



Minutes
Committee No. 1
Revenues, Disbursements, Water and Wastewater
October 9, 2013

Committee #1 – Revenues, Disbursements, Water and Wastewater met on **Wednesday, October 9, 2013 at 9:00 AM** in the **City Hall, Council Chambers, 30 W. Central Street, Chippewa Falls, WI.**

Committee/Council Members present: Jane Lardahl, George Adrian, Amy Mason, Bill Hicks, Rob Kiefer, Mayor Hoffman.

Others Present: Finance Manager/Treasurer Lynne Bauer, City Clerk Bridget Givens, Police Chief Wendy Stelter, City Planner Jayson Smith, Public Works Director/City Engineer/Utility Manager Rick Rubenzer, Utility Office Manager Connie Freagon, City Attorney Robert Ferg, Parks & Recreation Director Dick Hebert.

The meeting was called to order at: 9:00 AM.

1. Discuss proposal from SEH to prepare the demolition specifications and conduct demolition inspections for the Empire building. Possible recommendation to the Council. (Proposal will be distributed at the Committee meeting)

City Planner Jayson Smith indicated the Chamber received bids for rehabilitation of the Empire building however they were approximately \$500,000 over what was expected. Other developers have looked at the site and indicated renovations to save the building would be extremely costly. The Chamber would still like to pursue relocating to that corner and therefore the City needs to consider demolishing the building so a new building can be constructed on that site. Jayson presented a proposal from S E H for lead paint assessment, demolition plans and specifications and reporting. The City has monies set aside for the Chamber project and will utilize those funds.

Motion by Adrian/Mason to recommend the Council contract with S E H to prepare the demolition specifications and conduct demolition inspections for the Empire Building. **All present voted aye. Motion carried.**

Motion by Mason/Adrian to consider Item #4 at this time. **All present voted aye. Motion carried.**

4. Discuss proposed increase in fines by Police Department for ordinance violations including vicious dog and animal bites. Possible recommendations to the Council. (attachment)

Chief Stelter indicated with the recent changes in the animal ordinance it was appropriate to also discuss fee increases. Attorney Ferg stated the majority of the fees are sent on to the State with the City retaining a small portion.

Motion by Mason/Adrian to recommend the Council approve the proposed increase in fines for ordinance violations including vicious dog and animal bites. **All present voted aye. Motion carried.**

2. Consider rate adjustment for AT&T lease with water utility for water tower at #631 Chippewa Street. Possible recommendations to the Council. (attachment)

Public Works Director/City Engineer/Public Utility Manager Rick Rubenzer explained the reasons why AT&T is requesting an amendment to the water tower lease. These include increasing the size of the leased premises and adding a generator. The rent will be increased by \$325 per month. Attorney Ferg was present and indicated he had no issues with the amendment.

Motion by Adrian/Mason to recommend the Council approve the rate adjustment for the AT&T lease with the water utility for water tower at #631 Chippewa Street. **All present voted aye. Motion carried.**

3. Consider Water Rate Study Proposals. Possible recommendations to the Council. (attachments)

Public Works Director/City Engineer/Public Utility Manager Rick Rubenzer and Utility Office Manager Connie Freagon presented information regarding rate studies conducted for the Water Department. Rates were adjusted in May 2007 based upon a full rate study and then were adjusted in 2009 via a simplified rate case review. Rates have been reviewed annually since 2009 and deemed adequate by the PSC. If a full rate study is conducted then simplified rate cases can be conducted within a five year time period.

