

AGENDA FOR REGULAR MEETING OF COMMON COUNCIL

To be held on Tuesday, October 17, 2017 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 October 3, 2017.
3. **PERSONAL APPEARANCES BY CITIZENS** No matter presented by a citizen shall be acted on at the meeting except in emergencies affecting the public health, safety or welfare.
4. **PUBLIC HEARINGS**
 - (a) Public Hearing regarding a Special Use Permit to locate up to two tiny houses at 531 E South Avenue, Parcel #4424, Chippewa Valley Bible Church. (see Ordinance #2017-16)
5. **COMMUNICATIONS** - None
6. **REPORTS**
 - (a) The Board of Public Works meeting of October 9, 2017 was cancelled due to a lack of agenda items.
 - (b) Consider Plan Commission minutes of October 9, 2017.
7. **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 October 10, 2017.
 - (b) Consider Committee #1 Revenues, Disbursements, Water, and Wastewater minutes of October 17, 2017. (minutes to be distributed prior to meeting)
 - (c) Consider Committee #3 Transportation, Construction, Public Safety and Traffic minutes of October 17, 2017. (minutes to be distributed prior to meeting)
 - (d) Consider Committee #4 Recycling, Computerization, Buildings and Intergovernmental Services minutes of October 17, 2017. (minutes to be distributed prior to meeting)
 - (e) Park Board minutes of October 10, 2017.
 - (f) Library Board minutes of September 13, 2017.
8. **APPLICATIONS**
 - (a) Consider Operator (Bartender) Licenses as approved by the Police Department. (Complete list provided prior to Council meeting).
 - (b) Consider Retail License Transfer of the Class "A"/"Class A" Intoxicating Liquor and Malt Beverage License from Gordy's Chippewa Foods, Inc. (212 Bay Street) to Gordy's Chippewa Foods, Inc., Michael S. Polsky, Receiver.
 - (c) Consider Retail License Transfer of the Class "A"/"Class A" Intoxicating Liquor and Malt Beverage License from Gordy's Chippewa South, Inc. (303 Prairie View Road) to Gordy's Chippewa South, Inc., Michael S. Polsky, Receiver.
 - (d) Consider Street Use Permit Application from Arthur Butcher for the Run for the Fallen to be held on October 21, 2017 from 8:00 am – 12:00 pm utilizing Lake Wissota Drive, Lakeview Drive, and Lakeland Drive.
 - (e) Consider Street Use Permit Application from the Chippewa Manor for the Veterans Salute to be held on November 9, 2017 at 222 Chapman Road; flags to be displayed in the boulevard from November 6 – 13, 2017.
 - (f) Consider Application for Temporary Class "B" Beer Retailer's License from the Knights of Columbus for the Hunter's Stag to be held on November 8, 2017 at the Knights of Columbus Hall, 236 Pumphouse Road.
 - (g) Consider Application for Temporary Class "B" Beer Retailer's License from the Chippewa Falls Area Senior Center for the Hoedown Fundraiser Party to be held on October 28, 2017 at 1000 E Grand Avenue.
9. **PETITIONS** - None

10. **MAYOR ANNOUNCES APPOINTMENTS** - None
11. **MAYOR'S REPORT** - None
12. **REPORT OF OFFICERS** – None
13. **ORDINANCES**
 - (a) Consider **Ordinance #2017-15 Entitled:** An Ordinance Amending the Thirty-Minute Parking Provision Code Section, §7.09(3)(c) of the Chippewa Falls Municipal Code.
 - (b) Consider **Ordinance #2017-16 Entitled:** An Ordinance Granting a Special Use Permit to Locate up to Two Tiny Houses at 531 E South Avenue, on Parcel #4424.
14. **RESOLUTIONS** - None
15. **OTHER NEW OR UNFINISHED BUSINESS AS AUTHORIZED BY LAW**
 - (a) Discuss and consider awarding bid for HVAC repairs and improvements at the Chippewa Falls Wastewater Treatment Plant to J.F. Ahern.
 - (b) Discuss and consider Contract Amendment No. 2 with SEH for the Chippewa Falls Downtown Riverfront Project.
 - (c) Discuss and consider recommendations of the Park Board relative to treating ash trees in boulevards, parks, and other public spaces against emerald ash borer.
16. **CLAIMS**
 - (a) Consider claims as recommended by the Claims Committee.
17. **CLOSED SESSION** - None
18. **ADJOURNMENT**

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

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

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

CERTIFICATION OF OFFICIAL NEWSPAPER

I, hereby, certify that a copy of this notice has been posted on the bulletin board at City Hall and a copy has been given to the Chippewa Herald on October 13, 2017 at 2:15 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, October 3, 2017 in the City Hall Council Chambers. Mayor Greg Hoffman called the meeting to order at 6:30 pm. The Pledge of Allegiance was recited.

CLERK CALLS THE ROLL

Council Members present: John Monarski, Rob Kiefer, CW King, Chuck Hull, Paul Olson, Paul Nadreau, and Robert Hoekstra.

Also Present: City Attorney Robert Ferg, Director of Public Works/City Engineer/Utilities Manager Rick Rubenzer, Director of Chippewa Falls Main Street Teri Ouimette, City Clerk Bridget Givens, and those on the attached sign-in sheet.

APPROVAL OF MINUTES OF PREVIOUS MEETING

(a) Motion by Hoekstra/Kiefer to approve the minutes of the Regular Council Meeting of September 19, 2017. All present voting aye, motion carried.

PERSONAL APPEARANCES BY CITIZENS

(a) Dick Barrickman and Ann Gordon appeared on behalf of the Lake Wissota Improvement and Protection Association (LWIPA). Seven years ago, Leinenkugel's started the Little Lake Wissota Stewardship Project which will be concluding at the end of this year. The LWIPA is taking over Leinenkugel's roll and must now raise funds of \$50,000/year over the next five years. They have received financial commitments from the Town of Lafayette and Town of Anson and are hoping the City of Chippewa Falls and the Town of Eagle Point will also consider donating. The LWIPA feels this is a community project and is asking the whole community to contribute.

PUBLIC HEARINGS - None

COMMUNICATIONS - None

REPORTS

(a) Motion by Olson/Hoekstra to approve the Board of Public Works minutes of September 25, 2017. All present voting aye, motion carried.

