input type="checkbox"/></td> <td style="text-align: right; padding: 2px;">\$80.00</td> </tr> <tr> <td style="padding: 2px;">Class "C" Annual</td> <td style="text-align: center; padding: 2px;"><input type="checkbox"/></td> <td style="text-align: right; padding: 2px;">\$30.00</td> </tr> <tr> <td style="padding: 2px;">Class "D" Annual</td> <td style="text-align: center; padding: 2px;"><input type="checkbox"/></td> <td style="text-align: right; padding: 2px;">\$25.00</td> </tr> <tr> <td style="padding: 2px;">Class "D" if holder of Class "C"</td> <td style="text-align: center; padding: 2px;"><input type="checkbox"/></td> <td style="text-align: right; padding: 2px;">\$10.00</td> </tr> <tr> <td style="padding: 2px;">Class "E"</td> <td style="text-align: center; padding: 2px;"><input checked="" type="checkbox"/></td> <td style="text-align: right; padding: 2px;">\$10.00/day</td> </tr> <tr> <td style="padding: 2px;">Live Music Annual</td> <td style="text-align: center; padding: 2px;"><input type="checkbox"/></td> <td style="text-align: right; padding: 2px;">\$30.00</td> </tr> <tr> <td style="padding: 2px;">Juke Box</td> <td style="text-align: center; padding: 2px;"><input type="checkbox"/></td> <td style="text-align: right; padding: 2px;">\$30.00 (annual)</td> </tr> </table>		Class "A" Annual	<input type="checkbox"/>	\$125.00	Class "B" Annual	<input type="checkbox"/>	\$80.00	Class "C" Annual	<input type="checkbox"/>	\$30.00	Class "D" Annual	<input type="checkbox"/>	\$25.00	Class "D" if holder of Class "C"	<input type="checkbox"/>	\$10.00	Class "E"	<input checked="" type="checkbox"/>	\$10.00/day	Live Music Annual	<input type="checkbox"/>	\$30.00	Juke Box	<input type="checkbox"/>	\$30.00 (annual)
Class "A" Annual	<input type="checkbox"/>	\$125.00																								
Class "B" Annual	<input type="checkbox"/>	\$80.00																								
Class "C" Annual	<input type="checkbox"/>	\$30.00																								
Class "D" Annual	<input type="checkbox"/>	\$25.00																								
Class "D" if holder of Class "C"	<input type="checkbox"/>	\$10.00																								
Class "E"	<input checked="" type="checkbox"/>	\$10.00/day																								
Live Music Annual	<input type="checkbox"/>	\$30.00																								
Juke Box	<input type="checkbox"/>	\$30.00 (annual)																								

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.

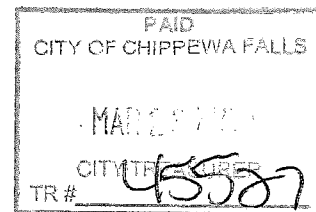
Robert Norman
 Signature of Applicant

3/23/2015
 Date

Attest: Bridget Yuens
 City Clerk/Deputy Clerk

Date of Council Approval: _____

License No.: _____





CITY OF CHIPPEWA FALLS STREET USE PERMIT APPLICATION

MAR 23 2015

Applicant Name and Address: FOOD PANTRY RENEE WIRZER, THE SALVATION ARMY	521 N BRIDGE STREET S4129	Applicant Phone Number: 715 726 9506
---	--	--

<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. 715 726 9506 Personal cell phone 715 933 0083	Name, Address and Phone Number of the headquarters of the organization and responsible head of such organization: TAX ID # 36-2167910 THE SALVATION ARMY 10 W ALGONQUIN RD DES PLAINES IL 60016
--	---

Name of the event: STAMP OUT HUNGER	Estimated number of persons participating: 100
---	--

Date and start and end times requested for street use:
MAY 9 SATURDAY 2015 **10am - 5pm**

Accurate description of the portion of the street or streets being requested for use (attach maps if necessary):
ON STREET PARKING ADJOINING THE SALVATION ARMY BUILDING

Use, described in detail, for which the street use permit is requested:
TEMPORARY LOADING ZONE FOR POSTAL CARRIERS
DROPPING OFF FOOD DONATIONS

City services requested for the event (e.g., Street Department or Police Department staff time)
NONE

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.

Signature of Applicant: *[Signature]* Date: **3/23/2015**

OFFICE USE ONLY

Estimated cost of City services requested (to be completed by Police Chief and Director of Public Works):

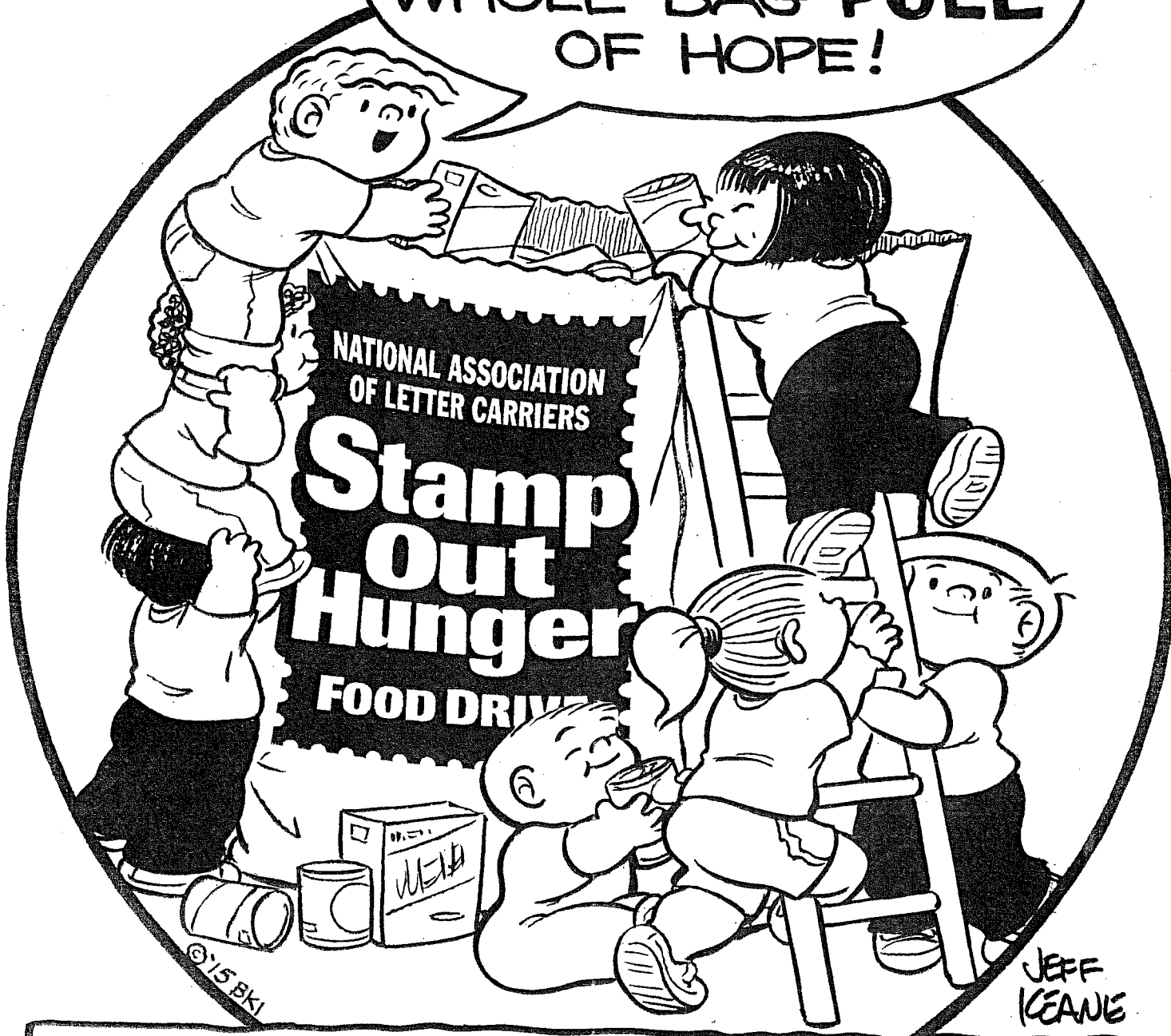
Requirements of Applicant:

Approved by:
Signature of Chief of Police: *[Signature]* Signature of Director of Public Works: *[Signature]* PE 4/2/2015

Recommendation of Board of Public Works (if required): **n/a** Approved Denied

Decision of City Council (required): Approved Denied

IF WE ALL
WORK TOGETHER
WE CAN DELIVER A
WHOLE BAG FULL
OF HOPE!



LETTER CARRIERS'

FOOD DRIVE

SAT., MAY 9, 2015

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: 3/2/15

Town Village City of Chippewa Falls County of Chippewa

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 08/08/2015 and ending 08/08/2015 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 Veteran's Organization Fair Association

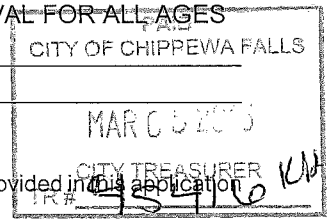
- (a) Name CHIPPEWA FALLS MAIN STREET, INC.
 (b) Address 514 N. BRIDGE ST. CHIPPEWA FALLS
(Street) Town Village City
 (c) Date organized _____
 (d) If corporation, give date of incorporation 06/26/1989
 (e) If the named organization is not required to hold a Wisconsin seller's permit pursuant to s. 77.54 (7m), Wis. Stats., check this box:
 (f) Names and addresses of all officers: (including cell/telephone numbers)
 President MIKE RUFF, 124 E. ELM ST., CHIPPEWA FALLS 715-720-2203
 Vice President WES PARTLO, 120 W. COLUMBIA ST., CHIPPEWA FALLS 715-563-9192
 Secretary PAUL WINGER, 603 N. BRIDGE ST., CHIPPEWA FALLS, WI 54729 715-723-9192
 Treasurer JERI MAHER, 212 BAY ST., CHIPPEWA FALLS 715-726-2500
 (g) Name and address of manager or person in charge of affair: TERI OUIMETTE, 514 N. BRIDGE ST., CHIPPEWA FALLS 715-723-6661

2. LOCATION OF PREMISES WHERE BEER AND/OR WINE WILL BE SOLD:

- (a) Street number BRIDGE ST. - ALLEN PARK
 (b) Lot _____ Block _____
 (c) Do premises occupy all or part of building? YES
 (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: PAVILLION
 Reason for Minors being Present? Wristbands for 21 over
 Minors Present? YES

3. NAME OF EVENT

- (a) List name of the event PURE WATER DAYS DUCK SPLASH FAMILY FESTIVAL FOR ALL AGES
 (b) Dates of event and times 08/08/2015 2-9 P.M.



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 Michael Ruff 3/2/15
(Signature/date)
 Officer Wesley Partlo 3/2/15
(Signature/date)
 Officer Jeri Maher 3/2/15
(Signature/date)

CHIPPEWA FALLS MAIN STREET, INC.
(Name of Organization)

Date Filed with Clerk 3-5-15 Date Reported to Council or Board _____

Date Granted by Council _____ License No. _____

Chip Wody C. Skel

03-12-2015



SIDEWALK USE PERMIT APPLICATION

Name Of Applicant: Chippewa Falls Public Library	Address Of Applicant: 105 W. Central St.
Telephone Number: 715-723-1146 x-111	Date And Length Of Time Requested For Use Of Sidewalk: April 1-November 1, 2015
Description Of The Portion Of Sidewalk To Be Used: Area from the front doors of the library up to before the sidewalk. Footprint 2.5'x3.5'	
Describe In Detail The Purpose For Which the Sidewalk Will Be Used: To advertise special events and programs for the library and Friends of the Library	

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

March 2, 2015

Date of Council Approval



CITY OF CHIPPEWA FALLS STREET USE PERMIT APPLICATION

Applicant Name and Address: Chippewa Falls Rotary Foundation Inc. Hugh Crane 18164 54 th Ave Chippewa Falls	Applicant Phone Number: 715-828-1626
--	---

<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.	Name, Address and Phone Number of the headquarters of the organization and responsible head of such organization:
--	---

Name of the event: Spring Fest Fun Run	Estimated number of persons participating: 100-150
---	---

Date and start and end times requested for street use:
April 25, 2015 11:00 AM Ending 11:45 AM

Accurate description of the portion of the street or streets being requested for use (attach maps if necessary):
Irvine Park Entrance off of Jefferson Ave

Use, described in detail, for which the street use permit is requested:

City services requested for the event (e.g., Street Department or Police Department staff time)
We will need traffic control for the start.
Traffic control where runners will cross Jefferson Avenue into Park

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.