Motion by Adrian/Mason to recommend the Council accept the proposal of CliftonLarsonAllen LLP to complete a full water rate study at a cost of \$4,000. **All present voted aye. Motion carried.**

5. Discuss 2014 Budget and revise meeting schedule. Possible recommendations to the Council.

Finance Manager Bauer summarized the progress to date on the 2014 Budget. Most department operational budgets have been reviewed. Areas still needing review are liability and property insurance; health insurance options; personnel adjustments; and the impact of covered service increases on the levy which was a change in the most recent State budget. Employee health insurance is another area of concern as the City has received an estimated 23% increase over last year's premiums which amounts to an additional \$241,000. Other items needing more discussion include WRS changes and worker's compensation increases. Unknowns at this time include revenue estimates; Fire Union mediation impact; police department 12 hour shift impact; and whether or not there will be any retirements in 2014. Bauer stated the net new construction for the City is .77% which would allow the City to capture approximately \$50,000 in additional revenue for 2014.

The Committee discussed a new budget schedule and decided to meet on Tuesdays at 12:30 PM commencing with Tuesday, October 15. It was noted the Committee may reschedule the public hearing on the budget currently set for November 26.

No action taken.

6. Adjournment.

Motion by Adrian/Mason to adjourn at 10:08 AM. All present voted aye. Motion carried.

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



October 8, 2013

RE: Demolition Assistance
Empire Building, 1-3 East Spring Street
Chippewa Falls, Wisconsin
SEH No. CFCIT 125995 10.00

Jayson Smith, Planner
City of Chippewa Falls
30 W. Central Street
Chippewa Falls, WI 54729

Dear Jayson:

Short Elliott Hendrickson Inc. (SEH[®]) appreciates the opportunity to work with the City of Chippewa Falls (City) at the Empire Building property located at 1-3 East Spring Street (hereafter referred to as "subject property") in Chippewa Falls, Wisconsin.

SEH understands that the City owns and is considering demolishing the Empire Building. SEH completed a pre-demolition assessment of the Empire Building in 2011 and assumes no changes to the structure or contents have occurred since that time.

This proposal was prepared based on our understanding of historical operations at the subject property and discussions with the City.

Scope of Work

Task 1 – Lead Paint Assessment

SEH's 2011 pre-demolition assessment identified bulk samples of colored paint chips that contained lead. The assessment further stated that if any building material salvage is planned, a more comprehensive lead paint assessment should be performed. In addition, the Wisconsin Department of Natural Resources (WDNR's) recently-revised guidance for demolition projects recommends lead paint sampling of materials that may be salvaged or recycled by a Wisconsin Department of Health Services (DHS)-licensed inspector and risk assessor. SEH recommends a lead paint assessment be conducted by a licensed inspector. The lead paint assessment will include sampling of materials for the purpose of determining whether or not the paint contains lead.

Results of the lead paint assessment will be included in an assessment report to document the locations and approximate quantities of lead paint, if present. The lead assessment will include options for recycling materials with lead paint. The lead assessment report and previous asbestos and hazardous materials assessment report will be included in the project manual developed for the project (Task 2).

Task 2 – Demolition Plans and Specifications

SEH understands demolition will include complete removal of building structures, concrete, footings and foundations. SEH will develop a project manual for the demolition that includes a project contract, standard EJCDC contract conditions, supplementary conditions and technical specifications. Drawings developed for the project manual will include a demolition plan and a site grading plan. The specifications will include administrative and procedural requirements for salvaging, recycling, and disposing of nonhazardous demolition and construction waste. The specifications will include requirements for asbestos and lead paint abatement, if required. The specifications will also include provisions for excavation and disposal of contaminated soils that are encountered during construction, if any. The project manual can be used to solicit public bids from qualified demolition contractors.

As part of the public bidding, SEH will prepare and submit the advertisement for bids; lead a pre-bid meeting at the subject property with demolition contractors; prepare addenda, if needed; and coordinate the bidding. After the bids are received, SEH will review the bids, assess each submittal for completeness and recommend a demolition contractor for the project. Following the City's selection of a demolition contractor, SEH will assist with preparing and distributing contract documents for signature.

