



MINUTES
COMMITTEE #1
REVENUES, DISBURSEMENTS, WATER AND WASTEWATER
April 17, 2018

Committee #1 - Revenues, Disbursements, Water and Wastewater met on Tuesday, April 17, 2018 at 9:00 AM in the Council Chambers, City Hall, 30 West Central Street, Chippewa Falls, WI.

Committee Members present: Rob Kiefer, John Monarski, and Paul Nadreau

Mayor/Other Council Members present: Mayor Hoffman

Others present: Finance Manager/Treasurer Lynne Bauer, Director of Public Works/City Engineer/Utilities Manager Rick Rubenzer, City Planner Brad Hentschel, Police Chief Matthew Kelm, Building/Zoning Inspector Paul Lasiewicz, Street and Utility Maintenance Manager Rick Ruf, Library Director Joe Niese, Utilities Office Manager Connie Freagon, and City Clerk Bridget Givens.

Call to Order: 9:00 am

1. Discuss funding for additional cameras and equipment at City Hall, Library and Police Department. Possible recommendations to the Council.

Utilities Office Manager Freagon discussed the need for additional cameras and equipment at City Hall, the Library, and the Police Department. The City Hall camera on the second floor is not recording properly as it is focusing on the back wall. The Library would like a camera for the back door as it is the primary staff entrance and exit. Additionally, they feel a camera should be installed in the History Room. The Police Department would like an exterior camera to capture the front entry and street adjacent to the department, in addition to a camera in the Property Room.

Freagon explained that a final estimate for all the proposed additional cameras and equipment has not yet been received. She anticipates having final numbers within the next couple weeks and will bring this item back for consideration at that time.

No action taken.

2. Discuss funding for professional services engagement with Ehlers & Associates for TIF assistance. Possible recommendations to Council.

City Planner Hentschel informed the Committee that the City may soon have up to 12% of its equalized value within TIF Districts. This will place the City in a position where additional TIF districts could not be created for a significant time period.

Hentschel identified possible areas of development interest including an area around TIF #5, which is distressed and beyond its expenditure period. Hentschel is proposing amending TIF #5 to remove territory and include it as part of a newly created TIF (map available in the Office of the Clerk). Hentschel advised that timing is of the essence as it is anticipated Ehler's will require approximately two months to complete their efforts. Ehler's provided a not to exceed amount of \$20,000 for their professional services. When development happens in the district, a portion of this fee may be able to be recaptured.

Hentschel opined that creation of a new TIF district may be beneficial based upon the City's designation as an economic opportunity zone and may spur more private investment.

Motion by Monarski/Kiefer to recommend Council approve funding for professional services engagement with Ehlers & Associates for TIF assistance in an amount not to exceed \$20,000. **All present voting aye, motion carried.**

3. Discuss funding for removal of garbage at 716 Oak Street. Possible recommendations to the Council.

Inspector Lasiewicz advised that the nuisance at 716 Oak Street has reached the deadline for abatement and as such, the City will abate the nuisance and charge the fee as a special tax on the property. ProVyro was the only entity who agreed to provide the service and quoted an amount of \$375.

Motion by Kiefer/Nadreau to recommend Council approve funding for removal of the garbage at 716 Oak Street with the funding to come from either the 2018 property clean-up fund or general fund reserves. **All present voting aye, motion carried.**

4. Adjournment

Motion by Monarski/Kiefer to adjourn at 9:41 am. **All present voting aye, motion carried.**

**Minutes submitted by,
Lynne Bauer, Finance Manager/Treasurer**

Committee 1

4/17/18

Additional cameras and equipment at City Hall, Library, and Police Department.

City Hall **Estimate not to exceed \$600.00**

Change mounting of 2nd floor camera located outside of Council Chambers from ceiling mount to wall mount.

Library **Estimate not to exceed \$1,740 for back door camera**

Estimate for History Room not available at this time

Install IP cameras at back door and history room.

Police Department **Estimate not available at this time**

Install IP camera to capture external front entrance and evidence storage room.

Note: There is a 360 degree camera available for use.

2018 Ehlers TIF Related Professional Services Request Summary

Background:

The City of Chippewa Falls may have up to 12% of its equalized value within TIF Districts. The City is currently at 11.14% (2017 values). When the Distribution Center's full value is placed on the tax rolls, the City will be over the 12% cap. Even with the proposed closure of several Districts within the next several years – as discussed previously by Ehlers, the City will be over the cap for a significant time period.

TID #5 is distressed and beyond its expenditure period. The distressed status allows the district to remain open longer – thereby generating additional revenue, however – it cannot be part of an overlay district and cannot have territory added to the boundaries, among other restrictions.

However – distressed TID's *can* be amended to remove territory.

Proposal:

Work with Ehlers to:

- a) Remove the southern portion of TID #5 from TID #5.
- b) Create new TID #15 – including the properties removed from TID 5, along with other contiguous parcels likely to have development pressure and need infrastructure investments.