(b) The Joint Review Board minutes of September 27, 2017 were presented.

COUNCIL COMMITTEE REPORTS - None

APPLICATIONS

(a) Motion by King/Nadreau to approve the Operator (Bartender) Licenses as approved by the Police Department. All present voting aye, motion carried.

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

Motion by Monarski/Nadreau to approve items (b) – (f) as follows:

(b) Street Use Permit Application from Chippewa Falls Main Street for Downtown Trick or Treating to be held on October 31, 2017 from 2:30 pm – 5:15 pm utilizing various City Streets.

(c) Street Use Permit from Wes Partlo of Every Buddy's Bar & Grill to utilize five parking stalls in front of 19 W Central Street for multiple events on the following dates: October 3, November 9, November 15, and December 1.

(d) Street Use Permit Application from Chippewa Falls Main Street for the Bridge to Wonderland Parade to be held on December 2, 2017 from 6:00 pm – 7:30 pm utilizing N Bridge Street from Cedar Street to the roundabout.

(e) Street Use Permit Application from Chippewa Falls Main Street for Horse Drawn Wagon Rides to be held on December 5-7, 12-14, and 19-21 from 4:30 pm – 8:30 pm beginning at the parking lot on 514 N Bridge St proceeding through downtown to Irvine Park.

(f) Application for Temporary "Class B" Wine Retailer's License from Chippewa Falls Main Street for Paint the Town Pink on October 5, 2017.

All present voting aye, motion carried.

PETITIONS - None

MAYOR ANNOUNCES APPOINTMENTS - None

MAYOR'S REPORT - None

REPORT OF OFFICERS - None

ORDINANCES

(a) The First Reading of **Ordinance #2017-15 Entitled:** An Ordinance Amending the Thirty-Minute Parking Provision Code Section, §7.09(3)(c) of the Chippewa Falls Municipal Code was held.

(b) The First Reading of **Ordinance #2017-16 Entitled:** An Ordinance Granting a Special Use Permit to Locate up to Two Tiny Houses at 531 E South Avenue, on Parcel #4424 was held.

RESOLUTIONS - None

OTHER NEW OR UNFINISHED BUSINESS AS AUTHORIZED BY LAW - None

CLAIMS

(a) Motion by Olson/Hoekstra to approve the claims as recommended by the Claims Committee.

City General Claims:	\$55,440.26
Authorized/Handwritten Claims:	\$4,696.65
Department of Public Utilities:	<u>\$157,394.67</u>
Total of Claims Presented	<u>\$217,531.58</u>

Roll Call Vote: Aye – Olson, Hoekstra, Monarski, Kiefer, King, Hull, Nadreau. Motion carried.

(b) Motion by Nadreau/Hull to refer the claim submitted by Randall Mattson, 29 Pond Street, to the insurance company. **All present voting aye, motion carried.**

CLOSED SESSION

ADJOURNMENT

Motion by Hoekstra/Olson to adjourn at 6:42 pm. **All present voting aye, motion carried.**

Submitted by:
Bridget Givens, City Clerk

CITY COUNCIL ATTENDANCE SHEET - October 3, 2017

NAME	ADDRESS
R Flan	1304 Pray CF
Ann Gaudin	6857 182 nd St. - CF
Dick Barrickman	19496 74th Ave CF 29
[Signature]	106 N State CF
[Signature]	117 TERRENCE ST.
[Signature]	463 Glenwood Ct
Shirley Fredrich	22940 City Hwy X Cades H

**NOTICE OF PUBLIC HEARING
SPECIAL USE PERMIT
CITY OF CHIPPEWA FALLS**

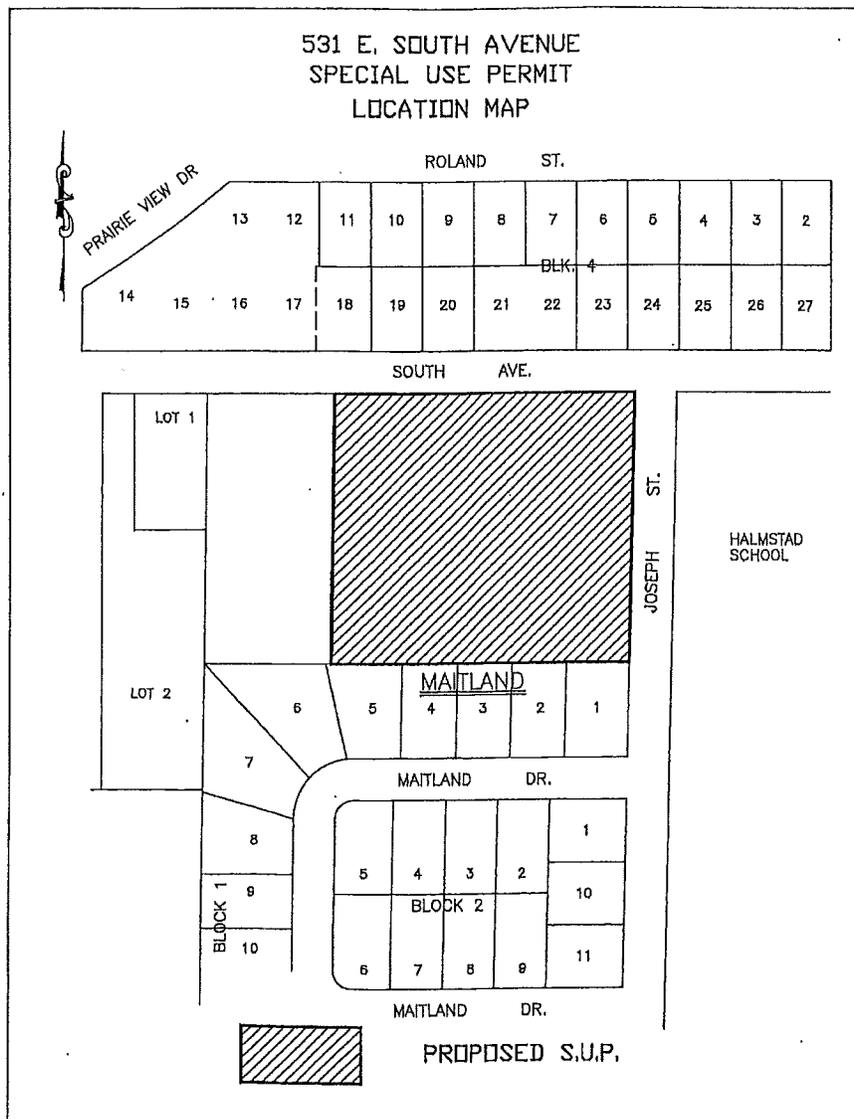
Please take notice that the Common Council of the City of Chippewa Falls, Wisconsin, will conduct a public hearing on the **17th day of October, 2017** commencing at 6:30 P.M. in the Council Chambers, Municipal Building, 30 West Central Street, on a proposed Special Use Permit to:

Locate up to two tiny houses on Parcel #4424, located at Chippewa Valley Bible Church, #531 East South Avenue. This parcel is currently zoned P-1 Public District.