Task 3 – Demolition Observation and Reporting

The demolition observation and reporting task will involve observing the demolition contractor to document that the conditions of the project manual are being adhered to and the objectives of the project are being met. SEH will be onsite during excavation of underground structures, if any, to observe for the presence of soil contamination. If soil contamination is suspected or obvious contamination is encountered, SEH will contact the City to discuss. Upon approval, SEH could use a photoionization detector (PID) to screen soils in the field and collect soil samples for laboratory analysis to assess soil contaminant concentrations and to assess the need for soil excavation and disposal. For purposes of this proposal, we assume up to three days of observation for activities associated with building demolition. We also assume no soil samples will be collected for analysis. SEH will prepare a brief report summarizing the project.

Schedule and Fees

SEH proposes to complete the field assessment of Task 1 within two weeks of receiving authorization to proceed. The report will be submitted within one week of receiving analytical results. Task 2 will be completed within six weeks of receiving authorization to proceed, assuming necessary information is available within that time frame. Task 3 will be scheduled in conjunction with the City and selected contractor(s).

The scope of work in Tasks 1 through 3 described above will be completed on a time and materials basis for an estimated \$16,100. This proposal does not include subcontractor costs associated with asbestos or lead abatement, if needed, or hazardous materials removal. The tasks included above will be completed in accordance with the existing Agreement for Professional Services between the City and SEH.

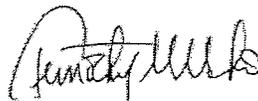
We appreciate the opportunity to work with you on this project. If you have any questions regarding our proposal, please feel free to contact me at 715.720.6244 or Tim at 715.720.6240. To authorize SEH to proceed, please sign below and return one signed copy to my attention.

Sincerely,

SHORT ELLIOTT HENDRICKSON INC.



Bruce K. Olson, PE
Project Manager



Timothy M. Marko, PE
Client Service Manager

BKO/TMM

Jayson Smith, Planner
October 8, 2013
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**Demolition Assistance – Empire Building
1-3 East Spring Street**

Approved: City of Chippewa Falls
30 W. Central Street
Chippewa Falls, WI 54729

By: _____
Jayson Smith, City Planner

Date: _____

By: _____
Gregory Hoffman, Mayor

Date: _____

Attest: _____
Bridget Givens, City Clerk

Date: _____

Approved as to Form:

City Attorney

Date: _____

I, Lynne R. Bauer, hereby certify that sufficient funds are in the Treasury of the City of Chippewa Falls, to meet the expense of this Contract, or that provisions have been made to pay the liability that will accrue thereunder.

Lynne R. Bauer, Finance Manager/Treasurer

FINE INCREASE & MULTIPLE OFFENSE PROPOSAL OF
SPECIFIC ANIMAL VIOLATIONS

Current fine amounts for the following violations and Proposal for fine increase and also implementing multiple offense fines.

1. Unlicensed Animal-\$169.00 Increase to \$232.00, multiple offenses within one year to \$295.00
2. Running at Large-\$169.00 Increase to \$232.00, multiple offenses within one year to \$295.00
3. Howling Animal-\$169.00 Keep the same?
4. Vicious Animal-\$169.00 Increase to \$263.50, multiple offenses within one year to \$326.50.
5. Refuse/Comply with Rabies/Quarantine Order-\$169.00 Increase to \$326.50, no multiple offense increase because if it has bitten twice, the animal will be court ordered to be euthanized.
6. Bites-\$181.60 Increase to \$263.50, no multiple offense increase because any second bite, the animal will be court ordered to be euthanized.

Market: Central – IL/WI
Cell Site Number: WI4389
Cell Site Name: Chippewa Falls South WT
Fixed Asset Number: 10123980

SECOND AMENDMENT TO WATER TOWER AND BUILDING SPACE LEASE AGREEMENT

THIS SECOND AMENDMENT TO WATER TOWER AND BUILDING SPACE LEASE AGREEMENT dated as of the latter of the signature dates below, is by and between City of Chippewa Falls Department of Public Utilities, having a mailing address of 30 West Central Street, Chippewa Falls, WI 54729 ("**Landlord**") and New Cingular Wireless PCS, LLC, a Delaware limited liability company, successor in interest to American Cellular Corporation, a Delaware corporation, having a mailing address of 575 Morosgo Drive NE, Suite 13-F West Tower, Atlanta, GA 30324 ("**Tenant**").