Signature of Applicant: Hugh Crane (LB) Date: 4-2-15

OFFICE USE ONLY

Estimated cost of City services requested (to be completed by Police Chief and Director of Public Works):

Requirements of Applicant: Pick up any barricades and traffic cones at the city garage #5 Bldg - Riverside Drive by 1pm on Friday April 24, 2015 and return on Monday, April 27, 2015. HJC

Approved by: [Signature] 15 April 2, 2015

Signature of Chief of Police _____ Signature of Director of Public Works _____

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

Decision of City Council (required): Approved Denied

PROCLAMATION

WHEREAS, service to others is a hallmark of the American character, and central to how we meet our challenges; and

WHEREAS, the nation's mayors are increasingly turning to national service and volunteerism as a cost-effective strategy to meet city needs; and

WHEREAS, AmeriCorps and Senior Corps participants address the most pressing challenges facing our cities and counties, from educating students for the jobs of the 21st century and supporting veterans and military families to providing health services and helping communities recover from natural disasters; and

WHEREAS, national service expands economic opportunity by creating more sustainable, resilient communities and providing education, career skills, and leadership abilities for those who serve; and

WHEREAS, AmeriCorps and Senior Corps participants serve in more than 60,000 locations across the country, bolstering the civic, neighborhood, and faith-based organizations that are so vital to our economic and social well-being; and

WHEREAS, national service participants increase the impact of the organizations they serve with, both through their direct service and by recruiting and managing millions of additional volunteers; and

WHEREAS, national service represents a unique public-private partnership that invests in community solutions and leverages non-federal resources to strengthen community impact and increase the return on taxpayer dollars; and

WHEREAS, national service participants demonstrate commitment, dedication, and patriotism by making an intensive commitment to service, a commitment that remains with them in their future endeavors; and

WHEREAS, the Corporation for National and Community Service shares a priority with mayors nationwide to engage citizens, improve lives, and strengthen communities; and is joining with the National League of Cities, City of Service, and mayors across the country to recognize the impact of service on the Mayors Day of Recognition for National Service on April 7, 2015.

THEREFORE, BE IT RESOLVED that I, Greg Hoffman, Mayor of the City of Chippewa Falls do hereby proclaim April 7, 2015, as National Service Recognition Day, and encourage residents to recognize the positive impact of national service in our city; to thank those who serve; and to find ways to give back to their communities.

IN WITNESS WHEREOF, I have hereunto set my hand and signed this on the 7th day of April, 2015.

Signed _____

Greg Hoffman, Mayor
Chippewa Falls, Wisconsin



Minutes
Committee #2
Labor Negotiations, Personnel, Policy & Administration
March 30, 2015

Committee #2 met on Monday, March 30, 2015 at 4:45 PM in the Council Chambers, City Hall, 30 West Central Street, Chippewa Falls, WI.

Council/Committee Members present: Amy Mason, Chuck Hull, George Adrian, Mayor Hoffman.
Others present: Finance Manager/Treasurer Lynne Bauer, City Clerk Bridget Givens, Police Chief Wendy Stelter, City Engineer/Public Works Director/Utility Manager Rick Rubenzer, Parks & Recreation Director Dick Hebert.

Call to Order: 4:45 PM

1. Open Session

2. Discuss request of Police Department to fill entry level police officer vacancy created by a promotion within the Department. Possible recommendation to the Council.

Police Chief Wendy Stelter requested permission to fill an entry level police officer vacancy within her department due to a promotion. She indicated it will take approximately six to eight months to complete this process.

Motion by Adrian/Hull to recommend the Council approve the request of the Police Chief to fill the entry level police officer position. **All present voted aye. Motion carried.**

3. Discuss request to fill part-time Utility Department position along with any amendments to the job description or possible consolidation with other part-time Utility Department position. Possible recommendation to the Council.

City Engineer/Public Works Director/Utility Manager Rick Rubenzer asked for more time to explore whether the part-time Water Shop office position should be combined with the part-time City Hall Water Department position. He is currently reviewing both job descriptions and would like to meet with Office Manager Connie Freagon.

Motion by Mason/Adrian to recommend the Council table this item until further notice. **All present voted aye. Motion carried.**

4. Review draft employee handbook. Possible recommendation to the Council.

Finance Manager/Treasurer Bauer presented an updated draft of the employee handbook. The Handbook Committee (Lynne Bauer, Rick Rubenzer, Dick Hebert and Bridget Givens) has incorporated the discussions regarding the compensatory time and temporary work policies from the last meeting. The compensatory time policy is currently under review by the City's labor attorney. The Committee preferred to wait and adopt the complete handbook at their next meeting. **No action taken.**

5. Closed Session

Motion by Adrian/Hull to go into closed session under § 19.85(1)(f), Wis. Stats., considering medical history of specific persons and preliminary consideration of specific personnel problems which, if discussed in public, would likely have a substantial adverse effect upon the reputation of any person referred to in such histories or involved in such problems or investigations; and to include Committee Members; Mayor Hoffman; Finance Manager/Treasurer Lynne Bauer; Police Chief Wendy Stelter; City Engineer/Public Works Director/Utility Manager Rick Rubenzer; and may reconvene in open session to take action, if any and if appropriate, regarding items discussed in closed session.

Roll call vote: Adrian - Aye; Hull - Aye; Mason - Aye. Motion carried.

The Committee discussed matters referenced above.

Motion by Adrian/Hull to return to open session. **All present voted aye. Motion carried.**

6. Discuss the upcoming vacancy in the custodial department and custodial needs of the City. Discussion will include but not be limited to whether or not to fill the vacancy or expand the current cleaning service contract. Possible recommendation to the Council.

The Lead Janitor position will be vacant on June 1st due to the expiration of a leave of absence. The Committee discussed whether or not to fill the vacancy or expand the responsibilities of the cleaning service firm currently being used at the Library. There are pros and cons to both options. K&B Industrial Cleaning Service seems to be working out very well. The issues of having one janitorial employee include no backup for emergency situations, no coverage during time off during vacations or no extra hand for lifting or special projects. City Engineer/Public Works Director/Utility Manager Rick Rubenzer indicated the former janitor who is now a Street Department employee might be willing to be the backup for emergency situations. Other Street Department workers might also be available to help with any special projects that would come up during the year. In addition, the Committee discussed the status of the current janitor who was hired on January 30 and if he should be moved into the Lead Janitor role. Reviews and comments have been positive and he seems to be working out well.

Motion by Mason/Adrian to recommend the Council not fill the janitor vacancy, to expand the current cleaning service to eight hours and to move the current janitor to the Lead Janitor position effective June 1st. **All present voted aye. Motion carried.**

7. Discuss Manpower request for City to refer applicants not hired for City positions to them. Possible recommendation to the Council.

Manpower requested a meeting with Finance Manager/Bauer to see if the City had any need for their services. At this time, all but one position with the City has been filled and that recruitment will begin once the position has been reviewed. Manpower asked if the City would be willing to refer any applicants not hired by the City to them. They would be willing to help those applicants with training or other issues that would make them a better candidate. Committee members were cautious about referring applicants to Manpower and felt if the applicants wanted to work with Manpower they should contact them on their own.

No action taken.

8. Adjournment

Motion by Adrian/Hull to adjourn at 6:01 PM. **All present voted aye. Motion carried.**

**Minutes submitted by,
Amy Mason, Chair**



Minutes

Committee #3

Transportation, Construction, Public Safety and Traffic

Committee #3 met Wednesday, March 25, 2015 at 4:30 pm in the City Hall Council Chambers, 30 West Central Street, Chippewa Falls, WI.

Council/Committee Members present: Mike Hanke, Paul Olson, Edward Martin, Amy Mason, and Mayor Hoffman.

Others present: Police Chief Wendy Stelter, Finance Manager/Treasurer Lynne Bauer, Fire Chief Mike Hepfler, Firefighter Greg Bowe, Tyler Horel of Kwik Trip, and City Clerk Bridget Givens.

The meeting was called to order at 4:30 pm.

1. Discuss Ordinance §12.03(4)(f) of the Chippewa Falls Municipal Code, Amending the Restrictions on Class "A" Intoxicating Liquors Code Section, relative to a communication received from Tyler Horel of Kwik Trip, Inc. Possible recommendations to the Council.

Tyler Horel informed the Committee that Kwik Trip would like to open another store in the City of Chippewa Falls, but as a company, they have chosen to only build stores where they can include a beer cave. Due to a recent ordinance revision, single or loose container alcoholic beverage sales are no longer prohibited. As such, a beer cave would be permissible.

Discussion then ensued regarding the requirement that premises which hold a combination Class "A" (beer) and "Class A" (liquor) license may not offer alcoholic beverages for sale or display within 50 feet of any entry or exit door unless sales are from a separate secure portion of the store. Kwik Trip would like to keep the liquor behind their counter in locked, glass cabinets and questioned if this would be considered a secured area.

The Committee directed the Clerk to solicit input from the Police Chief to determine any concerns she may have with Kwik Trip's proposed placement of liquor. Pending her input, Attorney Ferg should amend the ordinance, specifically, (4) 3. (c) to change the language in a way that would allow sales to take place within 50 feet of an entry or exit door as long as they are from a secured portion of the store. The ordinance will be brought back to Committee #3 for review.

No action taken.

2. Discuss what neighboring communities pay for ambulance services provided by the City. Possible recommendations to the Council.

Fire Chief Hepfler provided a handout regarding per capita rates and ALS intercept rates and provided details thereon. Discussion was had regarding the per capita rates that are charged to the outlying townships and how changes to those rates could potentially be implemented. Finance Manager/Treasurer Bauer and Fire Chief Hepfler determined the EMS rate paid by City residents is roughly \$107.28 per capita. The township per capita rate for 2015 is \$22.03. Councilor Hanke indicated he would like to see these figures more balanced. Dialogue would have to be opened with the townships utilizing the City's EMS services regarding the potential of negotiating the per capita rates.

Motion by Olson/Martin to recommend Committee #1 consider a proposed increase in call rates and that the City continue to explore increasing the per capita rates for the townships. **All present voting aye, motion carried.**

- 3. Consider Sidewalk Use Permit from the Chippewa Falls Public Library to place a sign on the sidewalk in front of the Library advertising special events and programs from April 1, 2015 - November 1, 2015. Possible recommendations to the Council.**

Motion by Martin/Hanke to recommend the Council approve a Sidewalk Use Permit from the Chippewa Falls Public Library to place a sign on the sidewalk in front of the Library advertising special events and programs from April 1, 2015 - November 1, 2015. **All present voting aye, motion carried.**

4. Adjournment

Motion by Olson/Martin to adjourn at 5:07 pm. **All present voting aye, motion carried.**

Minutes submitted by:
Mike Hanke, Chair

AN ORDINANCE AMENDING THE RESTRICTIONS
ON CLASS "A" INTOXICATING LIQUORS CODE
SECTION, SECTION §12.03(4) (f) OF THE
CHIPPEWA FALLS MUNICIPAL CODE

THE CHIPPEWA FALLS COMMON COUNCIL DO ORDAIN AS FOLLOWS:

1. That §12.03(4) (f) OF THE CHIPPEWA FALLS MUNICIPAL CODE, which presently provides as follows:

12.03 INTOXICATING LIQUOR, FERMENTED MALT BEVERAGES AND TOBACCO.

•••

(4) LICENSE RESTRICTIONS.

•••

- (f) Restriction on Class "A" Licenses. It is the intent of the City Council and purpose of this provision to provide for a high level of supervision and security in the storage and retail sale of intoxicating beverages under a Class A Intoxicating Liquor license and Class A Fermented Malt Beverage license. Purposes include, but are not limited by enumeration, to restrict access of minors, prevent shoplifting, provide for only licensed clerks or those directly under the supervision of the licensee, to supervise checkout areas so that proper identification and age of purchaser is made by sales clerks. Grocery stores, if otherwise properly licensed, may sell such beverages for consumption away from the premises only on the following conditions:

1. Retail sales are contained in separate secure portion of the facility which has a separate public access door to the outside. There may be only one lockable customer entrance, not to exceed 10 feet in width, between secured portion and the rest of the grocery store.
2. Separate checkout facilities are used in the area specified in 1. above.
3. Properly licensed salespeople only are operating and supervising sales and checkouts.