Following the hearing, the Common Council may consider adoption of an Ordinance granting this permit.

Information regarding this request and conditions to be considered for inclusion as a part of the permit may be obtained from the Office of the City Clerk or City Engineer at 30 West Central Street during normal business hours.

Bridget Givens
City Clerk



**MINUTES OF THE PLAN COMMISSION MEETING
CITY OF CHIPPEWA FALLS
MONDAY, OCTOBER 9, 2017 – 6:30 PM**

The Plan Commission met in City Hall on Monday, October 9, 2017 at 6:30 P.M. Present were Commissioners Dave Cihasky, Greg Misfeldt, Dennis Doughty, Mike Tzanakis, Dan Varga, Beth Arneberg, Jerry Smith, Alderperson Chuck Hull, Secretary Rick Rubenzer, Vice-Chairperson Tom Hubbard and Mayor Greg Hoffman. Also attending were City Inspector Paul Lasiewicz, City Planner Jayson Smith and persons on the attached attendance sheet.

1. **Motion** by Hubbard, seconded by Misfeldt to approve the minutes of the September 11, 2017 Plan Commission meeting. **All present voting aye. Motion carried.**

2. City Planner Jayson Smith gave background for proposed amendments to the City General Commercial (C-2) and Highway Commercial (C-4) Zoning Districts to include “Personal Storage Facilities” as a conditional use. Mr. Smith noted he had researched other municipal codes and the attached proposed amendment language would be the most effective. The Plan Commission then discussed a potential Conditional Use Permit application from U-Haul for such storage units at the former Kmart location. Jim Stewart of U-Haul appeared, handed out the attached picture of example units and then explained U-Hauls intent for the site. He stated units would be “temporarily” placed to “raise awareness” of the storage units. He proposed placing 8-10, ten foot long units at the site. Director of Public Works Rubenzer noted that a first reading of both Commercial Zoning District amendments could take place at the November 7, 2017 Common Council meeting with a public hearing, second reading of the ordinance and possible approval of the amendments at the November 21, 2017 Common Council meeting. The Plan Commission could consider a Conditional Use Permit application from U-Haul at its November 13, 2017 meeting with a public hearing and action on the said Conditional Use Permit at its December 11, 2017 meeting. He noted that tenants of the Chippewa Commons would be notified along with property owners within 150 feet of Chippewa Commons.
Motion by Tzanakis, seconded by Varga to recommend the Common Council conduct a public hearing to consider amending Chippewa Falls Municipal Commercial Zoning Code Sections 17.29 (7)(i) and Section 17.31 (6)(d) to list as a conditional use “Personal Storage Facility (self-storage/mini-warehouse) means the primary use of a building containing individual, compartmentalized and controlled access spaces, rooms or lockers that are leased, rented or owned by different individuals for the storage of individual possessions or personal property. Building materials and architectural design features shall be consistent with the general design theme of the surrounding development.” Said public hearing to be conducted after receipt of the \$300 legal advertising fee and proper notification of all adjacent property owners. **All present voting aye. Motion carried.**

3. Tom Reuter, owner of parcel #4266 located at #120 East Park Avenue appeared to support the attached petition for a Special Use Permit to operate a hair salon in “The Rose” building. City Inspector Lasiewicz stated that a special use of a hair salon would fit in with the surrounding uses in the C-4 Highway Commercial District. After a brief discussion;

Please note, these are draft minutes and may be amended until approved by the Common Council.

Motion by Cihasky, seconded by Hubbard to recommend the Common Council conduct a public hearing to consider a Special Use Permit for Tom Reuter to operate a hair salon on Parcel #4266, located at #120 East Park Avenue. Said public hearing to be scheduled after receipt of the \$300 legal advertising fee and proper notification of adjacent property owners. **All present voting aye. Motion carried.**

4. **Motion** by Smith, seconded by Tzanakis to adjourn. **All present voting aye. Motion carried.** The Plan Commission adjourned at 6:50 P.M.


Richard J. Rubenzer, P.E., Secretary
Plan Commission

PLAN COMMISSION ATTENDANCE SHEET

DATE: October 9, 2017

NAME	ADDRESS	COMPANY REPRESENTING	PHONE #	EMAIL
Robb Majeski	Evan Claiice 16426 35 th Rr. Chippewa Falls	Davis Beer, Inc. Chippewa Falls	608-672-0378	CFDQ@Yqhoi.com
Tom Reuter	1608 N. MAIN ST OSHKOSH, WI	U-HAUL	414 403 1728	JUSTIN - Kaminski @ Uhaul.com
JUSTIN KAMINSK	1130 N 5th AVE OSHKOSH, WI	U-HAUL	920-379-3414	James Stewarts @ uhaul.com
James Stewarts				

**MINUTES OF THE PLAN COMMISSION MEETING
CITY OF CHIPPEWA FALLS
MONDAY, SEPTEMBER 11, 2017 – 6:30 PM**

The Plan Commission met in City Hall on Monday, September 11, 2017 at 6:30 P.M. Present were Commissioners Dave Cihasky, Greg Misfeldt, Mike Tzanakis, Beth Arneberg, Jerry Smith, Alderperson Chuck Hull, Secretary Rick Rubenzer, Vice-Chairperson Tom Hubbard and Mayor Greg Hoffnan. Absent were Commissioners Dennis Doughty and Dan Varga. Also attending were Assistant City Engineer Bill McElroy, City Inspector Paul Lasiewicz and persons on the attached attendance sheet.