WHEREAS, Landlord and Tenant entered into a Water Tower and Building Space Lease Agreement dated October 13, 2004, as amended by that certain First Amendment to Water Tower and Building Space Lease Agreement dated September 30, 2010, whereby Landlord leased to Tenant certain Premises, therein described, that are a portion of the Property located at 631 Chippewa Street, Chippewa Falls, WI 54729 ("Agreement"); and

WHEREAS, Landlord and Tenant desire, in their mutual interest, wish to amend the Agreement as set forth below.

NOW THEREFORE, in consideration of the foregoing and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Landlord and Tenant agree as follows:

1. **New Premises Area.** Landlord agrees to increase the size of the Premises leased to Tenant to accommodate Tenant's needs. Upon the execution of this Amendment, Landlord leases to Tenant the additional premises described on attached Exhibit A-1 ("New Premises Area"). Landlord's execution of this Amendment will signify Landlord's approval of Exhibit A-1. The Premises under the Agreement prior to this Amendment in addition to the New Premises Area under this Amendment shall be the Premises under the Agreement.
2. **Generator.** Tenant shall have the right to install, repair, maintain, modify, replace, remove, utilize and operate (including but not limited to operate as may be required by applicable law) equipment within the New Premises Area, including without limitation a concrete pad and generator thereon, including back-up power supply. Tenant shall have the right to access the New Premises Area, and any provisions in the Agreement governing access shall apply to such access. The generator shall remain the property of Tenant, and Tenant shall have the right to remove or modify it at any time.

3. **Rent.** Commencing the first day of the month following commencement of installation within the New Premises Area ("Increase Commencement Date"), Rent shall be increased by Three Hundred Twenty Five and No/100 Dollars (\$325.00) per month, subject to further adjustments, if any, as provided in the Agreement; provided that the first such increased payment shall not be due until sixty (60) days after such commencement date and provided further that, any partial month occurring after the Increase Commencement Date, the increased Rent amount shall be pro-rated.

4. **Other.** Landlord represents and warrants that, to its knowledge, no conditions exist within the New Premises Area or otherwise on the property where the Premises and New Premises Area are located that would adversely impact Tenant's permitting and/or installation of a generator within the New Premises Area. Landlord authorizes Tenant to prepare, execute and file all required applications to obtain any government approvals for Tenant's use of the New Premises Area under this Agreement and agrees, at Tenant's request, to reasonably assist Tenant with such applications and with obtaining and maintaining the government approvals. Where applicable law governs how the generator will be used, Tenant may use the generator in the manner set forth in applicable law. Tenant may terminate this Amendment by written notice to Landlord at any time, and the rent increase set forth in Section 3 shall not take effect or shall be cancelled, as applicable, following any such termination. Within one hundred twenty 120 days after termination of this Amendment, Tenant shall remove its equipment from the New Premises Area; provided that any portions of the equipment that Tenant fails to remove within such period and cessation of Tenant's operations at the New Premises Area shall be deemed abandoned. Tenant shall repair any damage, less ordinary wear and tear, to the New Premises Area caused by its removal activities. Tenant shall have the right to install and maintain cables from its equipment within the New Premises Area to its equipment within the rooftop area of the Premises within spaces and pathways mutually agreed to by the parties, agreement of Landlord not to be unreasonably withheld, delayed or conditioned on payment of additional consideration.