ORDINANCE NO. 2015-07

4. Storage of such beverages, if not in the separate, secured portion itself, may be in another portion of the licensed premises which is not accessible to the public. Such storage must be in a locked, secured area and be accessible only by the licensee or under the licensee's supervision. Any transfer from storage to retail areas must be conducted under the supervision of licensee and in such person's immediate possession.
5. Premises which hold a combination Class "A" (beer) and "Class A" (liquor) license may display and sell alcoholic beverages outside of the secured and separate area if the following restrictions and limitations are met:
 - a. Less than 50% of total gross sales from the secured portion and the off-secured portion combined are registered in the off-secured portion. The licensee must maintain a secure portion or area consistent with the ordinance. This secure portion must serve as the primary area for alcohol sales and the majority of alcoholic beverages displayed and sold on the entire premises must be from the secure portion area.
 - b. The primary alcohol sales area, the secure portion, must be locked and secure when alcohol sales are prohibited by ordinance or state law to prevent the public from entering during those hours.
 - c. Coolers used for the sale and/or display of alcoholic beverages which are located outside of the secured area must be securely locked during all hours in which such products are prohibited from sale. Alcoholic beverages not secured in coolers must have notices prominently and unmistakably displayed to notify customers and patrons of prohibited sales times and hours.
 - d. Any alcoholic beverages which are displayed or offered for sale outside of the secured portion may not be located or displayed within 50 feet of any entry or exit door which is used by the public.
 - e. Camera and recording equipment is required. All check-out and register areas together with all areas where alcoholic beverages are displayed for sale

ORDINANCE NO. 2015-07

outside of the secured portion must be monitored by an electronic camera with all activities recorded; and

1. Such equipment must be operation at all times during which the business is open and provide a clear view of the area and the activity within the area with sufficient detail to aid in an investigation; and
 2. All digital recordings required under this section shall be retained for a minimum of 21 calendar days. The recordings required hereunder shall be made available to law enforcement at any time.
- f. Cash register system requirements must be met. All cash registers must be set up in an operation mode which:
1. Prompts employees to check and/or determine the appropriate age of the customer/buyer/procurer during the transaction process;
 2. Requires age verification to complete the transaction; and
 3. Prevents all underage employees from completing alcohol beverage transactions by requiring a person of legal age to complete the transaction.
- g. Retailers must file a formally documented procedure that includes a progressive discipline procedure for employees that unlawfully sell fermented malt beverages to underage persons. This policy shall be part of the application and taken into consideration by the Council in determining whether or not to grant a license(s).
6. The following restrictions shall apply to anyone applying for a Class A Fermented Malt Beverage License.
- a. Cold beer must be sold out of coolers and coolers must be locked from 9:00 p.m. to 8:00 a.m.

ORDINANCE NO. 2015-07

- b. Warm beer cannot be displayed on the sales floor, in bulk or otherwise, but can be sold on request from secure back area of store.
- c. No sales of single or loose container alcoholic beverages are allowed unless from a secure room according to restrictions listed above in subsection 12.03 (4)(f).
- d. Only properly licensed salespeople shall operate and supervise sales and checkouts.
- e. Advertising of alcoholic beverages shall be only allowed in the nonsecured portion of the grocery store to the following extent:
 - 1. Weekly grocery newspaper ad with liquor ad included can be posted in-store, one location at front of store and/or these can be available to customers.
 - 2. In-store hand bill with liquor ad may be available for customer pickup at courtesy counter area only.
 - 3. Signs in liquor window adjoining nonsecured area. Limited to neon only without price marquee, ie. no pricing information in or on window.
 - 4. Sign in liquor entrance. Limited to one 18" X 36".
- f. Retailer must file formally documented procedure that includes a progressive discipline procedure for employees that unlawfully sell fermented malt beverages to underage persons. This policy shall be part of the application and taken into consideration by the Council in determining whether or not to grant a Class A fermented malt beverage license.

be amended to provide as follows:

12.03 – INTOXICATING LIQUOR, FERMENTED MALT BEVERAGES AND TOBACCO.

•••

(4) LICENSE RESTRICTIONS.

•••

(f) Restrictions on Class "A" Licenses. It is the intent of the City Council and purpose of this provision to provide for a high level of supervision and security in the storage and retail sale of intoxicating beverages under a Class A Intoxicating Liquor license and Class A Fermented Malt Beverage license. Purposes include, but are not limited by enumeration, to restrict access of minors, preventing shoplifting, provide for only licensed clerks or those directly under the supervision of the licensee, to supervise checkout areas so that proper identification and age of purchaser is made by sales clerks. Businesses, stores, retail premises, and like premises, where the sale of intoxicating liquor and fermented malt beverages is less than 90% of total gross sales (hereinafter "premises" or "retailers"), if otherwise properly licensed, may sell such beverages for consumption away from the premises only on the following conditions:

1. Properly licensed salespeople only are operating and supervising sales and checkouts.
2. Storage of such beverages must be in a locked, secured area and be accessible only by the licensee or under the licensee's supervision. Any transfer from storage to retail areas must be conducted under the supervision of licensee and in such person's immediate possession.
3. Premises which hold a combination Class "A" (beer) and "Class A" (liquor) license may display and sell alcoholic beverages if the following restrictions and limitations are met:
 - a. There shall be no sales of intoxicating liquor or fermented malt beverages when alcohol sales are prohibited by ordinance or state law.
 - b. Coolers used for the sale and/or display of alcoholic beverages must be securely locked during all hours in which such products are prohibited from sale. Alcoholic beverages not secured in coolers must have notices prominently and unmistakably displayed to notify customers and patrons of prohibited sales times and hours.

ORDINANCE NO. 2015-07

- c. Any alcoholic beverages which are displayed or offered for sale may not be located or displayed within 50 feet of any entry or exit door which is used by the public, unless the sales are from a separate secure liquor and malt beverage portion of the store which has a separate public access door to the outside and is secured during non-sale hours.
- d. Camera and recording equipment is required. All check-out and register areas together with all areas where alcoholic beverages are displayed for sale must be monitored by an electronic camera with all activities recorded; and
 - 1. Such equipment must be operational at all times during which the business is open and provide a clear view of the area and the activity within the area with sufficient detail to aid in an investigation; and
 - 2. All digital recording required under this section shall be retained for a minimum of 21 calendar days. The recordings required hereunder shall be made available to law enforcement at any time.
- e. Cash register system requirements must be met. All cash registers must be set up and in an operational mode which:
 - 1. Prompts employees to check and/or determine the appropriate age of the customer/buyer/procurer during the transaction process;
 - 2. Requires age verification to complete the transaction; and
 - 3. Prevents all underage employees from completing alcohol beverage transactions by requiring a person of legal age to complete the transaction.
- f. Retailers must file a formally documented procedure that includes a progressive discipline procedure for employees that unlawfully sell fermented malt beverages to underage persons. This policy shall be part of the initial application and taken into consideration by the Council in determining whether or not to initially grant a license(s).

ORDINANCE NO. 2015-07

- g. Cold beer sold out of coolers must be locked from 9:00 p.m. to 8:00 a.m.
- h. Advertising of alcoholic beverages shall be only allowed on the premises to the following extent:
 - 1. Weekly grocery newspaper ad with liquor ad included can be posted in-store, one location at front of store and/or these can be available to customers.
 - 2. In-store hand bill with liquor ad may be available for customer pickup at counter areas.
 - 3. If there is a separate secure, liquor section with a window, neon signs may be placed on the window but without pricing information.
 - 4. If there is a separate entrance to a liquor section a sign maybe placed in the liquor entrance but limited to one.

DATED this 17th day of March, 2015

COUNCIL PRESIDENT: /s/ George Adrian

FIRST READING: March 3, 2015

SECOND READING: March 17, 2015

APPROVED: /s/ Gregory Hoffman
Gregory S. Hoffman, Mayor

ATTEST: /s/ Bridget Givens
Bridget Givens, City Clerk

PUBLISHED: _____

**PER CAPITA RATES & ALS INTERCEPT RATES FOR:
Campbellsport Fire, Wausau Fire, Menomonie Fire, Ashland Fire & Antigo Fire
February 17, 2015**

- **Campbellsport Fire:** \$10.00 per capita/EMS - renewed annually. Charged an intercept rate of \$300.00 by Fond du lac and West Bend regardless of supplies.
- **Wausau Fire:** \$2.00 per capita/EMS. \$150.00 charge for intercepts.
- **Menomonie Fire:** 2015 - \$19.75, 2016 - \$20.00, 2017 - \$20.25 per capita/EMS. \$200.00 intercept charge the service straight up.
- **Ashland Fire:** \$71.77 per capita/EMS. 50% of the received portion of the ambulance billed at the ALS rate and supplies.
- **Antigo Fire:** The annual projected operating cost for the year minus the projected revenues and split the difference 50% to the city and 50% to the townships covered. The 10 townships split their cost through an excel spreadsheet by their population, last 4 years average of EMS runs and equalized value. \$175.00 closest facility and additional \$150.00 to a different hospital than the local. (STEMI)
- **Chippewa Falls Fire:** 2014 @ \$21.86 per capita/EMS. 50% of the received portion of the ambulance billed at the ALS rate and supplies.

Description Charge	Present rates	Average rates	Proposed rates
BLS - Resident	\$725.00	\$874.29	\$825.00
BLS - Non resident	\$800.00	\$985.71	\$950.00
ALS1 - Resident	\$825.00	\$1,006.43	\$925.00
ALS1 Non resident	\$900.00	\$1,117.86	\$1,050.00
ALS2 Resident	\$925.00	\$1,127.86	\$1,125.00
ALS2 Non resident	\$1,000.00	\$1,239.29	\$1,250.00
SCT Resident	\$925.00	\$1,187.50	\$1,000.00
SCT Non resident	\$1,000.00	\$1,287.50	\$1,250.00
Mileage - Resident	\$14.50	\$16.50	\$16.00
Mileage - Non resident	\$15.00	\$16.79	\$17.00
Oxygen	\$70.00	\$71.57	\$71.00
Spinal Immobilization	\$125.00	\$153.14	\$150.00
ALS Scene care/Resident	\$825 + supplies	\$933.71	\$900.00
ALS Scene care/Non resi.	\$900 + supplies	\$1,045.86	\$1,000.00
Standby per hour	\$100/hour	NA	\$135/hour

Rate: \$21.86 Anson = 2100 - \$45,906.00 Eagle Point = 3034 - \$66,323.24 Tilden = 753 - \$16,460.58

**CHIPPEWA FALLS FIRE & EMERGENCY SERVICES EMS RESPONSES FOR THE
TOWNSHIPS OF ANSON, EAGLE POINT & TILDEN**

YEAR	ANSON	EAGLE POINT	TILDEN
2010	67	114	20
2011	62	128	24
2012	62	163	38
2013	78	157	37
2014*	76	108	46

* responses thru 12-01-2014

Ambulance fees for the townships were charged out at the "Resident" rate.
(since 11-01-2009)

Basic Life Support:	\$725
<i>Nonresident</i>	\$800
Advanced Life Support:	\$825
<i>Nonresident</i>	\$900
Advanced Life Support 2:	\$925
(3 or more medications or ALS procedures)	
<i>Nonresident</i>	\$1000
Specialty Care Transport (SCT):	\$925
(nurse, paramedic or specialty care doing procedures)	
<i>Nonresident</i>	\$1000
Mileage & Procedures:	
Scene location to receiving facility	\$14.50/mile
<i>Nonresident</i>	\$15.00
Oxygen	\$70
Spinal immobilization	\$125
On scene care/no transport:	
➤ Lifting assistance, hospice care vital signs/assessment	\$0
➤ BLS treatment	\$175 + supplies
➤ ALS treatment	\$825 + supplies
<i>BLS - resident and non the same</i>	\$175.00 + supplies
<i>ALS - nonresident</i>	\$900.00 + supplies

**AN ORDINANCE ESTABLISHING THE WIDTH OF PAVEMENT ON
DAISY STREET (Prairie View Road to Grant St.)
AT 34 FEET FACE TO FACE OF CURBS**

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

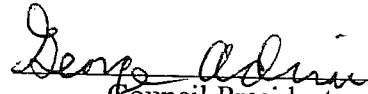
1. That Section 8.01 (2) (i) 4. p) be and is hereby created to read as follows:
 4. The roadway width shall be 34 feet face to face of curbs on the following streets:
 - p) Daisy Street – (Prairie View Road. to Grant St.)
2. That this Ordinance shall take effect upon passage and publication.