1. **Motion** by Hubbard, seconded by Cihasky to approve the minutes of the August 7, 2017 Plan Commission meeting. **All present voting aye. Motion carried.**

2. The Plan Commission considered the attached Special Use Permit application from Alan Dunham and Ruth Rosenow for two proposed tiny houses to be located at #531 E. South Avenue, (Chippewa Valley Bible Church). Director of Public Works Rubenzer handed out existing Special Use Permit Ordinance No. 2017-01 for reference. Mike Cohoon noted that the existing tiny house at Trinity Methodist Church was working very well. He stated that “intake and screening” processed many more applicants than were actually housed due to some applicants having drug or other issues. Also, the tiny houses are intended for homeless in Chippewa County. He noted that homeless persons sign seven day contracts which may be extended but that the intention is for temporary housing until an applicant can get back on their feet. Mr. Cohoon continued that Recreational Vehicles would not be used as tiny houses. He also stated that about 700 “shelter nights” had been utilized in the existing tiny houses over about a year period. He noted that the average night in a tiny house cost \$1.30 versus \$60-\$80 in a hotel. The Plan Commission reached a consensus that the same conditions as in Special Use Permit Ordinance No. 2017-01 will apply.
Motion by Tzanakis, seconded by Misfeldt to recommend the Common Council conduct a public hearing to consider the Special Use Permit for #531 E. South Avenue to allow for two tiny houses to shelter homeless people on a temporary basis with the same conditions as in Special Use Permit Ordinance No. 2017-01. Said public hearing to be scheduled upon receipt of the \$300 advertising fee and proper notification of adjacent property owners.
All present voting aye. Motion carried.

3. **Motion** by Hubbard, seconded by Smith to adjourn. **All present voting aye. Motion carried.** The Plan Commission adjourned at 6:45P.M.


Richard J. Rubenzer, P.E., Secretary
Plan Commission

PLAN COMMISSION ATTENDANCE SHEET

DATE: 9/11/17

NAME	ADDRESS	COMPANY REPRESENTING	PHONE #	EMAIL
Bill McElroy	14340 41st Ave	City of C.F.	715-864-5779	bmcElroy@chippewa Falls-wi.gov
Tom Drehmel	510 Coleman St. C.F.	—	715-723-5626	
Mary McEenna	217 St. Elm St.	C.F.	715-720-9635	
Wilco Coover	463 Glenwood Ct	CF	715-210-5405	cooverwms@jcs.net
Ruth Rosenbaw	508 Squires St.	CF	715-723-8280	mrosenbaw@charter.net
Alban D. Monahan	840 Mansfield St	CF	715-937-4662	

Section 17.29 (7)(i) and Section 17.31 (6)(d)

Conditional Uses:

- Personal Storage Facility (self-storage/mini-warehouse) means the primary use of a building containing individual, compartmentalized and controlled access spaces, rooms or lockers that are leased, rented or owned by different individuals for the storage of individual possessions or personal property. Building materials and architectural design features shall be consistent with the general design theme of the surrounding development.