5. Section 21 of the Agreement is hereby deleted in its entirety and replaced with the following:

Notices. All notices, requests, demands and communications hereunder will be given by first class certified or registered mail, return receipt requested, or by a nationally recognized overnight courier, postage prepaid, to be effective when properly sent and received, refused or returned undelivered. Notices will be addressed to the parties as follows.

If to Tenant:

New Cingular Wireless PCS, LLC
Attn: Network Real Estate Administration

Re: Cell Site #: WI4389; Cell Site Name: Chippewa Falls South WT
Fixed Asset #: 10123980; State Where Site Located: WI
575 Morosgo Drive NE, Suite 13-F West Tower,
Atlanta, GA 30324

With the required copy of legal notice sent to Tenant at the address above, a copy to the
Legal Department:

New Cingular Wireless PCS, LLC

Re: Cell Site #: WI4389; Cell Site Name: Chippewa Falls South WT
Fixed Asset #: 10123980; State Where Site Located: WI
AT&T Legal Department- Network Counsel
208 S. Akard Street, Dallas, TX 75202-4206

A copy sent to the Legal Department is an administrative step which alone does not constitute
legal notice.

If to Landlord:

City of Chippewa Falls Department of Public Utilities
30 West Central Street
Chippewa Falls, WI 54729

Either party hereto may change the place for the giving of notice to it by thirty (30) days prior
written notice to the other as provided herein.

7. Memorandum of Lease. Either party will, at any time upon fifteen (15) days prior written
notice from the other, execute, acknowledge and deliver to the other a recordable Memorandum
of Lease substantially in the form of the Attachment 2. Either party may record this
memorandum at any time, in its absolute discretion.

8. Other Terms and Conditions Remain. In the event of any inconsistencies between the
Agreement and this Second Amendment, the terms of this Second Amendment shall control.
Except as expressly set forth in this Second Amendment, the Agreement otherwise is unmodified
and remains in full force and effect. Each reference in the Agreement to itself shall be deemed
also to refer to this Second Amendment. The rights granted to Tenant herein are in addition to
and not intended to limit any rights of Tenant in the Agreement. Unless otherwise specified
herein or unless the context requires otherwise, the terms in the Agreement shall apply to the
New Premises Area.

9. Capitalized Terms. All capitalized terms used but not defined herein shall have the same
meanings as defined in the Agreement.

IN WITNESS WHEREOF, the parties have caused their properly authorized representatives to execute and seal this Second Amendment on the dates set forth below.

“LANDLORD”

City of Chippewa Falls Department of
Public Utilities

By: _____
Name: _____
Title: _____
Date: _____

“TENANT”

New Cingular Wireless PCS, LLC
By: AT&T Mobility Corporation
Its: Manager

By: _____
Name: _____
Title: _____
Date: _____

TENANT ACKNOWLEDGEMENT

STATE OF _____)
)ss:
COUNTY OF _____)

On the ____ day of _____, 2013, before me personally appeared _____, and acknowledged under oath that he is the _____ of _____, the _____ named in the attached instrument, and as such was authorized to execute this instrument on behalf of the _____.

Notary Public: _____
My Commission Expires: _____

LANDLORD ACKNOWLEDGEMENT

STATE OF WISCONSIN)
)ss:
COUNTY OF CHIPPEWA)

I CERTIFY that on _____, 2013, _____ personally came before me and acknowledged under oath that he or she:

- (a) is the _____ Mayor of City of Chippewa Falls Department of Public Utilities, the municipal corporation named in the attached instrument,
- (b) was authorized to execute this instrument on behalf of the corporation and
- (c) executed the instrument as the act of the corporation.

