



MINUTES
COMMITTEE #1
REVENUES, DISBURSEMENTS, WATER AND WASTEWATER
August 20, 2019

Committee #1 - Revenues, Disbursements, Water and Wastewater met on Tuesday, August 20, 2019 at 11:00 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:

Others present: Finance Manager/Treasurer Lynne Bauer, Director of Public Works/City Engineer/Utilities Manager Rick Rubenzer, City Planner/Transit Manager Brad Hentschel, Utilities Office Manager Connie Freagon, and City Clerk Bridget Givens.

Call to Order: 11:00 am

- 1. Discuss funding for recommendation from Board of Public Works for proposal from SEH for Route Analysis and Preliminary Engineering from Chippewa Mall Drive to Chippewa Crossing Boulevard. Possible recommendations to the Council.**

The City Engineer, City Planner/Transit Manager, and Assistant City Engineer ranked four proposals from consultants for rate analysis and preliminary engineering for the Chippewa Mall Drive extension to Chippewa Crossing Boulevard. Several factors were considered in the rating summary including not to exceed fees. Based upon the ranking system, SEH was selected, and the Board of Public Works approved accepting their proposal contingent upon funding approval from Committee #1.

Discussion was had relative to funding with Finance Manager/Treasurer Bauer stating that the proposal expense could be funded through the TIF.

Motion by Monarski/Kiefer to recommend Council approve the proposal from SEH for Route Analysis and Preliminary Engineering for the extension of Chippewa Mall Drive to Chippewa Crossing Boulevard with funding to come from TIF #7. **All present voting aye, motion carried.**

- 2. Discuss water utility simplified rate case study. Possible recommendation to the Council.**

Director of Public Works/City Engineer/Utilities Manager Rubenzer advised that water, wastewater, and stormwater rates are reviewed annually. A simplified rate study was conducted and the water utility is eligible for a rate increase of 3%. Rubenzer advised that the last full rate case study was conducted in 2015 which means that any rate increases after January 1, 2020 would have to be done through a full rate study. Approving the simplified rate studies allows more incremental increases so the increases are not so drastic when a full rate study is conducted.

Motion by Kiefer/Monarski to recommend Council approve the water utility simplified rate case study increase of 3% effective December 31, 2019. **All present voting aye, motion carried.**

3. Discuss repair and maintenance of the Pumphouse Road boat landing. Possible recommendations to the Council.

It had been discussed at a previous Committee #1 Meeting that Xcel is doing a drawdown at the dam, which may be an opportune time to address repairs and maintenance at the Pumphouse Road boat landing. Rubenzer advised that the DNR would require a general permit to do any repairs at the landing. They typically take 30 days to review a permit, but could possibly have it back to the City within two weeks.

The photos showing the condition of the boat landing were discussed with Rubenzer stating that the concrete should be pulled out and a new slab poured. It is thought that the concrete should not be pulled until the slab was ready to be installed as the sand would washout.

Motion by Kiefer/Nadreau to recommend Council approve repair and maintenance of the Pumphouse Road boat landing contingent upon DNR approval with funds not to exceed \$4,000 to come from the sidewalk account. **All present voting aye, motion carried.**

4. Adjournment

Motion by Nadreau/Monarski to adjourn at 11:30 am. **All present voting aye, motion carried.**