Timing:

This work takes approximately 2 months to complete. Ehlers is reviewing to ensure its feasibility. ***This must be complete before August 1, 2018 to ensure the City completes these actions before we are over the 12% cap.***

Ehlers is developing a proposal and will get it to us shortly. With Council and Committee reorganization, this cannot wait for consideration/approval at the regularly scheduled May 15th meeting.

Costs Requested:

Ehlers has indicated that the proposed level of effort should be accomplished for \$20,000 (or less).

Roughly 50% of this could be recovered through TID 15 if/when development occurs. TID 5 amendment costs would not get reimbursed by TID 5 as it is beyond its expenditure period.



City of Chippewa Falls

30 WEST CENTRAL STREET, CHIPPEWA FALLS, WISCONSIN 54729

April 4, 2018

Mr. Joseph A. Campbell
716 Oak Street
Chippewa Falls, Wisconsin 54729

Attorney Riad El-Azem
BP Peterman Law Group LLC
165 Bishops Way, Suite 100
Brookfield, Wisconsin 53005

RE: 716 Oak Street
Chippewa Falls, Wisconsin

Dear Mr. Campbell and Attorney El-Azem:

After a consultation with Chippewa Falls citizens, officials, and City Attorney Robert Ferg, it has been determined, and as Chippewa Falls Building Inspector, I do hereby determine that a public nuisance exists at 716 Oak Street. This determination is made under sec. 10.07(3) of the City Code. You are to remove all junk, refuse, litter, garbage, recyclables, scrap, waste matter, rags, tires, furniture, household furnishings, paper and paper products, other debris, or accumulations of items of personal property which is located outside of the house or any building before April 15, 2018.

Pursuant to the provisions of the City Code, if you do not abate the public nuisance before the April 15th date, then the City of Chippewa Falls will enter upon your premises and undertake the removal of the aforesaid items. This may be done through contracted agents. In regard to the costs of removal, please be advised that sec. 10.08 of the City Code provides as follows:

10.08 COST OF ABATEMENT.

In addition to any other penalty imposed by this chapter for the erection, contrivance, creation, continuance or maintenance of a public nuisance, the cost of abating a public nuisance by the City shall be collected as a debt from the owner, occupant or person causing, permitting or maintaining the nuisance and if notice to abate the nuisance has been given to the owner, such cost shall be assessed against the real estate as a special charge.

Please give this matter your prompt attention or the City of Chippewa Falls will undertake removal as authorized under the City Code.

CC: Mayor Gregory S. Hoffman
City Attorney Robert A. Ferg

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715-726-2701 • FAX - 715-726-2759





Office Hours: 8:00-10:00 am
and 1:00-2:00 pm Mon. thru Fri.
Phone: (715) 726-2752
Fax: (715) 726-2750

CITY OF CHIPPEWA FALLS INSPECTION REPORT

City of Chippewa Falls
Inspection/Zoning Department
30 W Central Street
Chippewa Falls WI 54729

Owner:

Contractors:

JOSEPH A CAMPBELL
716 OAK ST
CHIPPEWA FALLS WI 54729

Location: 716 OAK STREET

REPORT DATE:
Monday, March 19, 2018

INSPECTION DATE:
Wednesday, March 07, 2018

PARCEL NUMBER:
2334

<input type="checkbox"/> FOOTING	<input type="checkbox"/> DRAIN TILE	<input type="checkbox"/> FRAMING	<input type="checkbox"/> HVAC	<input type="checkbox"/> FINAL	<input type="checkbox"/> SNOW
<input type="checkbox"/> FOUNDATION	<input type="checkbox"/> EROSION	<input type="checkbox"/> ELECTRICAL	<input type="checkbox"/> PLUMBING	<input checked="" type="checkbox"/> OTHER	Public Nuisance

No. Findings and requirements

The Inspection Department has been made aware that your property is in violation of the city public nuisance code chapter 10.03(11).

Specifically, the large pile of openly stored garbage must be properly removed by the compliance date indicated below.

You will receive a citation in the amount of \$169.00 on Monday March 19, 2018 should the violation remain.

A \$25.00 ordinance violation fee will be charged to you EACH DAY the violation continues starting on Tuesday March 20, 2018.

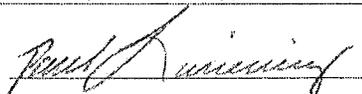
Contact this office at 715 726-2752 when the nuisance has been abated to avoid citations or other legal actions.

IMPORTANT

All cited violations shall be corrected by the compliance date at the bottom of this report unless an extension is granted. Each day a violation continues shall constitute a separate offense and is subject to remedies and penalties as provided in section 25.04 of the City of Chippewa Falls Municipal Code. Please report when all violations are corrected. When applicable, a certificate of occupancy will not be issued until a final inspection reveals that the project is substantially complete in compliance with applicable state and local regulations.

cc : Attorney Ferg

Inspectors Name
Paul Lasiewicz



Compliance Date:
3/18/18