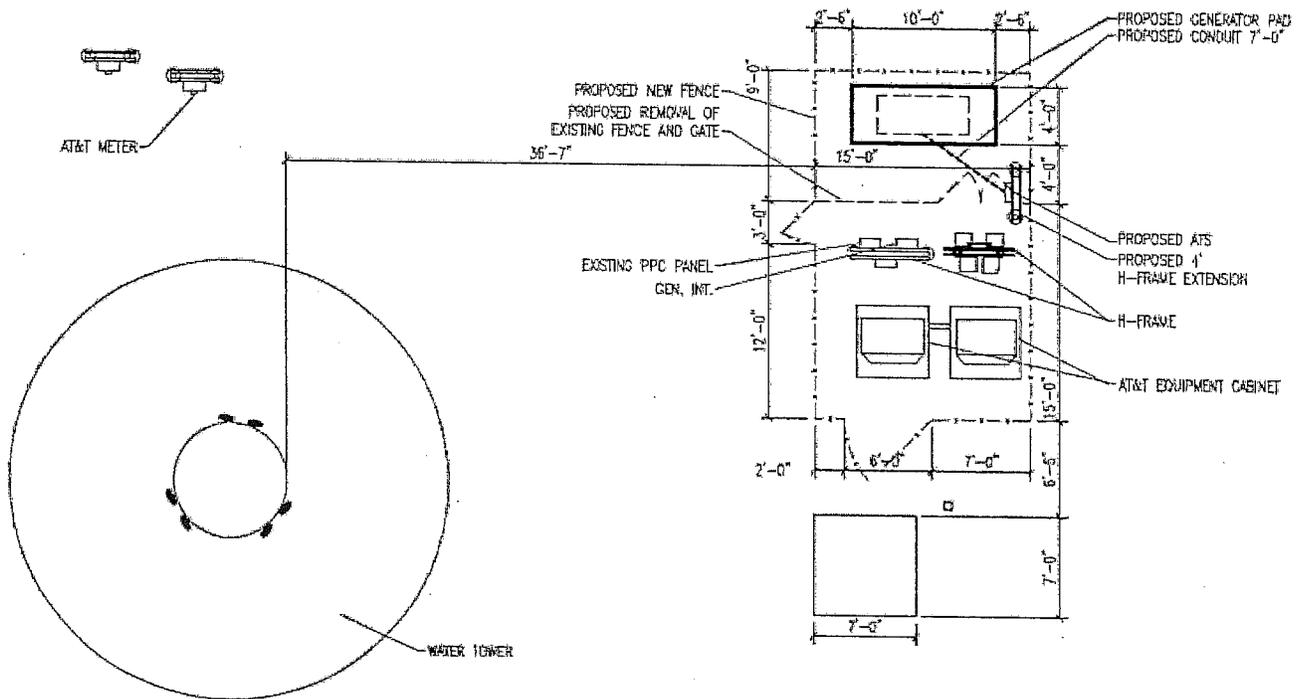
Notary Public:
My Commission Expires:

EXHIBIT A-1

Additional Premises Area

- SW 1/4 of Section 8, T28N, R8W.
- State of Wisconsin
- County of Chippewa
- Latitude: 44-55-11.48
- Longitude: 91-23-12.29

SURVEY TO BE INSERTED HERE



 SITE PLAN
SCALE 1/8"=1'-0"

ATTACHMENT 1

MEMORANDUM OF LEASE

Prepared by:

Gwendolyn James
General Dynamics Wireless Services
1325 Wiley Rd., Suite 136
Schaumburg, IL 60173

Return to:

Gwendolyn James
General Dynamics Wireless Services
1325 Wiley Rd., Suite 136
Schaumburg, IL 60173

Re: Cell Site #WI4389; Cell Site Name: Chippewa Falls South WT
Fixed Asset Number: 10123980
State: Wisconsin
County: Chippewa

FIRST AMENDMENT TO MEMORANDUM
OF
LEASE

This First Amendment to Memorandum of Lease is entered into on this ____ day of _____, 2013, by and between City of Chippewa Falls Department of Public Utilities, having a mailing address of 30 West Central Street, Chippewa Falls, WI 54729 ("**Landlord**") and New Cingular Wireless PCS, LLC, a Delaware limited liability company, successor in interest to American Cellular Corporation, having a mailing address of 575 Morosgo Drive NE, Suite 13-F West Tower, Atlanta, GA 30324 ("**Tenant**").