Dated this 7th day of April, 2015.

1st READING: March 17, 2015

2nd READING: April 7, 2015

ADOPTED: _____


Council President

APPROVED: _____

Mayor

ATTEST: _____

City Clerk

PUBLISHED: _____

**AN ORDINANCE ESTABLISHING THE WIDTH OF PAVEMENT ON
COLUMBIA STREET (Mansir St. to Carson St.)
GOVERNOR STREET (Columbia St. to Wheaton St.) and
SUPERIOR STREET (Coleman St. to Cedar St.)
AT 30 FEET FACE TO FACE OF CURBS**

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

1. That Section 8.01 (2) (i) 4. m) n) and o) be and is hereby created to read as follows:
 4. The roadway width shall be 30 feet face to face of curbs on the following streets:
 - m) Columbia Street – (Mansir St. to Carson St.)
 - n) Governor Street – (Columbia St. to Wheaton St.)
 - o) Superior Street – (Coleman St. to Cedar St.)


2. That this Ordinance shall take effect upon passage and publication.

Dated this 7th day of April, 2015.

1st READING: March 17, 2015

2nd READING: April 7, 2015

ADOPTED: _____


Council President

APPROVED: _____

Mayor

ATTEST: _____

City Clerk

PUBLISHED: _____

**AN ORDINANCE AMENDING THE ZONING CODE
OF THE CITY OF CHIPPEWA FALLS**

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

- 1. That the following described real estate situated in the City of Chippewa Falls, Chippewa County, Wisconsin, be rezoned:

**Parcel #1580
Lots 15 and 16
Flame Addition, City of Chippewa Falls
Located at 421 Frenette Drive**

C-2 General Commercial District to R-3-4 Multi-Family 4-Plex Residential District

- 2. That the Zoning District Map of the City of Chippewa Falls be and the same is hereby amended in accordance with the foregoing.
- 3. That this Ordinance shall take effect from and after its passage and publication.

Dated this 7th day of April, 2015.

FIRST READING: March 17, 2015



Council President

SECOND READING: April 7, 2015

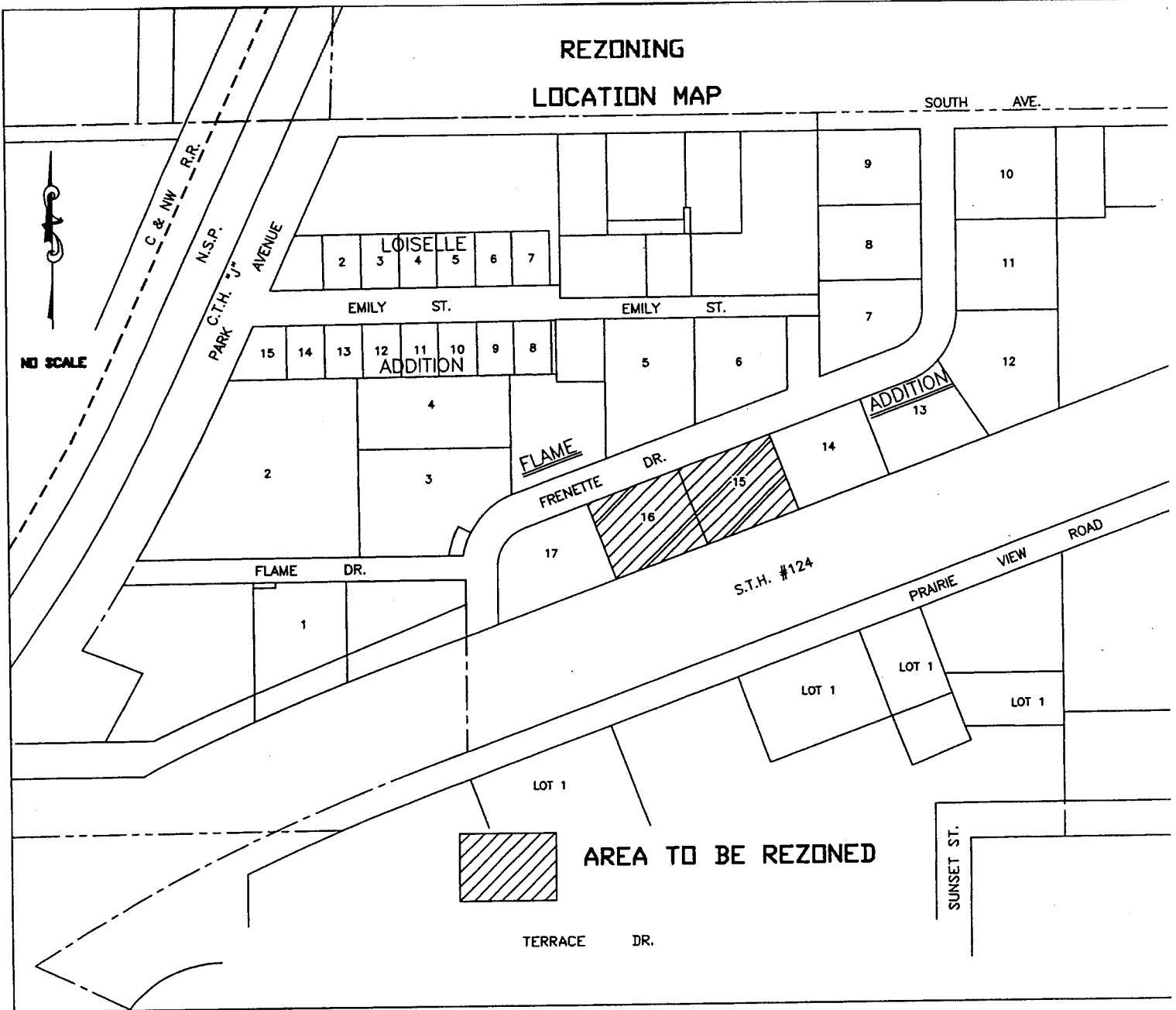
PUBLIC HEARING: April 7, 2015

APPROVED: _____
Mayor

ATTEST: _____
Bridget Givens, City Clerk

PUBLISHED: _____

REZONING
LOCATION MAP



**RESOLUTION IN SUPPORT OF THE
FISH CHIPPEWA! ACCESS FOR ALL! FISHING PIER AT ERICKSON PARK**

WHEREAS, there is an identified need in Chippewa County to accommodate community members who would like to fish from shore; and

WHEREAS, a location has been identified in the City of Chippewa Falls, specifically, the east shore of Glen Loch north of the boat landing referred to as Erickson Park; and

WHEREAS, numerous organizations such as Special Friends, Inc., the Veterans Home at Chippewa Falls, and the Chippewa Valley Family YMCA support a project of this type;

WHEREAS, Fish Chippewa! Access for All! is interested in developing Erickson Park for public outdoor recreation purposes with the project proudly done by volunteers without taxpayer financing;

WHEREAS, the Common Council of the City of Chippewa Falls would consider this a valuable asset to the community.

NOW THEREFORE, BE IT RESOLVED, that the Common Council of the City of Chippewa Falls supports the Fish Chippewa! Access for All! mission and supports their pursuit of outdoor recreation aids available through the Department of Natural Resources and encourages other entities to offer fiscal support for this worthwhile project.

BE IT FURTHER RESOLVED, that the Common Council of the City of Chippewa Falls hereby authorizes Dick Hebert, Parks and Recreation Director for the City of Chippewa Falls to act on behalf of the Common Council to:

1. Submit an application to the State of Wisconsin Department of Natural Resources for any financial aid that may be available;
2. Submit reimbursement claims along with necessary supporting documentation within 6 months of project completion date;
3. Submit signed documents; and
4. Take necessary action to undertake, direct and complete the approved project.

Dated this 7th day of April, 2015.

COUNCIL PRESIDENT: _____

RESOLUTION NO. 2015-08

APPROVED: _____
Gregory S. Hoffman, Mayor

ATTEST: _____
Bridget Givens, City Clerk

Tax Incremental District Termination

City OF Chippewa Falls Resolution Number 2015-09
(Town, Village, City) (Municipality)

Termination of Tax Incremental District (TID) # 6 and City authorizing treasurer to distribute excess
(T, V, C)
increment to Overlying Taxing Districts

WHEREAS, the City of Chippewa Falls created TID # 6 on 09-15-1998, and adopted a
(T, V, C) (Municipality) (mm-dd-yyyy)
project plan in the same year, and

WHEREAS, all TID # 6 projects were completed in the prescribed allowed time; and

WHEREAS, sufficient increment was collected as of the 20 14 tax roll, payable 20 15, to cover TID # 6
project costs.

NOW, THEREFORE BE IT RESOLVED, that the City of Chippewa Falls does dissolve/terminate
(T, V, C) (Municipality)
TID # 6; and

BE IT FURTHER RESOLVED, that the City Clerk shall notify the Wisconsin Department of Revenue (DOR),
(T, V, C)
within sixty (60) days of this resolution or prior to the deadline of May 15, 20 15, whichever comes first, that the TID
has been terminated; and

BE IT FURTHER RESOLVED, that the City Clerk shall sign the required DOR final accounting form (PE-223)
(T, V, C)
agreeing on a date by which the City shall send final audited information to DOR; and
(T, V, C)

BE IT FURTHER RESOLVED, that the City Treasurer shall distribute any excess increment collected
(T, V, C)
after providing for ongoing expenses of the TID, to the affected taxing districts with proportionate shares to be
determined by the final audit by the City's auditors, CliftonLarsonAllen.

Adopted this 7th day of April, 20 15

Resolution introduced and adoption moved by _____

Motion for adoption seconded by _____

On roll call motion passed by a vote of _____ ayes to _____ nays

ATTEST:

Mayor

Clerk

Tax Incremental District Termination

City OF Chippewa Falls Resolution Number 2015-10
(Town, Village, City) *(Municipality)*

Termination of Tax Incremental District (TID) # 9 and City authorizing treasurer to distribute excess increment to Overlying Taxing Districts
(T, V, C)

WHEREAS, the City of Chippewa Falls created TID # 9 on 09-03-2002, and adopted a project plan in the same year, and
(T, V, C) *(Municipality)* *(mm-dd-yyyy)*

WHEREAS, all TID # 9 projects were completed in the prescribed allowed time; and

WHEREAS, sufficient increment was collected as of the 20 14 tax roll, payable 20 15, to cover TID # 9 project costs.

NOW, THEREFORE BE IT RESOLVED, that the City of Chippewa Falls does dissolve/terminate TID # 9; and
(T, V, C) *(Municipality)*

BE IT FURTHER RESOLVED, that the City Clerk shall notify the Wisconsin Department of Revenue (DOR), within sixty (60) days of this resolution or prior to the deadline of May 15, 20 15, whichever comes first, that the TID has been terminated; and
(T, V, C)

BE IT FURTHER RESOLVED, that the City Clerk shall sign the required DOR final accounting form (PE-223) agreeing on a date by which the City shall send final audited information to DOR; and
(T, V, C) *(T, V, C)*

BE IT FURTHER RESOLVED, that the City Treasurer shall distribute any excess increment collected after providing for ongoing expenses of the TID, to the affected taxing districts with proportionate shares to be determined by the final audit by the City's auditors, CliftonLarsonAllen.
(T, V, C)

Adopted this 7th day of April, 20 15

Resolution introduced and adoption moved by _____

Motion for adoption seconded by _____

On roll call motion passed by a vote of _____ ayes to _____ nays

ATTEST:

Mayor

Clerk

**RESOLUTION APPROVING AN AMENDMENT TO THE PROJECT PLAN OF
TAX INCREMENTAL DISTRICT NO. 7,
CITY OF CHIPPEWA FALLS, WISCONSIN**

WHEREAS, the City of Chippewa Falls (the "City") has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the City; and,

WHEREAS, Tax Incremental District No. 7 (the "District") was created by the City on March 20, 2001 as a blighted area district; and,

WHEREAS, the City now desires to amend the Project Plan of the District in accordance with the provisions of Wisconsin Statutes Section 66.1105, (the "Tax Increment Law"); and,

WHEREAS, the proposed additional and updated projects costs may include, but are not limited to: various public improvements and cash grants to owners, lessees or developers of land located within the District (development incentives), and professional and organizational services, administrative costs, and finance costs; and,

WHEREAS, such amendment will allow for the District to incur project costs outside of, but within ½ mile of, the boundaries of the District as permitted under Wisconsin Statutes Section 66.1105(2)(f)1.n; and,

WHEREAS, such amendment will allow for the District to share surplus increments with Tax Incremental District No. 12 under the provisions of Wisconsin Statutes Section 66.1105(6)(f); and,

WHEREAS, an amended Project Plan for the District (the "Amendment") has been prepared that includes:

- a. A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Sections 66.1105(2)(f)1.k. and 66.1105(2)(f)1.n., outside of the District;
- b. An economic feasibility study;
- c. A detailed list of estimated project costs;
- d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
- e. A map showing existing uses and conditions of real property in the District;
- f. A map showing proposed improvements and uses in the District;
- g. Proposed changes of zoning ordinances, master plan, map, building codes and City ordinances;
- h. A list of estimated non-project costs;
- i. A statement of the proposed plan for relocation of any persons to be displaced;
- j. A statement indicating how the amendment of the District promotes the orderly development of the City;
- k. An opinion of the City Attorney or of an attorney retained by the City advising that the plan is complete and complies with Wisconsin Statutes Section 66.1105(4)(f).