OF
OSHKOSH WEST

900 N KOELLER ST.
OSHKOSH, WI 54902,

FINAL APPROVED
IMAGING

SW7036
Accessible Beige

SW6141
Suffin Tan



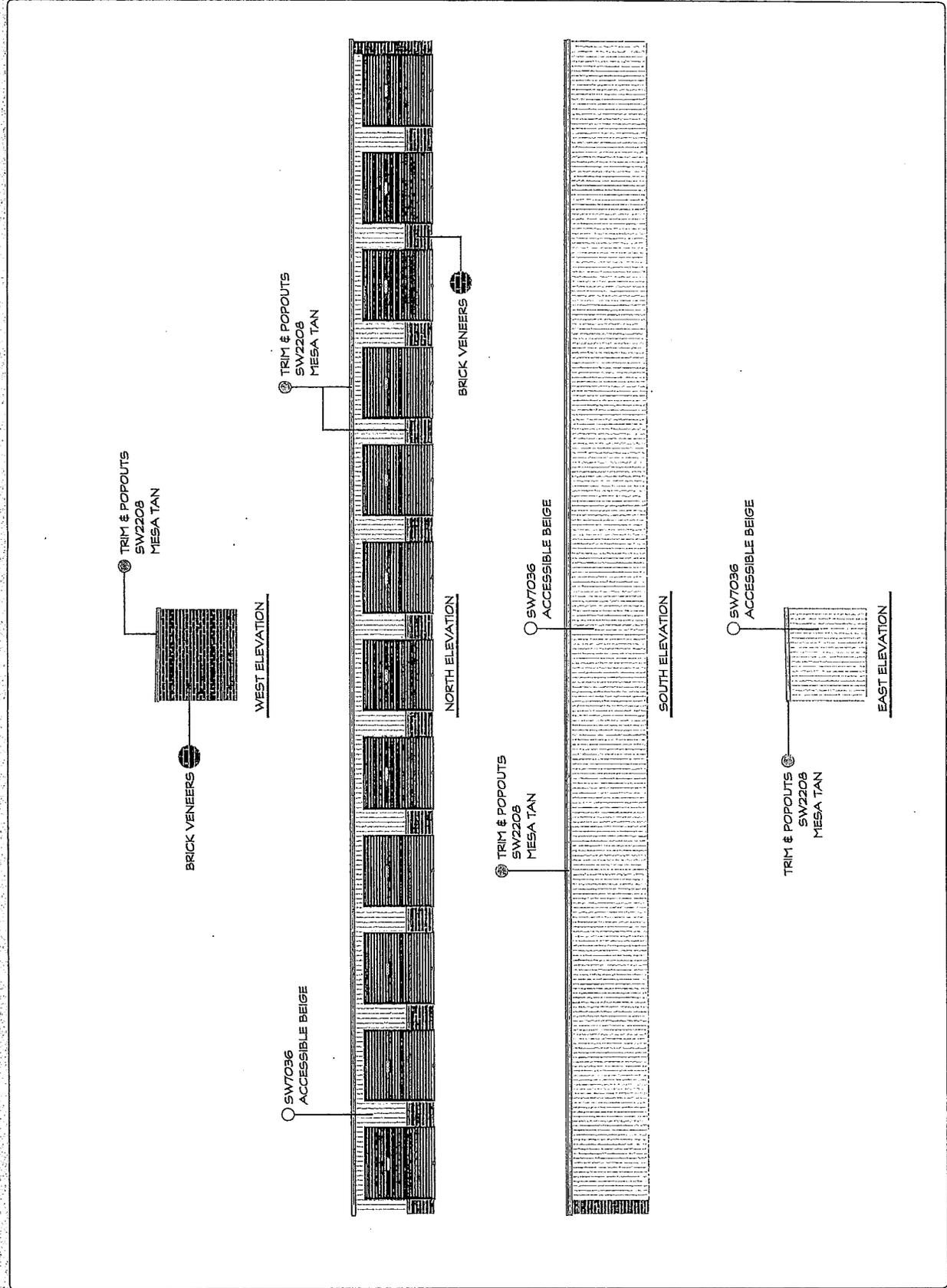
Brick Veneers

ANY CHANGES REQUIRE
REBID OF PROJECT

868074
868074 MSTR ART-02AC
10/04/2017



gfm
GRAPHIC DESIGN & MARKETING ASSOCIATES, INC.
207 N. CENTRAL AVENUE • WISCONSIN, WISCONSIN 53081 • (608) 785-4400





OF
OSHKOSH WEST

900 N KOELLER ST.
OSHKOSH, WI 54902,

SW614
Softer Tan



SW7036
Accessible Beige



SW6227
Meditative



SW6766
Gulfstream



Sierra Sunset



SW2208
Mesa Tan



SW High
Gloss Green



Rust-Oleum
Forest Green



Brick Veneers



FINAL APPROVED

ANY CHANGES REQUIRE
REBID OF PROJECT

868074
868074 MSTR ART-03AC
10/04/2017



ADVERTISING & MARKETING ASSOCIATES, INC.
177 N. CENTRAL AVENUE - PHOENIX, ARIZONA 85004 - (602) 944-8880



Date Filed: October 3, 2017

Fee Paid: \$25.00 Date: Oct. 3, 2017 TR#: 53749

Fee Paid: _____ Date: _____ TR#: _____

PETITION FOR A SPECIAL USE PERMIT

TO THE CITY OF CHIPPEWA FALLS, WISCONSIN:

I/We, the undersigned, hereby petition the Common Council of the City of Chippewa Falls, Wisconsin, for a Special Use Permit as authorized by the Chippewa Falls Zoning Code, Section 17.46, for the following described property:

(The Rose Building)
Address of Property: 120 E. Park Ave Chippewa Falls, WI 54729
↳ on Building ↳ Assigned (116 total address)

Lot: _____ Block: _____ Subdivision: _____ Parcel# _____

Legal Description: _____

Zoning classification of property: C4 Highway Commercial District

Purpose for which this Permit is being requested: Hair Salon tenants into existing Building.

Existing use of property within 300 feet of subject property: (List or attach map)
- Post Glass right Across St.
- 1st + 6000 Saloon ~ 200 FT.
- Chert Mechanical

Recite any facts indicating that the proposed use will not be detrimental to the general public's interest, the purposes of this Chapter and the general area in which it is located:

There are several other special use permits already in this C4 Area.

* This would fit well into existing businesses around area.

I can think of no reason that this would be detrimental to the general public's interest.

Previous Barber shop was in this C4 Zone

- Building use to be a flower shop -

Operational plans of the proposed use:

Hours of Operation: Monday - Saturday

Days of Operation: 10 - 6

Number of Employees: 2 1

Part-time

Full-time

Capacity:

Number of Units: _____

Size: _____

Number of Residents/Children: _____

Ages: _____

Other: _____

Building plans:

Existing buildings: We will use the existing floor plan of the building ~ 880 square feet (3 rooms.)

Proposed buildings: None

Use of part of building: None

Proposed additions: None

Future additions: None

Change in use: _____

Outside appearance: _____

Number of buildings: _____

Planting & Landscaping:

Type: NA _____

Timetable: _____

Screening:

Type: NA _____

Fences:

Type: NA _____
Height: _____
Location: _____

Earth Bank:

Planting: NA _____

Maintenance: _____

Other: _____

Lights:

Number of lights: Existed Lightly _____

Location: _____

Hours: _____

Type: _____

Signs:

Existing sign - Non-lighted

Type: _____

Lighted: _____

Size: _____

Location: _____

Setbacks: _____

Drives:

Number of: _____

Location: _____

Width: _____

Parking:

Number of stalls: *6 stalls - already existing.*

Location of stalls: _____

Setbacks: _____

Surfacing: _____

Screening: _____

Drainage:

Storm sewer: *NA*

Rock beds: _____

Detention pond: _____

Retention pond: _____

Submit site plan showing property line, buildings and other structures.

List any additional information being submitted with this permit application: _____

IN ORDER FOR THIS PETITION TO BE CONSIDERED, THE OWNER(S) OF THE PROPERTY MUST SIGN BELOW:

Owner(s)/Address(es):