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

| City of Chippewa Falls Chippewa Mall Drive to Chippewa Crossing Blvd Request for Proposals | | Consultant | | | | |
|-----------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------|-----------------------|-------------|-----------------|----------------|------------------|
| | | S.E.H. Inc. | CBS Squared | Cooper Engineer | JT Engineering | Ayres Associates |
| Summary of Rating of Consultant from RFQ Submittals Rating System: 1-5; 1 = Poor, 3 = Average/Fair, 5 = Excellent | | Total Points possible | | | | |
| City of Chippewa Falls Chippewa Mall Drive to Chippewa Crossing Blvd | | 82 | x | x | x | 267 |
| 1 | Work Program | 30 ind 90 tot | x | x | x | 80 |
| 2 | Project Schedule | 10 ind 30 tot | x | x | x | 26 |
| 3 | Previous Experience | 20 ind 60 tot | x | x | x | 49 |
| 4 | Key Personnel and Roles | 10 ind 30 tot | x | x | x | 24 |
| 5 | Familiarity with local geography, area and project issues | 10 ind 30 tot | x | x | x | 24 |
| 6 | Level of Effort | 10 ind 30 tot | x | x | x | 28 |
| 7 | Not to Exceed Fee | 10 ind 30 tot | x | x | x | 28 |
| City of Chippewa Falls Chippewa Mall Drive to Chippewa Crossing Blvd | | 100 ind 300 tot | x | x | x | 258 |
| City of Chippewa Falls Chippewa Mall Drive to Chippewa Crossing Blvd | | 100 ind 300 tot | x | x | x | 249 |

Name of Evaluator DPW, CE, UM Rick Rubenzer, Assistant City Engineer

Ranking Date Aug. 9, 12 2019

City Planner Brad Hentschel

Simplified Rate Case Application - Water Class AB

1120 - Chippewa Falls Department of Public Utilities

Public Service Commission of Wisconsin
 PO Box 7854
 Madison WI 53707-7854

(filing this form out is in accordance with Wis.Stat196.193)
 3011(5/20/2017)

Preparer Name: **Connie Freagon**
 Preparer Phone Number: **715 726 2741**
 Preparer Email Address: **cfreagon@chippewafalls-wi.gov**
 Date Application will be filed with the PSC: **10/01/2019**

Notice Date to be Mailed/Published: **10/15/2019**

Newspaper Name: **Chippewa
 Herald
 Telegram**

Rate Effective Date: **12/01/2019**

| | Annual Report Information | Page | |
|----|-------------------------------------------------------------------------|------|-------------|
| 1 | Total Sales of Water | W-1 | \$2,296,312 |
| 2 | Rate Increase Factor | | 3.0% |
| 3 | Line 1 * Line 2 | | \$68,889 |
| 4 | Net Operating Income (Operating Revenues - Operating Expenses) | W-1 | \$371,955 |
| 5 | Adjusted Total Operating Income (Line 3 + Line 4) | | \$440,844 |
| 6 | Average Net Rate Base - Water Utility | F-23 | \$9,447,550 |
| 7 | Line 5 / Line 6 | | 4.7% |
| 8 | Test 1 - Financial Eligibility Qualifies * | | Yes |
| 9 | Adjusted Operating Income (Line 5) | | |
| 10 | Total Operation & Maintenance (O&M) expense (600 and 900 accounts only) | | |
| 11 | Line 9 / Line 10 | | |
| 12 | Test 2 - Financial Eligibility Qualifies ** | | |

* Eligible if line 7 <= 5.70%

** Eligible if line 11 <= 6.0%

History Check

Effective Date of the Last Full Rate Case: **01/01/2015**

Rates from last full rate case have been in effect for at least one full calendar year and the current annual report has been filed. **Yes**

If Class AB, it has been 5 years or less since the last full rate case. **Yes**

Effective Date of the Last SRC: **10/01/2018**

Rates from the last SRC have been in effect for one year (12 months). **Yes**

Water Meter Rates

5/8" meter rate at the last full rate case: **19.20**

Current 5/8" meter rate: **19.78**

If Class C or D, current rate is less than 40% higher than the last full rate case. **NA**

Notice of Rate Increase
Water Customers of the Chippewa Falls Department of Public Utilities

This is to give you notice that the Chippewa Falls Department of Public Utilities will file an application on October 1, 2019, with the Public Service Commission of Wisconsin (PSC), for authority to increase water rates. Rates for general service will increase 3.0 percent. The increase is necessary to reduce the existing deficiency in present rates. The request is being made under Wis. Stat. 196.193. Rate increases granted under this statute do not require a public hearing. The effect of the increase for some selected customers is shown below. Public Fire Protection and Wholesale rates (if applicable) will also increase 3.0 percent.