RESOLUTION NO. 2015-11

WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to the chief executive officers of Chippewa County, the School District, and the Technical College District, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures specified in the Tax Increment Law; and,

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on March 9, 2015 held a public hearing concerning the proposed amendment to the Project Plan, providing interested parties a reasonable opportunity to express their views thereon; and,

WHEREAS, after said public hearing, the Plan Commission adopted the Project Plan, and recommended to the Common Council that it amend the Project Plan for the District;

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

1. The boundaries of the District shall remain unchanged as specified in Exhibit A of this resolution.
2. That this Project Plan Amendment shall become effective as of the date of adoption of this resolution provided that it is further approved by the Joint Review Board.
3. The Common Council finds and declares that:
 - a. Not less than 50%, by area, of the real property within the District, as amended, is a blighted area within the meaning of Wisconsin Statutes Section 66.1105(2)(a)1. Furthermore, at the time of adoption of the creation resolution for this District, and any subsequent resolutions amending its boundaries, any property standing vacant for seven years immediately preceding adoption of the resolution(s) did not comprise more than 25% of the total area in the District as required by Wisconsin Statutes Section 66.1105(4)(gm)1.
 - b. Based upon the findings, as stated in 3.a. above, and the original findings as stated in the resolution creating the District, the District remains declared as a blighted area district based on the identification and classification of the property included within the District.
 - c. The improvement of such area is likely to enhance significantly the value of substantially all of the other real property in the District.
 - d. The amount of retail business will not change as a result of this amendment.
 - e. The project costs of the District relate directly to promoting the elimination of blight of the area consistent with the purpose for which the District was created.
4. The amended Project Plan for "Tax Incremental District No. 7, City of Chippewa Falls" (attached as Exhibit B) is approved, and the City further finds the Plan is feasible and in conformity with the master plan of the City.

RESOLUTION NO. 2015-11

BE IT FURTHER RESOLVED THAT the City Clerk is hereby authorized and directed to notify the Wisconsin Department of Revenue, within 60 days of adoption of the amendment, that this amendment has taken place pursuant to the provisions of Wisconsin Statutes Section 66.1105(5)(cm).

BE IT FURTHER RESOLVED THAT pursuant to Section 66.1105(5)(f) of the Wisconsin Statutes that the City Assessor is hereby authorized and directed to make notations to the assessment roll under Wisconsin Statutes Section 70.45, and the City Clerk is hereby authorized and directed to make similar notations on the tax roll made under Wisconsin Statutes Section 70.65, pursuant to Wisconsin Statutes.

Adopted this 7th day of April, 2015

COUNCIL PRESIDENT: _____
George Adrian

APPROVED: _____
Gregory S. Hoffman, Mayor

ATTEST: _____
Bridget Givens, City Clerk

**LEGAL BOUNDARY DESCRIPTION OR MAP OF
TAX INCREMENTAL DISTRICT NO. 7
CITY OF CHIPPEWA FALLS**

THIS CAN BE FOUND IN THE PROJECT PLAN

RESOLUTION NO. 2015-11

EXHIBIT B -

PROJECT PLAN

THIS WILL BE HANDED OUT SEPARATELY

**RESOLUTION APPROVING AN AMENDMENT TO THE PROJECT PLAN AND
BOUNDARIES OF TAX INCREMENTAL DISTRICT NO. 12,
CITY OF CHIPPEWA FALLS, WISCONSIN**

WHEREAS, the City of Chippewa Falls (the "City") has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the City; and

WHEREAS, Tax Incremental District No. 12 (the "District") was created by the City on May 1, 2012 as a blighted area district; and

WHEREAS, the City now desires to amend the Project Plan and boundaries of the District in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

WHEREAS, such amendment will cause territory to be added to the District, providing incentive and opportunities for additional private development and redevelopment; and

WHEREAS, such amendment will also modify the categories, locations or costs of the Projects to be undertaken, providing incentives and opportunities for additional private development and redevelopment; and

WHEREAS, an amended Project Plan for the District (the "Amendment") has been prepared that includes:

- a. A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Sections 66.1105(2)(f)1.k. and 66.1105(2)(f)1.n., outside of the District;
- b. An economic feasibility study;
- c. A detailed list of estimated project costs;
- d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
- e. A map showing existing uses and conditions of real property in the District;
- f. A map showing proposed improvements and uses in the District;
- g. Proposed changes of zoning ordinances, master plan, map, building codes and City ordinances;
- h. A list of estimated non-project costs;
- i. A statement of the proposed plan for relocation of any persons to be displaced;
- j. A statement indicating how the amendment of the District promotes the orderly development of the City;
- k. An opinion of the City Attorney or of an attorney retained by the City advising that the plan is complete and complies with Wisconsin Statutes Section 66.1105(4)(f).

WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to owners of blighted property in the proposed district, to the chief executive officers of Chippewa County, the School District, and the Technical College District, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures specified in the Tax Increment Law; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on March 9, 2015 held a public hearing concerning the proposed amendment to the Project Plan and boundaries of the District, providing interested parties a reasonable opportunity to express their views thereon; and

RESOLUTION NO. 2015-12

WHEREAS, after said public hearing, the Plan Commission designated the boundaries of the amended district, adopted the Project Plan, and recommended to the Common Council that it amend the Project Plan and boundaries for the District.

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, before the Common Council may amend any tax incremental district, the Plan Commission must designate the boundaries of such amended District and approve the Project Plan amendment for such District and submit its recommendation concerning the amendment of the District and the Project Plan to the Common Council;

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

1. The boundaries of the District are hereby amended as specified in Exhibit A of this Resolution.
2. The territory being added shall become part of the District effective as of January 1, 2015.
3. The Common Council finds and declares that:
 - (a) Not less than 50% by area of the real property within the District, as amended, is a blighted area within the meaning of Wisconsin Statutes Section 66.1105(2)(a)1. Furthermore, at the time of adoption of the creation Resolution for this District, and any subsequent Resolutions amending its boundaries, any property standing vacant for seven years immediately preceding adoption of the Resolution(s) did not comprise more than 25% of the total area in the District as required by Wisconsin Statutes Section 66.1105(4)(gm)1.
 - (b) Based upon the findings, as stated in 3.a. above, and the original findings as stated in the resolution creating the District, the District remains a blighted area district based on the identification and classification of the property included within the District; and
 - (c) The improvement of such area is likely to enhance significantly the value of substantially all of the other real property in the District.
 - (d) The equalized value of the taxable property within the territory to be added to the District by amendment, plus the value increment of all other existing tax incremental districts within the City, does not exceed 12% of the total equalized value of taxable property within the City.
 - (e) The City estimates that approximately 36% of the territory within the District, as amended, will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wisconsin Statutes Section 66.1105(5)(b).
 - (f) The project costs of the District relate directly to promoting the elimination of blight of the area consistent with the purpose for which the District was created.
4. The amended Project Plan for "Tax Incremental District No. 12, City of Chippewa Falls" (attached as Exhibit B) is approved, and the City further finds the Plan is feasible and in conformity with the master plan of the City.

RESOLUTION NO. 2015-12

BE IT FURTHER RESOLVED THAT the City Clerk is hereby authorized and directed to apply to the Wisconsin Department of Revenue, in such form as may be prescribed, for a "Determination of Tax Incremental Base", as of January 1, 2015, pursuant to the provisions of Wisconsin Statutes Section 66.1105(5)(b) and to pay the fee(s) associated with such determination.

BE IT FURTHER RESOLVED THAT pursuant to Section 66.1105(5)(f) of the Wisconsin Statutes, that the City Assessor is hereby authorized and directed to identify upon the assessment roll returned and examined under Wisconsin Statutes Section 70.45, those parcels of property which are within the District, specifying thereon the name of the said District, and the City Clerk is hereby authorized and directed to make similar notations on the tax roll made under Wisconsin Statutes Section 70.65e, pursuant to Wisconsin Statutes.

Adopted this 7th day of April, 2015.

COUNCIL PRESIDENT: _____
George Adrian

APPROVED: _____
Gregory S. Hoffman, Mayor

ATTEST: _____
Bridget Givens, City Clerk

EXHIBIT A -

**LEGAL BOUNDARY DESCRIPTION OR MAP OF
TAX INCREMENTAL DISTRICT NO. 12
CITY OF CHIPPEWA FALLS**

THIS CAN BE FOUND IN THE PROJECT PLAN

PROJECT PLAN

THIS WILL BE HANDED OUT SEPARATELY

**RESOLUTION APPROVING THE PROJECT PLAN AND ESTABLISHING THE
BOUNDARIES FOR AND THE CREATION OF
TAX INCREMENTAL DISTRICT NO. 13,
CITY OF CHIPPEWA FALLS, WISCONSIN**

WHEREAS, the City of Chippewa Falls (the "City") has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the City; and

WHEREAS, Tax Incremental District No. 13 (the "District") is proposed to be created by the City as a blighted area district in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

WHEREAS, a Project Plan for the District has been prepared that includes:

- a. A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Sections 66.1105(2)(f)1.k. and 66.1105(2)(f)1.n., outside of the District;
- b. An economic feasibility study;
- c. A detailed list of estimated project costs;
- d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
- e. A map showing existing uses and conditions of real property in the District;
- f. A map showing proposed improvements and uses in the District;
- g. Proposed changes of zoning ordinances, master plan, map, building codes and City ordinances;
- h. A list of estimated non-project costs;
- i. A statement of the proposed plan for relocation of any persons to be displaced;
- j. A statement indicating how the District promotes the orderly development of the City;
- k. An opinion of the City Attorney or of an attorney retained by the City advising that the plan is complete and complies with Wisconsin Statutes Section 66.1105(4)(f).

WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to owners of blighted property in the proposed district, to the chief executive officers of Chippewa County, the School District, and the Technical College District, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures specified in the Tax Increment Law; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on March 9, 2015 held a public hearing concerning the project plan and boundaries and proposed creation of the District, providing interested parties a reasonable opportunity to express their views thereon; and

RESOLUTION NO. 2015-13

WHEREAS, after said public hearing, the Plan Commission designated the boundaries of the District, adopted the Project Plan, and recommended to the Common Council that it create such District and approve the Project Plan and

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

1. The boundaries of the District that shall be named "Tax Incremental District No. 13, City of Chippewa Falls", are hereby established as specified in Exhibit A of this Resolution.
2. The District is created effective as of January 1, 2015.
3. The Common Council finds and declares that:
 - (a) Not less than 50% by area of the real property within the District is a blighted area within the meaning of Wisconsin Statutes Section 66.1105(2)(a)1. Furthermore any property standing vacant for the entire seven years preceding the adoption of this Resolution does not comprise more than 25% of the area in the District in compliance with Wisconsin Statutes Section 66.1105(4)(gm)1.
 - (b) Based upon the findings, as stated in 3.a. above, the District is declared to be a blighted area district based on the identification and classification of the property included within the District.
 - (c) The improvement of such area is likely to enhance significantly the value of substantially all of the other real property in the District.
 - (d) The equalized value of the taxable property in the District plus the value increment of all other existing tax incremental districts within the City, does not exceed 12% of the total equalized value of taxable property within the City.
 - (e) The City estimates that approximately 100% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wisconsin Statutes Section 66.1105(5)(b).
 - (f) The project costs relate directly to promoting the elimination of blight of the area consistent with the purpose for which the District is created.
4. The Project Plan for "Tax Incremental District No. 13, City of Chippewa Falls" (attached as Exhibit B) is approved, and the City further finds the Plan is feasible and in conformity with the master plan of the City.