T. A (Tom Reuter)
124 E. Park Ave
Chippewa Falls, WI 54729
Phone #: 608-632-0378
Email: cfdq@yahoo.com
Signature: T.A

Phone #: _____
Email: _____
Signature: _____

Phone #: _____
Email: _____
Signature: _____

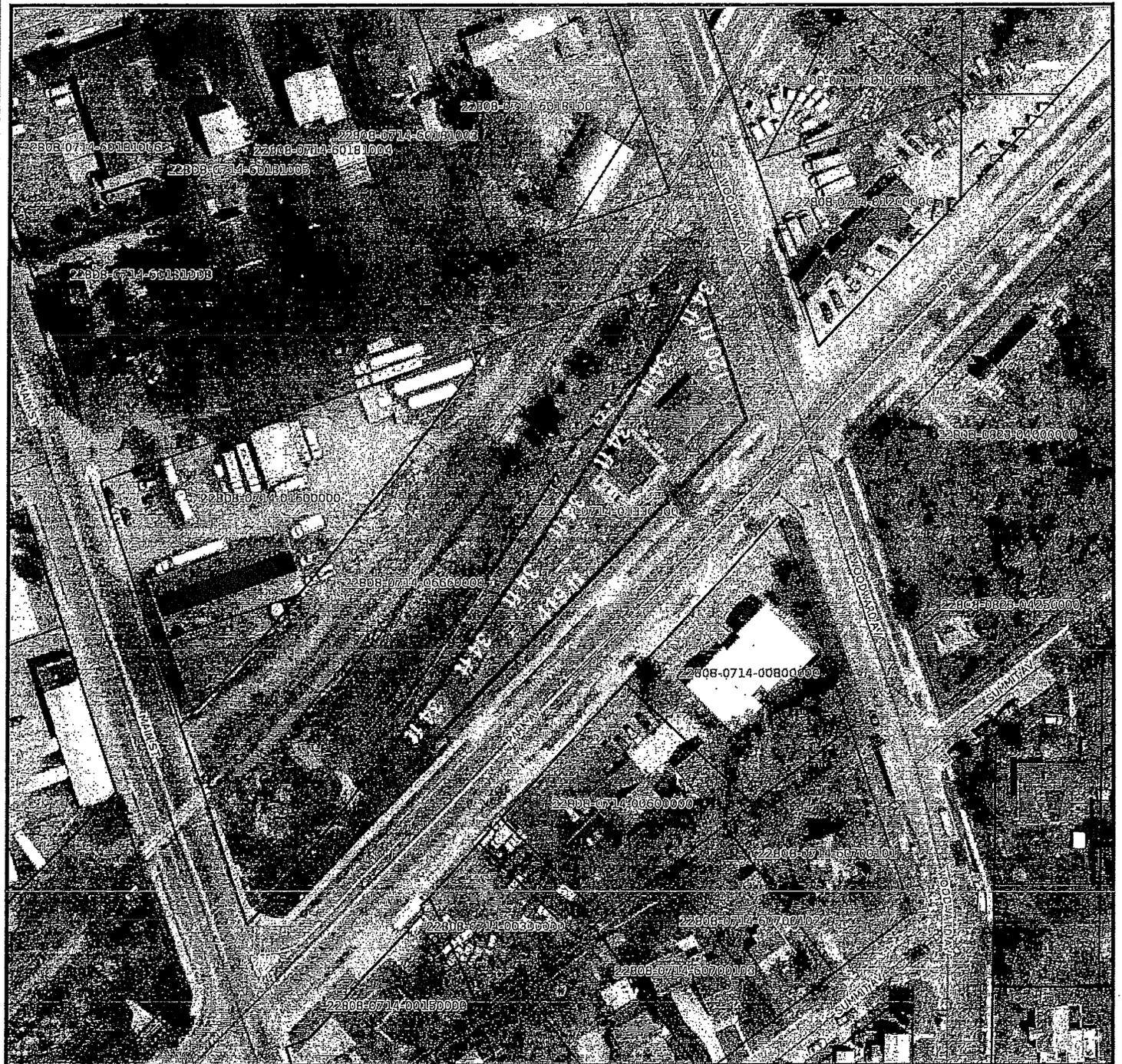
Petitioner(s)/Address(es):

Same as Owner

Phone #: _____
Email: _____
Signature: _____

Phone #: _____
Email: _____
Signature: _____

Phone #: _____
Email: _____
Signature: _____



PIN: 22808-0714-01330000

Owner Name: THOMAS REUTER

Owner Address: 16426 35TH AVE

Owner Address: CHIPPEWA FALLS WI, 54729

GIS Acres: 0.5 Deed Acres: 0.0

School Code: 1092

Assessed Value: 187100

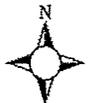
Fair Market Value: 198700

Description: SE NE LYING S OF RR R/W, W OF WOODWARD AVE, N OF PARK AVE &

E OF A LN 140' E OF MAIN ST MAP 7-2

(DAIRY QUEEN & THE ROSE)

Computer Number: 211-4266



Physical Address: 116 E PARK AVE CHIPPEWA FALLS 547

Scale = 1":113'

Printed 10/03/2017

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

2017 Property Records for City of Chippewa Falls, Chippewa County

September 18, 2017

Commercial Building (Office Bldg)

Above grade section Name: Section 1
Stories: 1.00
Perimeter: 124 feet
Total area: 952 SF
Year built: 1976
Occupancies : 952 SF
Exterior walls Stud-Walls-Wood Siding: 100.0%
HVAC Heat pump: 952 SF





MINUTES
COMMITTEE #1
REVENUES, DISBURSEMENTS, WATER AND WASTEWATER
October 10, 2017

Committee #1 - Revenues, Disbursements, Water and Wastewater met on Tuesday, October 10, 2017 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: None

Others present: Finance Manager/Treasurer Lynne Bauer, City Planner/Transit Manager Jayson Smith, Director of Public Works/City Engineer/Utilities Manager Rick Rubenzer, Police Chief Matt Kelm, Police Lt. Dave BeBeau, Police Department Administrative Assistant Julie Johnholtz, Roger Koski of Bowmar Appraisal, FT Jones Deferred Compensation Representative Ron Gloe, City Clerk Bridget Givens, and those on the attached sign-in sheet.

Call to Order: 9:00 AM

1. Presentations by organizations requesting funding for 2018. Possible recommendations to the Council.

The Committee heard from the following organizations requesting funding for 2018 (*copies of funding requests available in Finance/Administration Office*):

Ruth Rosenow	Vision Program;
Angie Walker	Chippewa Falls Senior Center;
Charlie Walker	CCEDC;
Teri Ouimette	Chippewa Falls Main Street;
Travis Austad	Boys and Girls Club; and
Dick Barrickman	Lake Wissota Improvement and Protection Association, Inc. (LWIPA).

The Patriotic Council will present their request at the meeting on October 24, 2017.

The representatives from each organization explained the services they offer to the community and how their funding is expended. Councilor Monarski questioned the organizations as to what they are receiving for funding from other communities in the area.

No action taken.

2. Discuss Security Benefit Plan for Police Department Management and non-union employees. Possible recommendations to the Council.

Ron Gloe from FT Jones indicated that the City already has this program in place for the Police Department union employees. The plan allows covered employees to place funds into a Health Reimbursement Account to cover out-of-pocket, qualifying expenses. The proposal is to expand this benefit to the management and non-union employees at the Police Department.