| Customer Classification | Meter Size | Cubic Feet | Existing Quarterly Rate | Revised Quarterly Rate |
|--------------------------------|-------------------|-------------------|--------------------------------|-------------------------------|
| Average Residential | 3/4 | 1,600 | \$44.58 | \$45.97 |
| Large Residential | 3/4 | 2,500 | \$58.53 | \$60.37 |
| Multifamily | 2 | 12,200 | \$262.08 | \$269.67 |
| Commercial | 1 | 7,800 | \$147.96 | \$152.31 |
| Industrial | 4 | 115,000 | \$1,874.61 | \$1,927.31 |

This rate increase will go into effect on December 1, 2019. If you have any questions about the rate increase request, call the Chippewa Falls Department of Public Utilities at (715) 726-2741.

**City of Chippewa Falls
Department of Public Utilities**

Water Rate Changes (Base and usage charge)

| Eff. Date | Base | User Charge | | | | Authorized Rate of Return |
|-----------|------------------------------------------|-------------|------|------|------|---------------------------|
| 10/1/2018 | 19.78 | 1.55 | 1.47 | 1.26 | 0.74 | 3% simplified rate case |
| 1/1/2015 | 19.20 | 1.50 | 1.43 | 1.22 | 0.72 | 5.75% full rate case |
| 12/1/2009 | 18.69 | 1.28 | 1.13 | 1.00 | 0.61 | 6% simplified rate case |
| 5/1/2007 | 18.00 | 1.23 | 1.09 | 0.96 | 0.59 | 6% full rate case |
| 1/1/2003 | Fire Protection included in utility bill | | | | | |
| 1998 | 16.88 | 1.09 | 0.95 | 0.81 | 0.50 | 6% full rate case |
| 1990 | 12.00 | 0.83 | 0.73 | 0.55 | 0.35 | 8% full rate case |

Rate of Return History

| | |
|------|------------------------------------------------------|
| 2018 | 3.94 |
| 2017 | 4.10 |
| 2016 | 5.08 |
| 2015 | 5.67 |
| 2014 | 2.55 |
| 2013 | 3.75 |
| 2012 | 3.68 |
| 2011 | 3.46 |
| 2010 | 6.75 |
| 2009 | 4.43 |
| 2008 | 5.59 |
| 2007 | 8.59 |
| 2006 | 4.74 |
| 2005 | 3.33 |
| 2004 | 3.44 |
| 2003 | 10.07 (2.49 without lawsuit settlement of \$525,000) |
| 2002 | 4.49 |
| 2001 | 5.69 |
| 2000 | 8.08 |
| 1999 | 9.51 |
| 1998 | 11.16 |
| 1997 | 8.09 |
| 1996 | 5.98 |

Wastewater Rates (Base and user charge)

| Eff. Date | Base | User charge |
|-----------|-------|-------------|
| 1/1/2018 | 17.01 | 2.85 |
| 10/1/2016 | 17.01 | 2.75 |
| 1/1/2012 | 17.01 | 2.52 |
| 1/1/2011 | 15.32 | 2.33 |
| 1/1/2007 | 13.63 | 2.15 |
| 1/1/2002 | 12.59 | 1.71 |
| 1/1/2001 | 7.76 | 1.70 |
| 2/1/1994 | 6.40 | 1.18 |