1. Landlord and Tenant entered into a certain Water Tower and Building Space Lease Agreement ("**Agreement**") on October 13, 2004, as amended by that certain First Amendment to Water Tower and Building Space Lease Agreement dated September

30, 2010 for the purpose of installing, operating and maintaining a communications facility and other improvements. All of the foregoing are set forth in the Agreement.

2. The initial lease term will be five (5) years ("**Initial Term**") commencing on the Effective Date of the Agreement, with five (5) successive five (5) year options to renew.
3. The portion of the land being leased to Tenant (the "**Premises**") is described in **Exhibit 1** annexed hereto.
4. This First Amendment to Memorandum of Lease is not intended to amend or modify, and shall not be deemed or construed as amending or modifying, any of the terms, conditions or provisions of the Agreement, all of which are hereby ratified and affirmed. In the event of a conflict between the provisions of this Memorandum of Lease and the provisions of the Agreement, the provisions of the Agreement shall control. The Agreement shall be binding upon and inure to the benefit of the parties and their respective heirs, successors, and assigns, subject to the provisions of the Agreement.

IN WITNESS WHEREOF, the parties have executed this First Amendment to Memorandum of Lease as of the day and year first above written.

"LANDLORD"

City of Chippewa Falls Department of
Public Utilities

By: _____

Print Name: _____

Its: _____

Date: _____

"TENANT"

New Cingular Wireless PCS, LLC,

By: AT&T Mobility Corporation

Its: Manager

By: _____

Print Name: _____

Its: _____

Date: _____

TENANT ACKNOWLEDGEMENT

STATE OF _____)
) ss:
COUNTY OF _____)

On the ____ day of _____, 2013, before me personally appeared _____, and acknowledged under oath that he is the _____ of _____, the _____ named in the attached instrument, and as such was authorized to execute this instrument on behalf of the _____.

Notary Public: _____
My Commission Expires: _____

LANDLORD ACKNOWLEDGEMENT

STATE OF WISCONSIN)
) ss:
COUNTY OF CHIPPEWA)

I CERTIFY that on _____, 2013, _____ personally came before me and acknowledged under oath that he or she:

- (a) is the _____ Mayor of City of Chippewa Falls Department of Public Utilities, the corporation named in the attached instrument,
- (b) was authorized to execute this instrument on behalf of the corporation and
- (c) executed the instrument as the act of the corporation.

Notary Public: _____
My Commission Expires: _____

EXHIBIT 1

DESCRIPTION OF PREMISES

Page 1 of 1

Memorandum of Lease dated _____, 2013, by and between City of Chippewa Falls Department of Public Utilities, as Landlord, and New Cingular Wireless PCS LLC, a Delaware liability company, as Tenant.

The Premises are described and/or depicted as follows:

- SW 1/4 of Section 8, T28N, R8W.
- State of Wisconsin
- County of Chippewa
- Latitude: 44-55-11.48
- Longitude: 91-23-12.29

SURVEY TO BE INSERTED HERE

The Water Department conducted a full rate study with the Public Service Commission in 2007. Utilities can apply annually to the PSC for a simplified rate case within five years of the full rate case. The simplified rate case includes a rate increase factor and benchmark rate of return factor that is revised annually in March.

Water rates were adjusted in May, 2007 as a result of the full rate case conducted. On December 1, 2009 rates were adjusted via the simplified rate case. Rates were reviewed annually since 2009 and deemed adequate by the PSC.

The water utility rate of return has decreased to 3.46% in 2011 and 3.68% in 2012. Chippewa Falls authorized rate of return is 6.00%. A full rate case is needed as we are no longer in the five year window for a simplified rate case.

Request for full rate case preparation proposals were sent to three vendors with the following results.