It was noted that the addition of this benefit is not cost prohibitive for the City, and that the City is saving on social security taxes on the dollar amounts put into the plan. All employees in the department would have to participate in the plan.

Motion by Kiefer/Nadreau to recommend Council approve the Security Benefit Plan for Police Department Management and non-union employees and authorize Finance Manager/Treasurer Bauer to execute the necessary documents. **All present voting aye, motion carried.**

Motion by Kiefer/Monarski to move Item #5 before Item #3. **All present voting aye, motion carried.**

5. Discuss option to renew the Maintenance Contract between the City of Chippewa Falls and Bowmar Appraisal, Inc. for 2018. Possible recommendations to the Council.

The City has a two-year contract with Bowmar Appraisal with an optional year for 2018 as it was unknown when a revaluation would be necessary. Based upon the strength of the housing market and new construction, a full revaluation will need to be conducted within the next five years. It is anticipated that a three-year contract would be executed next year to allow for conducting the revaluation. Finance Manager/Treasurer Bauer indicated there is a \$500 increase for 2018.

Motion by Kiefer/Nadreau to recommend Council approve renewal of the Maintenance Contract between the City of Chippewa Falls and Bowmar Appraisal, Inc. for 2018. **All present voting aye, motion carried.**

3. Discuss Contract Amendment No. 2 with SEH for the Chippewa Falls Downtown Riverfront Phase 2 Project. Possible recommendations to Council.

Jayson Smith reviewed the design elements for Chippewa Riverfront. It was discussed that larger restrooms were needed to accommodate anticipated traffic at the park for events. Based upon the change in scope, Huffcutt felt it was outside of their ability to design the restrooms. Contract Amendment No. 2 with SEH addresses architectural design of the restrooms and adding retaining walls. It is anticipated that Huffcutt will still manufacture the restroom panels with delivery expected in August 2018.

Motion by Kiefer/Monarski to recommend Council approve Contract Amendment No. 2 with SEH for the Chippewa Falls Downtown Riverfront Phase 2 Project. **All present voting aye, motion carried.**

4. Consider bids for HVAC project and roofing proposal at the Wastewater Treatment Plant. Possible recommendations to Council.

Bids for the HVAC project at the Wastewater Treatment Plant were received on September 8, 2017. The low bidder was J.F. Ahern in the amount of \$518,400. Funding for the project will come from the utility budget.

Additionally, there was a proposal submitted by TEK Roofing, Inc. for repairs to the roof at the plant. It was unclear as to why the roofing work was not included in the project scope prepared by Strand Associates. The Committee felt that additional information was needed before any recommendation for award was made.

Motion by Kiefer/Monarski to table this item until the next Committee #1 Meeting. **All present voting aye, motion carried.**

6. Review preliminary budget data and issues affecting the budget. Possible recommendations to the Council.

Finance Manager/Treasurer Bauer stated that she is continuing to review department budgets. She is also working with the health insurance agent on the renewal, and State funding numbers are continuing to come in.

No action taken.

7. Adjournment.

Motion by Nadreau/Kiefer to adjourn at 10:25 am. All present voting aye, motion carried.

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

Sign in sheet Comm#1 10/10/17

Sheridan Welch

CCEDC

Dick Barrickman

LWIPA

Angie Walker

Ed. H.

Ruffin Rosenow

Chipp. Co. Hsg Auth. - VISION Prog.

~~Chad Walker~~

~~CCEDC~~

~~Tom Walker~~

Main Street

Tawn Anstach

Chippewa Falls Boys Girls Club

CITY DONATION SUMMARY - COMMITTEE #1 DISCUSSION

	2011 Adopted	2012 Adopted	2013 Adopted	2014 Adopted	2015 Adopted	2016 Adopted	2017 Adopted	2018 Requests
CF SENIOR CENTER	\$ 16,000	\$ 16,000	\$ 16,000	\$ 16,000	\$ 16,000	16,000.00	18,000.00	18,000.00
CHIPPEWA CO EDC	\$ 15,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	5,000.00	* 5,000.00	13,965.00
CF MAIN ST	\$ 17,500	\$ 17,500	\$ 17,500	\$ 17,500	\$ 17,500	17,500.00	17,500.00	17,500.00
VISION PROGRAM	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	5,000.00	5,000.00	5,000.00
PATRIOTIC COUNCIL	\$ 1,070	\$ 705	\$ 500	\$ 500	\$ 495	495.00	732.00	495.00
STARTING POINTS		\$ 1,000	\$ 1,000	\$ 1,000	\$ -	0.00	0.00	0.00
BOYS & GIRLS CLUBS			\$ 1,000	\$ 1,000	\$ 2,005	3,000.00	3,000.00	5,000.00
ANNUAL TOTAL	\$ 54,570	\$ 50,205	\$ 51,000	\$ 51,000	\$ 51,000	46,995.00	49,232.00	59,960.00
ROOM TAX	2011	2012	2013	2014	2015	2016	2017	
CF CHAMBER	\$ 165,690	\$ 168,976	\$ 164,834	\$ 174,120	\$ 177,498	\$ 175,839	\$ 85,355	
Administrative Fee	\$ 14,408	\$ 14,694	\$ 14,333	\$ 15,141	\$ 15,435	\$ 15,290	\$ 7,422	

*NOTE: CCEDC Received \$10,000 in 2016

\$10,000 payment made in 2016
(\$5,000 funds from the new vacant Parks/Rec position)

SECURITY BENEFIT

HEALTHCARE REIMBURSEMENT ACCOUNT

FACT SHEET

Security Benefit Healthcare Reimbursement Account offers a wide range of investment options can help you diversify your investments according to your individual goals, time frame and risk tolerance.