Rates shown are for residential 3/4" meter

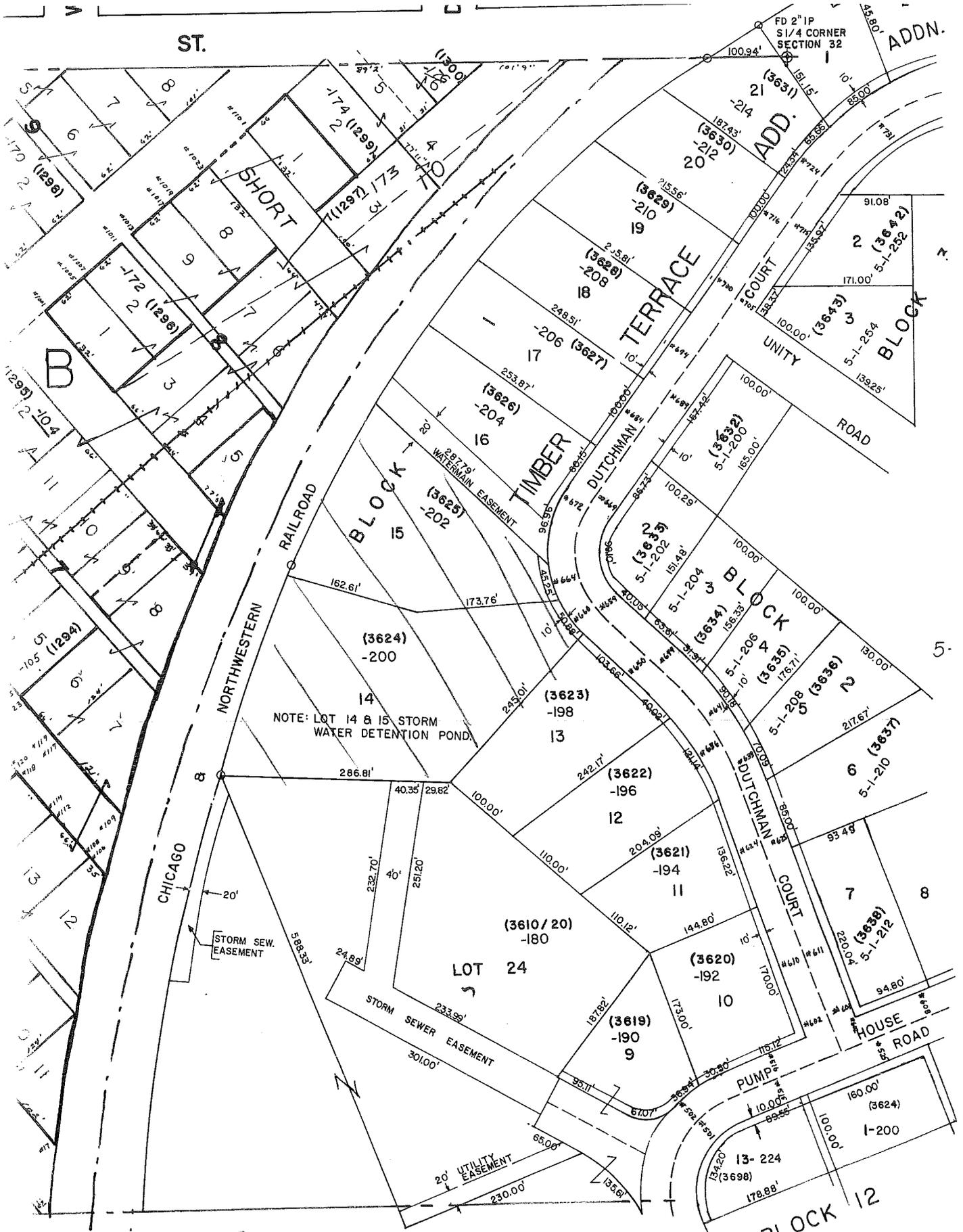
Stormwater Rates - per month - established 1/1/2006

| | Residential | Multi-family | Commercial | Industrial | Institutional |
|----------|-------------|--------------|------------|------------|---------------|
| 1/1/2018 | 3.47 | 29.01 | 45.11 | 35.12 | 45.11 |
| 1/1/2006 | 3.00 | 25.08 | 39.00 | 30.36 | 39.00 |









Deed Clerk's
 FILE # 392
 Vol. 517 Records p. 264

FILE

SECTIONAL MAP
 OF
 CHIPPEAWA FALLS
 WISCONSIN
 N 1/2 NW 1/4 SEC. 5-28-8

MINUTES OF THE BOARD OF PUBLIC WORKS MEETING
TUESDAY, MARCH 18, 1989 - 2:00 P.M.