BE IT FURTHER RESOLVED THAT the City Clerk is hereby authorized and directed to apply to the Wisconsin Department of Revenue, in such form as may be prescribed, for a "Determination of Tax Incremental Base", as of January 1, 2015, pursuant to the provisions of Wisconsin Statutes Section 66.1105(5)(b).

RESOLUTION NO. 2015-13

BE IT FURTHER RESOLVED THAT pursuant to Section 66.1105(5)(f) of the Wisconsin Statutes that the City Assessor is hereby authorized and directed to identify upon the assessment roll returned and examined under Wisconsin Statutes Section 70.45, those parcels of property which are within the District, specifying thereon the name of the said District, and the City Clerk is hereby authorized and directed to make similar notations on the tax roll made under Section 70.65 of the Wisconsin Statutes.

Adopted this 7th day of April, 2015.

COUNCIL PRESIDENT _____
George Adrian

APPROVED: _____
Gregory S. Hoffman, Mayor

ATTEST: _____
Bridget Givens, City Clerk

EXHIBIT A -

**LEGAL BOUNDARY DESCRIPTION OR MAP OF
TAX INCREMENTAL DISTRICT NO. 13
CITY OF CHIPPEWA FALLS**

THIS CAN BE FOUND IN THE PROJECT PLAN

PROJECT PLAN

THIS WILL BE HANDED OUT SEPARATELY

**RESOLUTION AUTHORIZING THE MAYOR
TO EXECUTE THE
WISCONSIN REAL PROPERTY INVESTMENT, LLC
DEVELOPMENT AGREEMENT
TAX INCREMENT DISTRICT NO. 13**

WHEREAS, the Common Council of the City of Chippewa Falls has made a determination as documented in Resolution 2015-13 Resolution Creating Tax Incremental District #13 that it is in the public's interest to take steps to promote redevelopment in the TID #13 Project Area; and

WHEREAS, property identified on the City Assessors Map as Parcel Numbers 4428 and 4430 are within Tax Incremental District #13 has been identified as an area for redevelopment and expansion; and

WHEREAS, it is necessary for the City of Chippewa Falls to enter into the attached Agreement with Wisconsin Real Property Investment, LLC, that sets forth in general terms the Parties present understanding as to the respective responsibilities of each Party in the areas of financing, development, construction, and scheduling of the project.

NOW, THEREFORE, BE IT RESOLVED, by the Common Council of the City of Chippewa Falls, that the Mayor is authorized to execute the Wisconsin Real Property Investment, LLC Development Agreement Tax Increment District No. 13.

Dated this 7th day of April, 2015.

COUNCIL PRESIDENT: _____
George Adrian

ADOPTED: April 7, 2015

APPROVED: _____
Gregory S. Hoffman, Mayor

ATTEST: _____
Bridget Givens, City Clerk

WISCONSIN REAL PROPERTY INVESTMENTS, LLC DEVELOPMENT AGREEMENT
TAX INCREMENTAL DISTRICT NO. 13

THIS AGREEMENT is entered into as of this 7th day of April, 2015 between the City of Chippewa Falls, Wisconsin (the "City") and Wisconsin Real Property Investments, LLC ("WRPI, LLC");

WHEREAS, WRPI, LLC has acquired certain property in Tax Incremental District No. 13 described in Exhibit A (the "Property");

WHEREAS, the City has established Tax Incremental District No. 13 (the "District"), which includes the Property, in order to finance certain project costs and incentives within the District as permitted under Wis. Stats. § 66.1105;

WHEREAS, WRPI, LLC plans to renovate the Property consistent with the City's zoning of the Property and as further described in the schedule of estimated construction costs, attached hereto as Exhibit B (the "Improvements");

WHEREAS, WRPI, LLC has indicated it would not undertake the Improvements without the use of tax incremental financing to fund a portion of such Improvements as provided for below.

NOW, THEREFORE, the City and WRPI, LLC, for the good and valuable consideration described below and in further consideration of the timely and full performance by WRPI, LLC of the additional obligations, terms, conditions, payments and responsibilities set forth below, receipt of which is hereby acknowledged, do agree as follows:

1. PURPOSE OF THE AGREEMENT

A. The described Property is located in the District and is intended to be improved by WRPI, LLC. The Common Council of the City hereby finds and determines that the Improvements will enhance and benefit the City, promote development, add or retain existing jobs in the City and add to the value of this portion of the City.

B. For these purposes, WRPI, LLC is hereby entering into this Agreement with the City in order to undertake the Improvements and develop said Property consistent with such overall and particular City plans, and in such matters, will produce revenues to the City through increased equalized value of real and personal property, tax increments and tax payments

sufficient and required under this Agreement to repay certain City tax incremental financing ("TIF") expenditures and related costs and expenses within the District. The terms of this Agreement are beneficial to WRPI, LLC.

C. By approving and entering into this Agreement, the Common Council of the City finds and determines that the Agreement and Improvements are in the best interests of the City and of benefit to the community.

D. The further purpose of this Agreement is to facilitate the construction of the Improvements on the Property which shall increase the value of the Property and the City. This purpose shall more than adequately meet and greatly facilitate the intent and goals of the City and its land use development plans for the District. WRPI, LLC acknowledges that the City is only able to reimburse certain costs on the Property through the Project Plan for the District pursuant to applicable Wisconsin Statutes which enable the City to receive and utilize specifically designated future real and personal property tax revenues from the Property as generated by the Improvements thereon which increase the overall equalized value of the City. Further, by law, the City must use such increased incremental tax revenues generated by such Improvements to repay its District development costs and related costs and expenses. But for WRPI, LLC's promises and agreements herein and representations herein and otherwise, the City would not enter into this Agreement. The City relies and relied upon such representations, promises and agreements of WRPI, LLC for all of the City's purposes arising from creating the District and undertaking the Project.

2. THE AGREEMENT

A. In consideration of WRPI, LLC's construction of the Improvements on the Property and performance by WRPI, LLC of each and every of its other obligations set forth in this Agreement, but only in the event WRPI, LLC fulfills each and every obligation not otherwise waived in writing by the City, the City shall reimburse WRPI, LLC in the amount of Two Hundred Fifty Thousand Dollars (\$250,000) for costs of the Project which are described in Exhibit B, provided that said reimbursement shall be paid as provided in Section 3 below.

B. WRPI, LLC shall:

1. Redevelop the Property as described in Exhibit B fully and solely at the expense of WRPI, LLC, at no cost or expense whatsoever to the City except as set forth below, and in compliance and conformity with: each and every of the governmental approvals and permits granted and/or issued by the City pertaining thereto; and all applicable City, federal, state, county and other ordinance and any pertinent provisions of the District Project Plan.

The establishment of the District and the entering into this Agreement shall not obligate the City to grant variances, exceptions or conditional use grants.

2. Fully complete construction and equipping of the project located on the Property as described in Exhibit B, which shall increase the actual real property equalized fair market valuation of the Property by an estimated Two Million Dollars (\$2,000,000) and in doing so shall incur Project costs expected to be \$3,489,070 as represented by WRPI, LLC and provided for in Exhibit B.

3. Pay all real estate and personal property taxes levied on the Property promptly on or prior to their due date.

3. PAYMENT OF DEVELOPMENT FUNDS

Upon satisfaction of the conditions set forth below, the City agrees to pay WRPI, LLC in the principal amount of \$250,000, payable solely from certain Tax Increment (defined below) which are available and appropriated by the Common Council for that purpose. In each year, beginning in 2017 and ending in 2026, the Tax Increment generated by the Property which is in excess of the City Costs (defined below) shall, subject to annual appropriation by the Common Council, be paid to WRPI, LLC in payment of principal up to \$250,000. The City may, in its absolute and sole discretion, but is not obligated to, apply other tax increment revenues generated by the District to prepayment of the \$250,000 at any time.

"Tax Increment" for the purposes of this Agreement is defined as the property tax on the increased value of the Property over the value of the Property as of January 1, 2015, as determined by the City assessor, and which constitutes only a portion of tax increment as more specifically defined in Wis. Stats. §66.1105(2)(i).

"City Costs" shall mean the City's costs associated with creating Tax Increment District No. 13, in an aggregate amount not exceeding \$10,000.

The Payment Date in each year shall be the date which is the earlier of (a) October 15 and (b) ninety (90) days after the City has received full payment of all real and personal property taxes due to be paid with respect to the Developer's Property in that year. The Final Payment Date shall be in the year 2026 and the city's obligation to prepay all or any portion of the \$250,000 shall terminate with the final payment on the Final Payment Date

The \$250,000 may be prepaid at any time at the option of the City in its sole and absolute discretion.

The \$250,000 shall be payable solely from tax increments derived from the Property generated by value in excess of the value of the Property as of January 1, 2015 which have been received and retained by the City in accordance with the provisions of Section 66.1105 of the Wisconsin Statutes ("Tax Increment") which are in excess of the City Costs (defined below), and which are appropriated by the Common Council to the payment of the \$250,000 principal (collectively, the "Revenues").

The City may enter into other development agreements with respect to property in TID No. 13, but will not utilize the Tax Increment which, this Agreement provides, will be applied to payment of the \$250,000 under such development agreements. Any Tax Increments which this agreement provides will not be used prior to (i) the Final Payment Date of this agreement or (ii) payment in full of the \$250,000; whichever comes first.

Payment of the \$250,000 to WRPI, LLC from the Tax Increment generated by the property shall end in 2026. If, on the Final Payment Date, amounts remain outstanding and unpaid, the remaining balance of the \$250,000 shall be deemed paid in full, it being understood that with the payment made on the Final Payment Date, the obligation of the City to make any further payments on the \$250,000 shall terminate. The City shall have no obligation to pay any amount of the \$250,000 which remains unpaid after the Final Payment Date and WRPI, LLC shall have no right to receive payment of such amounts.

4. DEFAULT

In the event that either the City or WRPI, LLC defaults under any material terms or conditions of this Agreement, the defaulting party shall be responsible for all costs and expenses incurred by reason of such default including, but not limited to, any legal expenses incurred by the non-defaulting party. The rights and remedies of the non-defaulting party shall not be limited to those, if any, specified in this Agreement, but the non-defaulting party shall have all rights and remedies to which it may be entitled, either at law or in equity. In the event that WRPI, LLC defaults, then the City shall have the right to suspend or reduce, in its discretion and at its sole option, payments of the \$250,000 under paragraph 3 above, until such time as WRPI, LLC cures its default.

Whenever any default occurs and any party to this Agreement shall employ attorneys or incur other expenses for the collection of payments due or to become due or for the enforcement or performance or observance of any obligation or agreement on the part of a party herein contained, the unsuccessful party agrees that it shall pay to the successful party, on demand, the reasonable attorneys fees, including any time spent by the City Attorney, and other expenses so incurred by the successful party.

5. CONDITIONED ON APPROVAL

This Agreement shall be conditioned on approval of TID No. 13 by all required authorities.

6. ASSIGNMENT OF AGREEMENT

This Agreement shall not be assignable by WRPI, LLC without the prior written consent of the City, except that WRPI, LLC may make a collateral assignment of this Agreement to its lender as part of a mortgage on the Property.

7. SUCCESSORS AND ASSIGNS

This Agreement shall be binding upon the successors and assigns of WRPI, LLC; however, this provision shall not constitute an authorization for the Developer to assign or transfer its rights and obligations under this Agreement.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date stated in the first paragraph of this Agreement.

CITY OF CHIPPEWA FALLS

By: _____
Mayor

By: _____
City Clerk

(SEAL)

WISCONSIN REAL PROPERTY INVESTMENTS, LLC

By: _____
Title: _____

By: _____
Title: _____

STATE OF WISCONSIN)
)ss
CHIPPEWA COUNTY)

Personally came before me this ____ day of _____, 2015, the above named _____, Mayor, and _____, City Clerk to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public, Wisconsin
My Commission expires

STATE OF WISCONSIN)
)ss
_____ COUNTY)

Personally came before me this ____ day of _____, 2015, the above named _____ and _____ to me known to be the persons who executed the foregoing instrument and acknowledges the same.