CliftonLarsonAllen LLP	\$4,000.00
Short Elliot Hendrickson, Inc	\$6,600.00
Strand Associates, Inc	no response

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

Water Rate Changes (Base and usage charge)

Eff. Date	Base	User Charge				Authorized Rate of Return		
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

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
2012	17.01	2.52
2011	15.32	2.33
2007	13.63	2.15
2002	12.59	1.71
2001	7.76	1.70
1994	6.40	1.18

Rate shown are for residential 3/4" meter



City of Chippewa Falls

DEPARTMENT OF PUBLIC UTILITIES
30 WEST CENTRAL STREET, ROOM 209
CHIPPEWA FALLS, WISCONSIN 54729-2467

The City of Chippewa Falls, Department of Public Utilities is accepting proposals to provide services for a Water Rate Study. Proposals received by 4:30pm on August 22, 2013 at the Utility office, 30 W Central Street, Room 209, Chippewa Falls, WI 54729 will be considered.

The Water Department last full rate case was effective on 5/1/2007 and the last simplified rate case adjustment was effective 12/1/2009.

The Scope of services shall include:

- Meet with Utility staff to discuss current and projected financial needs.
- Collect and review historical, current and projected financial and operating data of the utility.
- Perform evaluation of the adequacy of the current water rates to provide the Utility with an acceptable rate of return on its net investment rate base after meeting existing and projected operation expenses. The rate evaluation should include an analysis of:
 - a. Water rate structure
 - b. Debt service requirements
 - c. Utility revenue requirements
 - d. Capital improvements and financing
- Estimate amount of rate adjustment required for utility to earn a reasonable and just rate of return on its net investment rate base.
- Assist water utility in preparing a rate adjustment application to the Public Service Commission of Wisconsin.
- Prepare a preliminary draft PSC Rate Adjustment application and submittal letter. Submit five copies to Utility for review and comment.
- Meet with utility staff, City Committees and Council to discuss preliminary draft rate adjustment application.
- Based on comments from staff and Council on the draft rate application, finalize document and submit to PSC on behalf of the Utility. Provide 10 copies of the final PSC rate application to the Utility.
- Respond to questions from PSC staff regarding the rate adjustment application.
- Assist Utility with publishing public notice of rate adjustment public hearing.
- Attend and respond to questions during Utility rate adjustment public hearing.
- Respond to questions from Utility, public or PSC following public hearing.

Questions regarding the proposal can be directed to Connie Freagon at 715-726-2741 or cfreagon@chippewafalls-wi.gov.

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Territory Manager

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www.waterwellsolutions.com

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Energycecs
www.energycecs.com



Representatives

Doug Gries
(920) 213-1730

Craig Bongard
(920) 378-3405

Tom McInerny
(414) 238-3075

WATER RATE INCREASE ORDERS

**WATER RATE INCREASE ORDERS ISSUED
MARCH 1, 2013 - MAY 31, 2013**

UTILITY NAME	ORDER ISSUED	OVERALL% INCREASE
Ashland Water Utility	05/02/13	31%
Birnamwood Municipal Water Utility	03/18/13	116%
Country Estates Sanitary District	05/10/13	65%
Green Bay Water Utility	03/04/13	6%
Village of Greendale of Water Utility	05/10/13	41%
City of Greenwood Water Utility	03/05/13	39%
Junction City Water Utility	04/10/13	84%
Ladysmith Municipal Water Utility	05/09/13	71%
Lincoln Sanitary District No. 1	03/01/13	72%
Montreal Municipal Water Utility	03/18/13	19%
Town of Pence Municipal Water Department	05/10/13	65%
Richland Center Water Utility	05/24/13	28%
Wauwatosa Water Utility	03/01/13	18%
Village of Wheeler Municipal Water Utility	05/29/13	30%
Wind Point Municipal Water Utility	03/14/13	14%
Village of Wrightstown Water Utility	05/09/13	36%