12. The Board discussed the alley which lies south of Park Avenue and east of Jeffers Street and the possible release of an existing City easement across property at #613 E. Park Avenue. Council President Peters agreed to request that Alderman Schneider accompany him and meet with the owners to discuss this release and the feasibility of the City obtaining the right to pile snow at the east end of the resulting dead end alley.

13. Rod Pike presented a preliminary map of land to be acquired on the east side of the Glen Loch Dam for maintenance purposes. The Board took no action pending a response from the owner as a result of a contact by the City Attorney.

14. Rod Pike reported that the final plat of Melville's Addition is expected in April and that surveys and soil borings could then proceed. Motion by Boos, seconded by Willi, to request that Committee #1 consider recommending that the Council authorize the expenditure of up to \$3,000 for soil borings for Melville's Addition after the final plat is filed; Further, that this expenditure be charged against the West Hill project account (#35-67010) All present voting aye.

15. The Board briefly discussed the need to define when a sidewalk is reasonably clear of snow and took no action.

16. The Board discussed City boat ramps. Motion by Boos, seconded by Willi, to recommend that the Street Department be assigned the responsibility for budgeting and maintenance of the City boat ramps which are located near the East Wells and near the City Shop. All present voting aye.

17. The Board reviewed the Compliance Maintenance Annual Report for the Waste Water Treatment facility. Motion by Boos, seconded by Peters, to recommend that the Common Council adopt a Resolution verifying its review of the Compliance Maintenance Annual Report for the Waste Water Treatment facility and stating its determination that there are no corrective actions required at the Waste Water Treatment facility. All present voting aye.

18. The Board considered a claim. Motion by Boos, seconded by Pike to recommend payment of a claim to:

Wi. D.O.T., Elm Street Project, Final Payment, 3/8/89 \$6,387.51

All present voting aye.

19. Motion by Pike, seconded by Boos, to adjourn. All present voting aye. The Board of Public Works meeting adjourned at 4:45 P.M.

R.G. Pike, Secretary
Board of Public Works.

FILE

419673

INDEXED

Registers Office }
Chippewa County, Wis. } ss.

Received for Record
the 9 day of April
A.D. 19 81 at 3:15 o'clock P.M.
and recorded in vol. 517
of Records Page 264

By James M. Schmit
Register
Deputy

RETURN TO
Wiley, Rasmus et al
300 S. 1st

Tax Key No.

This Deed, made between Tschopp, Durch & Camastral Co.,
a Wisconsin corporation, and United Power and Land Company,
a Minnesota corporation

Grantor
and City of Chippewa Falls, a municipal corporation

Grantee,
of more than one dollar

conveys to Grantee the following described real estate in Chippewa
County, State of Wisconsin: Storm Water Pond

- #1. Lots 1, 14 and 15, Block 1, Timber Terrace Subdivision
to City of Chippewa Falls.
- #2. See attached description.

#3. That part of the NW 1/4 of the NW 1/4 of Sec. 4, Township 28 North, Range 8 West, lying
E. of Lot 1, Block 9, Timber Terrace Subdivision to City of Chippewa Falls, lying
S. of Pump House Road and N. of the Chippewa River.

Subject to easements, restrictions and reservations of record, if any. Grantee shall
preserve and maintain the existing boat launch, in perpetuity; the boat launch area
being description #3. This transaction is exempt #2, and no cash is being paid by the
City to the Grantor.