Notary Public, Wisconsin
My Commission expires

Exhibit A

Description of Wisconsin Real Property Investments, LLC, TIF District No. 13

(See Attached)

TIF 13

A parcel of land located in the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 17, T28N, R8W, City of Chippewa Falls, Chippewa County, Wisconsin, described as follows:

Commencing at the southeast corner of Woodward Avenue and Prairie View Road and the point of beginning; Thence N 89° 42' 55" W 588.19 feet; thence N 0° 00' 00" E 165.00 feet; Thence N 89° 42' 55" E 560.00 feet; Thence N 0° 00' 00" E 622.50 feet to the southerly right-of-way line of South Avenue; Thence S69° 30' 45" W 789.29 feet to the easterly right-of-way line of Woodward Avenue; Thence S0° 00' 00" W 367.05 feet; Thence S0° 31' 05" W 148.45 feet to the southeast corner of Woodward Avenue and Prairie View Road, and the point of beginning.

Said parcel contains 16.30 acres.

Exhibit B

Wisconsin Real Property Investments, LLC's proposed Improvements and schedule of
Estimated Construction Costs prepared by Wisconsin Real Property Investments, LLC.

(See attached)

Chippewa Commons Revitalization & Remodel

Wisconsin Real Property Investment's LLC (WRPI), a joint venture between Shafer Properties and Cottagewood Group Development is currently in the process of revitalizing and remodeling the Chippewa Commons shopping center. We purchased the property on December 19th, 2014 from Agree Realty Corporation of Michigan, a publicly traded Real Estate Investment Trust (REIT). At the time of purchase the retail shopping center formerly anchored with grocery and the entire center anchored by Kmart sat nearly 35% vacant. Agree realty certainly had the contacts and the financial means to fill the shopping center in a good retail environment, however, that is not the current environment we live in. When Gordy's stepped up to reopen the grocery store we knew we needed to aggressively update the Chippewa Commons shopping center with a new look and feel in order to stimulate new retailers to look at and consider the shopping center as a location they would be interested in locating.

WRPI has an aggressive plan to revitalize the Chippewa Commons shopping center starting with the remodel and tenancy of Gordy's in the 46,000 SF anchor location of the site. The entire 46,000 SF will be gutted and completely rebuilt for Gordy's. The entire space will be new with all new cases, shelving, décor, flooring, paint, checkouts, bakery, deli and smokehouse equipment when Gordy's opens for business in the second quarter of 2015. Below is the cost of the improvements for Gordy's inside & out that will be taking place this spring with a tentative opening date at the end of the second quarter 2015.

Interior Demolition	\$73,800
Interior Improvements	\$773,605
Back of House Equip. Smoker / Deli / Bakery	\$500,000
Cases / Coolers / Interior Décor / HVAC	\$906,206
Exterior Façade Improvements	\$300,000
Parking Lot Improvement	\$80,000
<u>Parking Lot Lighting (Grocery)</u>	<u>\$12,500</u>
Total for Grocery Store Improvements	\$2,646,111

In addition to the grocery store interior and exterior improvements, WRPI is planning on exterior improvements to the entire parking lot, and façade of the strip center that includes current tenants like Dollar Tree, Cherry Pickers, Fantastic Sam's, Cardinal Family Eye Care, and H&R Block. The Remodeling and repairs will begin in the 3rd quarter of 2015 and be completed in the 4th quarter of 2015, these improvements include the following items.

Exterior Façade Improvements	\$430,459
Parking Lot and Curb Drainage	\$40,000
Parking Lot Improvements (Strip Center / Kmart)	\$360,000
<u>Parking Lot Lighting (Strip Center / Kmart)</u>	<u>\$12,500</u>
Total for Strip Center Improvements	\$842,959

TOTAL 2015 PROJECT COSTS **\$3,489,070**

The opening of Gordy's at Chippewa Commons will create 75 full time equivalent jobs. Gordy's anticipates \$210,000 per week in grocery sales and nearly \$1,000,000 in NEW annual wages to the employees of the Gordy's Chippewa Commons location. We recognize the importance of having a grocery store on the south side of Chippewa Falls, but as important as that is, the new traffic that is generated by Gordy's being open will help support the existing shops and stores at Chippewa Commons. Each store provides a different and important service that if lost to the south side of Chippewa Falls would be a loss for the community as a whole.

The improvements we are in the process of and completing in 2015 do not include any material changes or update to the former Kmart building. Regardless of what future tenant decided to take the former Kmart space we will need to make extensive updates to that building which will certainly increase the future value of that parcel as well.

**FINAL RESOLUTION LEVYING SPECIAL ASSESSMENTS
AND AUTHORIZING CONSTRUCTION IN
COLUMBIA STREET (MANSIR STREET TO CARSON STREET)**

(Pursuant to police power under 66.0701 Wisconsin Statutes and
Chapter 3.08 of the Municipal Code)

WHEREAS, the Common Council of the City of Chippewa Falls, Wisconsin held a public hearing at 6:30 P.M. on Tuesday, April 7, 2015, for the purpose of hearing all interested persons concerning the Preliminary Resolution which was approved February 2015 by the common council of the city of Chippewa Falls, the report of the Director of Public Works, and the Final Resolution Levying Special assessments and authorizing construction for the following improvements undertaken pursuant to the City's police power under 66.0701 Wisconsin Statutes and Chapter 3.08 of the Municipal Code:

Columbia Street (Mansir Street to Carson Street)

1. Sanitary sewer main.
2. Sanitary sewer services, from the main to the boulevard.
3. Water services, from the main to the boulevard.
4. Removal and replacement of deficient curb and gutter or to allow for replacement of sanitary services.
5. Removal and replacement of deficient sidewalks, or to allow for replacement of sanitary services.
6. Remove existing driveways and replace them with concrete driveways in the public right of way.
7. Removal and replacement of deficient street surfacing.

and has heard all persons desiring audience at such hearing;

**NOW, THEREFORE BE IT RESOLVED BY THE COMMON COUNCIL OF
THE CITY OF CHIPPEWA FALLS, WISCONSIN, AS FOLLOWS:**

1. That the report of the Director of Public Works pertaining to the construction of the above described public improvements, including plans and specifications and proposed special assessments therefore, (as modified) (as prepared) is hereby adopted and approved.

2. That payment for said improvements be made by assessing the cost to the abutting property as indicated in said report.

3. That the properties against which these special assessments are levied are benefited by these improvements and that the costs shown on the accepted report, representing an exercise of police power, are true and correct and have been determined on a reasonable basis and are hereby confirmed.

Resolution No. 2015-15

4. That the special assessments be paid to the City Treasurer as provided by Section 3.08 of the Code of Ordinances of the City of Chippewa Falls, Wisconsin, as amended by Ordinance #09-06 adopted April 7, 2009, which provides for cash payments and installment payments with interest as follows: (A) If the amount due is less than \$500, a single payment; (B) If the amount due is at least \$500 but less than \$2,500, five (5) annual installments with deferred payments bearing interest at the rate of 0.5% over the city general obligation bond (GOB) rate on a per annum basis on the unpaid balance, and (C) If the amount due is \$2,500 or more, ten (10) annual installments with deferred payments bearing interest at the rate of 0.5% over the city general obligation bond (GOB) rate on a per annum basis on the unpaid balance.

5. That the City Clerk is directed to publish this Resolution as a Class I notice and to mail a copy of this Resolution to every interested person whose post office address is known or can be ascertained with reasonable diligence. Further, that a copy of City Ordinance 8.06 (2) (e), which prohibits cuts in the new street surface, be mailed to each abutting owner.

6. That the Public Works Director is hereby ordered to cause these improvements to be constructed by contract and City Forces in accordance with said report.

Dated this 7th day of April, 2015

ADOPTED: April 7, 2015

Council President

APPROVED: _____

Mayor

ATTEST: _____

City Clerk

PUBLISHED: _____

**FINAL RESOLUTION LEVYING SPECIAL ASSESSMENTS
AND AUTHORIZING CONSTRUCTION IN
DAISY STREET (PRAIRIE VIEW ROAD TO GRANT STREET)**

(Pursuant to police power under 66.0701 Wisconsin Statutes and
Chapter 3.08 of the Municipal Code)

WHEREAS, the Common Council of the City of Chippewa Falls, Wisconsin held a public hearing at 6:30 P.M. on Tuesday, April 7, 2015, for the purpose of hearing all interested persons concerning the Preliminary Resolution which was approved February 2015 by the common council of the city of Chippewa Falls, the report of the Director of Public Works, and the Final Resolution Levying Special assessments and authorizing construction for the following improvements undertaken pursuant to the City's police power under 66.0701 Wisconsin Statutes and Chapter 3.08 of the Municipal Code:

Daisy Street (Prairie View Road to Grant Street)

1. Sanitary sewer main
2. Sanitary sewer services, from the main to the boulevard.
3. Water services, from the main to the boulevard.
4. Removal and replacement of deficient street surfacing.
5. Removal and replacement of deficient curb and gutter.

and has heard all persons desiring audience at such hearing;

**NOW, THEREFORE BE IT RESOLVED BY THE COMMON COUNCIL OF
THE CITY OF CHIPPEWA FALLS, WISCONSIN, AS FOLLOWS:**

1. That the report of the Director of Public Works pertaining to the construction of the above described public improvements, including plans and specifications and proposed special assessments therefore, (as modified) (as prepared) is hereby adopted and approved.

2. That payment for said improvements be made by assessing the cost to the abutting property as indicated in said report.

3. That the properties against which these special assessments are levied are benefited by these improvements and that the costs shown on the accepted report, representing an exercise of police power, are true and correct and have been determined on a reasonable basis and are hereby confirmed.

4. That the special assessments be paid to the City Treasurer as provided by Section 3.08 of the Code of Ordinances of the City of Chippewa Falls, Wisconsin, as amended by Ordinance #09-06 adopted April 7, 2009, which provides for cash payments and installment payments with

Resolution No. 2015-16

interest as follows: (A) If the amount due is less than \$500, a single payment; (B) If the amount due is at least \$500 but less than \$2,500, five (5) annual installments with deferred payments bearing interest at the rate of 0.5% over the city general obligation bond (GOB) rate on a per annum basis on the unpaid balance, and (C) If the amount due is \$2,500 or more, ten (10) annual installments with deferred payments bearing interest at the rate of 0.5% over the city general obligation bond (GOB) rate on a per annum basis on the unpaid balance.

5. That the City Clerk is directed to publish this Resolution as a Class I notice and to mail a copy of this Resolution to every interested person whose post office address is known or can be ascertained with reasonable diligence. Further, that a copy of City Ordinance 8.06 (2) (e), which prohibits cuts in the new street surface, be mailed to each abutting owner.

6. That the Public Works Director is hereby ordered to cause these improvements to be constructed by contract and City Forces in accordance with said report.

Dated this 7th day of April, 2015

ADOPTED: April 7, 2015

Council President

APPROVED: _____
Mayor

ATTEST: _____
City Clerk

PUBLISHED: _____

**FINAL RESOLUTION LEVYING SPECIAL ASSESSMENTS
AND AUTHORIZING CONSTRUCTION IN
GOVERNOR STREET (COLUMBIA STREET TO WHEATON STREET)**

(Pursuant to police power under 66.0701 Wisconsin Statutes and
Chapter 3.08 of the Municipal Code)

WHEREAS, the Common Council of the City of Chippewa Falls, Wisconsin held a public hearing at 6:30 P.M. on Tuesday, April 7, 2015, for the purpose of hearing all interested persons concerning the Preliminary Resolution which was approved February 2015 by the common council of the city of Chippewa Falls, the report of the Director of Public Works, and the Final Resolution Levying Special assessments and authorizing construction for the following improvements undertaken pursuant to the City's police power under 66.0701 Wisconsin Statutes and Chapter 3.08 of the Municipal Code:

Governor Street (Columbia Street to Wheaton Street)

1. Sanitary sewer main.
2. Sanitary sewer services, from the main to the boulevard.
3. Removal and replacement of deficient curb and gutter or to allow for replacement of sanitary sewer and water services.
4. Removal and replacement of deficient sidewalks, or to allow for replacement of sanitary services.
5. Remove existing driveways and replace them with concrete driveways in the public right of way.
6. Removal and replacement of deficient street surfacing.

and has heard all persons desiring audience at such hearing;

**NOW, THEREFORE BE IT RESOLVED BY THE COMMON COUNCIL OF
THE CITY OF CHIPPEWA FALLS, WISCONSIN, AS FOLLOWS:**

1. That the report of the Director of Public Works pertaining to the construction of the above described public improvements, including plans and specifications and proposed special assessments therefore, (as modified) (as prepared) is hereby adopted and approved.