This is not homestead property.
(is) (is not)

Together with all and singular the hereditaments and appurtenances thereunto belonging;
And Tschopp, Durch & Camastral Co. and United Power and Land Company
warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except subject to ease-
ments, reservations and restrictions of record, if any, and zoning regulations and
ordinances
and will warrant and defend the same.

Dated this 6th day of April, 19 81.

By: Robert P. Durch (SEAL)
* Robert P. Durch
President
James Altman (SEAL)
* James Altman
Secretary

By: D. W. Angland (SEAL)
* D. W. Angland
Vice President
Arland D. Brusven (SEAL)
* Arland D. Brusven
Secretary

AUTHENTICATION
Signatures authenticated this 6th day of
April, 19 81
B. James Colbert
TITLE: MEMBER STATE BAR OF WISCONSIN

ACKNOWLEDGMENT
STATE OF WISCONSIN
County.
Personally came before me, this 9th day of
the above named

to me known to be the person who executed the
foregoing instrument and acknowledge the same.

THIS INSTRUMENT WAS DRAFTED BY
Wiley, Rasmus, Colbert, Frasch and
Norseng, S.C.

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

Notary Public _____ County, Wis.
My Commission is permanent. (If not, state expiration
date: 10. 19. 81)

*Names of persons signing in any capacity should be typed or printed below their signatures.

DESCRIPTION #2

A parcel of land located in the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$, Sec. 33, Twp. 29 North, Range 8 West, in the City of Chippewa Falls, Wisconsin, and more particularly described as follows:

Commencing at the SW corner of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Sec. 33, which is the point of beginning; thence N. 0°45'35" E., along the W. line of said SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Sec. 33, a distance of 330.00 feet; thence E. along the East-West property line between lands owned by Tschopp-Durch-Camastral Co., Northern States Power on the S., and the City of Chippewa Falls on the North, a distance of 52.46 feet; thence S. 11°01'33" E., 134.85 feet; thence S. 0°45'35" W., parallel to and 80.00 feet E. of the W. line of said SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Sec. 33, a distance of 198.00 feet to the S. line of said SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Sec. 33; thence W. along said S. line of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$, Sec. 33, a distance of 80.00 feet to the point of beginning.