2. That payment for said improvements be made by assessing the cost to the abutting property as indicated in said report.

3. That the properties against which these special assessments are levied are benefited by these improvements and that the costs shown on the accepted report, representing an exercise of police power, are true and correct and have been determined on a reasonable basis and are hereby confirmed.

4. That the special assessments be paid to the City Treasurer as provided by Section 3.08

Resolution No. 2015-17

of the Code of Ordinances of the City of Chippewa Falls, Wisconsin, as amended by Ordinance #09-06 adopted April 7, 2009, which provides for cash payments and installment payments with interest as follows: (A) If the amount due is less than \$500, a single payment; (B) If the amount due is at least \$500 but less than \$2,500, five (5) annual installments with deferred payments bearing interest at the rate of 0.5% over the city general obligation bond (GOB) rate on a per annum basis on the unpaid balance, and (C) If the amount due is \$2,500 or more, ten (10) annual installments with deferred payments bearing interest at the rate of 0.5% over the city general obligation bond (GOB) rate on a per annum basis on the unpaid balance.

5. That the City Clerk is directed to publish this Resolution as a Class I notice and to mail a copy of this Resolution to every interested person whose post office address is known or can be ascertained with reasonable diligence. Further, that a copy of City Ordinance 8.06 (2) (e), which prohibits cuts in the new street surface, be mailed to each abutting owner.

6. That the Public Works Director is hereby ordered to cause these improvements to be constructed by contract and City Forces in accordance with said report.

Dated this 7th day of April, 2015

ADOPTED: April 7, 2015

Council President

APPROVED: _____

Mayor

ATTEST: _____

City Clerk

PUBLISHED: _____

**FINAL RESOLUTION LEVYING SPECIAL ASSESSMENTS
AND AUTHORIZING CONSTRUCTION IN
SUPERIOR STREET (COLEMAN STREET TO CEDAR STREET)**

(Pursuant to police power under 66.0701 Wisconsin Statutes and
Chapter 3.08 of the Municipal Code)

WHEREAS, the Common Council of the City of Chippewa Falls, Wisconsin held a public hearing at 6:30 P.M. on Tuesday, April 7, 2015, for the purpose of hearing all interested persons concerning the Preliminary Resolution which was approved February 2015 by the common council of the city of Chippewa Falls, the report of the Director of Public Works, and the Final Resolution Levying Special assessments and authorizing construction for the following improvements undertaken pursuant to the City's police power under 66.0701 Wisconsin Statutes and Chapter 3.08 of the Municipal Code:

Superior Street (Coleman Street to Cedar Street)

1. Sanitary sewer main.
2. Sanitary sewer services, from the main to the boulevard.
3. Water main.
4. Water services, from the main to the boulevard.
5. Removal and replacement of deficient curb and gutter or to allow for replacement of sanitary sewer and water services.
6. Removal and replacement of deficient sidewalks, or to allow for replacement of sanitary services.
7. Remove existing driveways and replace them with concrete driveways in the public right of way.
8. Removal and replacement of deficient street surfacing.

and has heard all persons desiring audience at such hearing;

**NOW, THEREFORE BE IT RESOLVED BY THE COMMON COUNCIL OF
THE CITY OF CHIPPEWA FALLS, WISCONSIN, AS FOLLOWS:**

1. That the report of the Director of Public Works pertaining to the construction of the above described public improvements, including plans and specifications and proposed special assessments therefore, (as modified) (as prepared) is hereby adopted and approved.

2. That payment for said improvements be made by assessing the cost to the abutting property as indicated in said report.

3. That the properties against which these special assessments are levied are benefited by these improvements and that the costs shown on the accepted report, representing an exercise of

Resolution No. 2015-18

police power, are true and correct and have been determined on a reasonable basis and are hereby confirmed.

4. That the special assessments be paid to the City Treasurer as provided by Section 3.08 of the Code of Ordinances of the City of Chippewa Falls, Wisconsin, as amended by Ordinance #09-06 adopted April 7, 2009, which provides for cash payments and installment payments with interest as follows: (A) If the amount due is less than \$500, a single payment; (B) If the amount due is at least \$500 but less than \$2,500, five (5) annual installments with deferred payments bearing interest at the rate of 0.5% over the city general obligation bond (GOB) rate on a per annum basis on the unpaid balance, and (C) If the amount due is \$2,500 or more, ten (10) annual installments with deferred payments bearing interest at the rate of 0.5% over the city general obligation bond (GOB) rate on a per annum basis on the unpaid balance.

5. That the City Clerk is directed to publish this Resolution as a Class I notice and to mail a copy of this Resolution to every interested person whose post office address is known or can be ascertained with reasonable diligence. Further, that a copy of City Ordinance 8.06 (2) (e), which prohibits cuts in the new street surface, be mailed to each abutting owner.

6. That the Public Works Director is hereby ordered to cause these improvements to be constructed by contract and City Forces in accordance with said report.

Dated this 7th day of April, 2015

ADOPTED: April 7, 2015

Council President

APPROVED: _____

Mayor

ATTEST: _____

City Clerk

PUBLISHED: _____

RESOLUTION

WHEREAS, the sale of the real estate located on Chippewa Crossing Blvd. in the City of Chippewa Falls and more particularly described in the deed attached hereto has previously been authorized and approved by the Chippewa Falls Common Council;

WHEREAS, First American Title Insurance Company requires a resolution authorizing the signature of the deed to convey the described real estate;

WHEREAS, the proposed Warranty Deed transferring title is attached hereto;

NOW THEREFORE, THE CHPPEWA FALLS COMMON COUNCIL DOES HEREBY RESOLVE AS FOLLOWS:

1. The attached Warranty Deed to convey title to Maple Leaf Rentals, LLP is hereby ratified and approved and Mayor Gregory S. Hoffman and City Clerk Bridget Givens are hereby authorized to sign the said deed and the City Attorney is authorized to file an electronic real estate transfer return and close the sale transaction.

Dated this 7th day of April, 2015.

Council Vote: Ayes: _____

Nays: _____

COUNCIL PRESIDENT: _____
George Adrian

APPROVED: _____
Gregory S. Hoffman, Mayor

ATTEST: _____
Bridget Givens, City Clerk

WARRANTY DEED

Document Number

Document Name

THIS DEED, made between City of Chippewa Falls, a Wisconsin municipal corporation

("Grantor," whether one or more), and Maple Leaf Rentals, LLP

("Grantee," whether one or more).

Grantor for a valuable consideration, conveys and warrants to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in Chippewa County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

Lot 1, Chippewa County Certified Survey Map No. 4336 as recorded in Volume 20 of Certified Survey Maps on pages 11-12 as Document No. 841613, City of Chippewa Falls, Chippewa County, Wisconsin.

Recording Area

Name and Return Address

Maple Leaf Rentals, LLP
5734 189th Street
Chippewa Falls, WI 54729

22808-0843-62870601

Parcel Identification Number (PIN)

This is not homestead property.
(is not)

Exceptions to warranties:

Recorded building and use restriction, municipal zoning ordinances, easements of record, and tax levies.

Dated April 7, 2015

Signature line for Gregory S. Hoffman, Mayor (SEAL)

Signature line for Bridget Givens, City Clerk (SEAL)

AUTHENTICATION

Signature(s) of Gregory S. Hoffman and Bridget Givens

authenticated on April 7, 2015

* Robert A. Ferg

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not, authorized by Wis. Stat. § 706.06)

THIS INSTRUMENT DRAFTED BY:

Atty. Robert A. Ferg

Chippewa Falls, Wisconsin

ACKNOWLEDGMENT

STATE OF COUNTY)
) ss.

Personally came before me on the above-named

to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Notary Public, State of My commission (is permanent) (expires:)

(Signatures may be authenticated or acknowledged. Both are not necessary.)

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATION TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

NOTICE

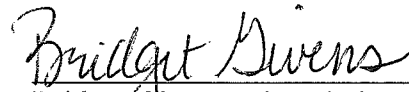
NOTICE IS HEREBY GIVEN, that there is pending before the Common Council of the City of Chippewa Falls, Wisconsin, a Resolution dated May 17, 2015, that proposes by its term that upon its adoption, to vacate and discontinue a portion of Dennis Street, hereinafter described, pursuant to Section 66.1003 (4) of the Wisconsin Statutes; and

That such Resolution will be acted upon by the Common Council of the City of Chippewa Falls at a regular meeting to be held on May 17, 2015, commencing at 6:30 P.M. or as soon thereafter as the matter can be heard; and a public hearing will be held at that time; and

That the following is a description of that portion of Dennis Street, in the City of Chippewa Falls, Chippewa County, Wisconsin, which said Resolution proposes to have vacated and discontinued;

The North 77 feet of Dennis Street.

DATED this 7th day of April, 2015



Bridget Givens, City Clerk
City of Chippewa Falls, Wisconsin

1 column legal ad

Publish as Class 3 Notice

RESOLUTION REGARDING THE DISCONTINUANCE OF
THE NORTH 77 FEET OF DENNIS STREET

WHEREAS, the North 77 feet of Dennis Street is unimproved real estate;

WHEREAS, the parcel will not be improved as a City Street;

WHEREAS, the Chippewa Falls Board of Public Works has recommended vacation of the parcel at its meeting of March 9, 2015;

WHEREAS, it is in the public interest to vacate the parcel and place it on the tax rolls and the public interest so requires; and

WHEREAS, the City of Chippewa Falls Common Council has duly considered the basis for this Resolution;

NOW THEREFORE, BE IT RESOLVED that pursuant to the provisions of §66.1003(4) of the Wisconsin Statutes that the North 77 feet of Dennis Street in the City of Chippewa Falls, Chippewa County, Wisconsin be discontinued and vacated.

BE IT FURTHER RESOLVED that the City of Chippewa Falls does retain an easement for any public utilities which may presently exist or be located in that portion of Dennis Street herein being discontinued and vacated.

DATED this 17th day of May, 2015

PUBLIC HEARING: May 17, 2015

Ayes _____

Nays _____

ALDERPERSON: _____

APPROVED: _____
Gregory S. Hoffman, Mayor

ATTEST: _____
Bridget Givens, City Clerk

Hello Connie

Beth told me I should be sending you my bills for a water meter that didn't get hooked up right in one of our building. The meter was 1256 Parkland Drive unit 4 that leaked down into unit 3 master closet so we did need to replace the carpet and pad. I believe Joe from Hartland Builders was working with your guys. If you have any question Joe's phone # is 715-894-7219.

But anyway here is the bill for the carpet.

Thank you so much and have a great day!

Kerri Krumenauer
Property Manager
Eau Claire Realty
3420 Mall Drive, Suite 3
Eau Claire, WI 54701
Cell: 715-797-6071
Office: 715-552-1818
Fax: 715-552-1919

Bridget Givens

Subject: FW: 1256 Parkland Drive unit 3/4
Attachments: 1256 Parkland email 03102015.pdf

-----Original Message-----

From: Connie Freagon
Sent: Monday, March 16, 2015 8:49 AM
To: Lynne Bauer
Cc: Bridget Givens
Subject: RE: 1256 Parkland Drive unit 3/4

Attached is her email. (sorry I thought I gave this to you)

The Utility set the meter on 6/20/14. Kerri contact Beth by phone telling us they found the tailpieces on the meter were leaking and caused damage to the carpet in the lower apartment and it needed to be replaced and she wanted the utility to pay for the carpet. Beth told her she would need to send us the bill for consideration.

Rory contacted Joe to get more details and to get into the apartment. Joe told Rory he found the tail pieces leaking and just tightened them himself. We did not see the leak nor have been able to gain access to the apartment to view the damage, which has already been repaired.

Connie

Connie Freagon, Office Manager
Department of Public Utilities
City of Chippewa Falls
715-726-2741
Fax 715-726-2750

From: Connie Freagon
Sent: Thursday, March 12, 2015 3:59 PM
To: Bridget Givens
Subject: FW: 1256 Parkland Drive unit 3/4

Hi Bridget,
Attached is a claim from the owners at 1256 Parkland Drive for replacement of carpet.
Connie

Connie Freagon, Office Manager
Department of Public Utilities
City of Chippewa Falls
715-726-2741
Fax 715-726-2750

From: Kerri Krumenauer [mailto:kerri@eauclairreality.com]
Sent: Tuesday, March 10, 2015 10:53 AM
To: Connie Freagon
Subject: 1256 Parkland Drive unit 3/4