*Schneider
Road R/W*

Said parcel containing 0.56 acres, AND

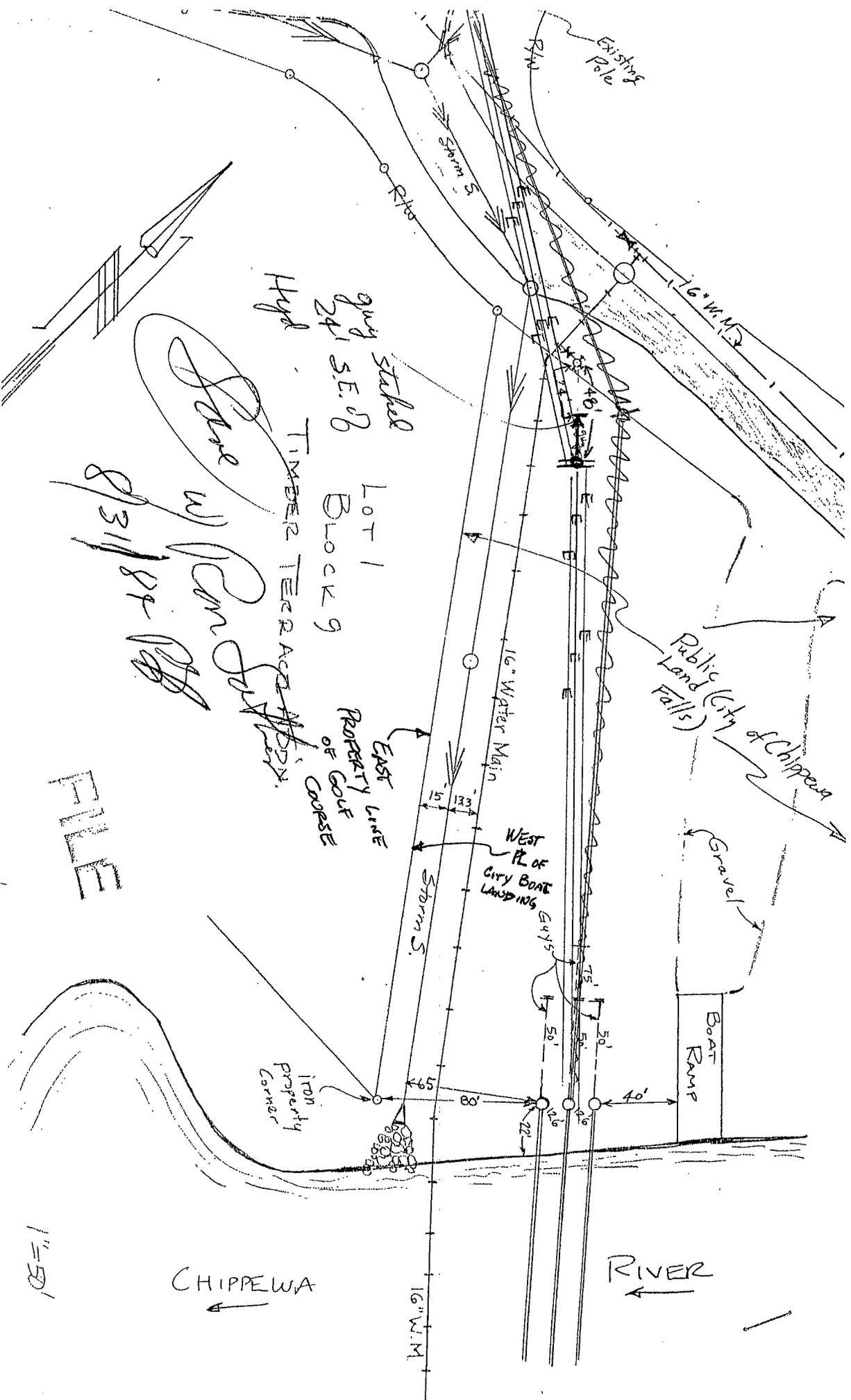
A Permanent Slope Easement, being described as:

Commencing at the SW corner of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Sec. 33, Twp. 29 North, Range 8 West, in the City of Chippewa Falls, Wisconsin; thence E. along the S. line of said SW $\frac{1}{4}$ of the SW $\frac{1}{4}$, Sec. 33, a distance of 80.00 feet to the point of beginning; thence N. 0°45'35" E., parallel to and 80.00 feet E. of the W. line of said SW $\frac{1}{4}$ of the SW $\frac{1}{4}$, a distance of 198.00 feet; thence N. 11°01'33" W., 134.85 feet, to the East-West property line between Tschopp-Durch-Camastral Co. and Northern States Power on the South and the City of Chippewa Falls on the North; thence E. along said East-West property line, a distance of 132.54 feet; thence S. 7°14'34" W., 132.85 feet; thence S. 25°12'13" W., 217.49 feet, to the point of beginning.

*East of
above R/W*

Said parcel containing 0.54 acres.

A temporary construction easement across the S. 50 ft. of Lot 2, Block 1, Timber Terrace Subdivision to the City of Chippewa Falls, which construction easement shall expire on December 31, 1981, or sooner if the lift station is completed prior to that date.



guy stake
24' S.E. of
Hyd

LOT 1
BLOCK 9

EAST LINE
PROPERTY LINE
OF GOLF
COURSE

Stone

W/ Penn

8/31/82

FILE

CHIPPEWA

RIVER

1"=50'

16" W.M.

Existing Pole

Public Land (City of Chippewa)

Boat Ramp

West PL of City Boat Landings

16" Water Main

Storm S.

Iron property corner

Gravel

16" W.M.

Storm S.

RHS

R/W