Security Benefit Healthcare Reimbursement Account

	Value	Blend	Growth
Large	Invesco Comstock	Dreyfus Appreciation Fidelity® Advisor Dividend Growth Guggenheim StylePlus Large Core	American Century Ultra®
Mid	Guggenheim Mid Cap Value	Fidelity® Advisor Stock Selector Mid Cap ¹ Invesco Mid Cap Core Equity Wells Fargo Opportunity	Guggenheim StylePlus Mid Growth Invesco Mid Cap Growth
Small	Wells Fargo Small Cap Value	Fidelity® Advisor Value Strategies	
Multi	Invesco Value Opportunities		

Other Categories	International	Fixed Income
Balanced/Asset Allocation Invesco Equity and Income	Global Equity Guggenheim World Equity Income	High Yield Bond Guggenheim High Yield
Specialty/Sector Invesco Technology	International Equity Fidelity® Advisor International Capital Appreciation ²	Intermediate Term Bond Guggenheim U.S. Investment Grade Bond
Specialty Neuberger Berman Socially Responsive		Money Market JPMorgan U.S. Government Money Market ¹

[†] This Fund is not insured or guaranteed by the Federal Deposit Insurance Corporation or any other government agency. Although the Fund seeks to preserve the value of your investment at \$1.00 per share, it is possible to lose money by investing in this Fund.

¹ Effective July 30, 2004, new purchases into Fidelity Advisor Stock Selector Mid Cap Fund are limited to existing shareholders (those who had assets in the fund prior to the deadline) and certain group employer retirement plans that had established this fund as an investment option prior to the deadline.

² Investments in this fund that are withdrawn or transferred may be assessed a redemption fee, which is retained by the fund. The redemption fee is applicable only on mutual fund products.

Security Benefit Healthcare Reimbursement Account

Type of Plan	Voluntary Employee's Beneficiary Association (VEBA) tax-exempt trust established under Section 501(c)(9) of the Internal Revenue Code Employer funded program – no employee deferrals allowed								
Eligible Participants	Public sector employees, spouses, and qualified dependents								
Tax Advantages	Plan sponsor pays no FICA taxes on plan contributions Participant pays no FICA, federal and in most cases state income tax on: <ul style="list-style-type: none"> › Contributions › Investment earnings › Distributions for qualified health care expenses 								
Plan Sponsor Fees	None								
Eligible Expenses	IRS Section 213 qualified medical expenses								
Insurance Premium Expense Reimbursement Account (funded by variable amount contributions)	Health insurance premiums COBRA premiums Medicare Part-B premiums Medicare supplement premiums Long-term care premiums								
Medical Expense Reimbursement Account (funded by equal dollar contributions for all employees)	Health insurance premiums COBRA premiums Medicare Part-B premiums Medicare supplement premiums Long-term care premiums Qualified out-of-pocket expenses such as prescription drugs, eye glasses, and office visit co-pays								
Dollar Cost Averaging (DCA) (DCA does not assure a profit and does not protect against loss in a declining market)	Monthly or quarterly on 1st business day of month Minimum \$25 per fund (only permitted out of Dreyfus Money Market)								
Automatic Asset Reallocation (AAR)	Quarterly, semi-annually or annually on 1st business day of the quarter Minimum \$25 per fund								
Exchange Option	Minimum of \$25 per fund Security Benefit reserves the right at a future date to limit the number of transfers to 14 or less in a contract year								
Participant Administrative Fees	<table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left; border-bottom: 1px solid black;">Average Annual Recurring Contribution</th> <th style="text-align: left; border-bottom: 1px solid black;">Participant Administrative Fee</th> </tr> </thead> <tbody> <tr> <td>\$300-\$599</td> <td>\$30</td> </tr> <tr> <td>\$600-\$899</td> <td>\$15</td> </tr> <tr> <td>\$900 +</td> <td>waived</td> </tr> </tbody> </table> <p>Accumulated leave only contributions – \$30 If an employer ceases participation in the Plan the annual administrative fee will be \$30 from that point forward</p>	Average Annual Recurring Contribution	Participant Administrative Fee	\$300-\$599	\$30	\$600-\$899	\$15	\$900 +	waived
Average Annual Recurring Contribution	Participant Administrative Fee								
\$300-\$599	\$30								
\$600-\$899	\$15								
\$900 +	waived								
Asset-based Fees	Maximum 1.20% unutilized asset-based fee								



CITY OF CHIPPEWA FALLS - CHIPPEWA COUNTY

Maintenance Contract

For the years 2016 and 2017

CITY OF CHIPPEWA FALLS

ASSESSMENT MAINTENANCE CONTRACT FOR THE YEARS 2016 AND 2017

THIS AGREEMENT by and between BOWMAR APPRAISAL, INC., a company hereinafter called the *Appraiser* and the City of Chippewa Falls, Chippewa County, hereinafter called the *City*,

WITNESSETH: The Appraiser and City for the consideration stated herein agree as follows:

ARTICLE I

SCOPE OF WORK: The Appraiser shall act as the Assessor for the City for the years 2016-2017. The Appraiser hereby agrees to perform everything to be performed under this contract, and to complete in a professional manner all the work required under this agreement. All work shall be performed in accordance with applicable Wisconsin Statutes, court cases, and Department of Revenue administrative rules.

The following numbered paragraphs describe the work covered by this agreement:

1. The Appraiser shall answer all correspondence concerning the assessed values and related inquiries;
2. The Appraiser will obtain building permits in order to observe and value new construction, remodeling, and other alterations. Partially completed improvements, properties in which buildings have been destroyed or moved, and properties in which the original parcel has been split into two or more parcels will be reviewed. All property record cards will be updated and property record cards created for new parcels;
3. The Appraiser will field check properties in which there appears to be a question concerning the assessed value of the property;
4. The Appraiser will send out self-reporting Personal Property Forms to all personal property accounts in the City and analyze all returns. Doomage Assessments (estimated) will be made on any personal property account that has not sent in a return;
5. All forms to be completed for the Department of Revenue or County by the Assessor, including TIF reports, will be completed by the Appraiser for the City in a timely manner on or before the specified due dates;
6. Prior to the scheduled Board of Review, the Appraiser will send change of value notices to property owners in which any valuation change to their assessment has been made;

Page 2 of 6

7. The Appraiser will aid the County Real Property Lister in completing Real Estate and Personal Property Assessment Rolls in a timely manner;
8. The Appraiser shall arrange for scheduling of the Open Book and Board of Review with the Municipal Clerk;
9. The Appraiser and/or his staff will be present for at least two (2) days in the municipal building while the Assessment Roll is open for inspection, commonly referred to as "Open Book" to explain the assessed values;
10. The Appraiser and/or his staff will attend all meetings of the Board of Review to explain and defend the assessed values and be prepared to testify under oath concerning such values. In the event of appeal to the Department of Revenue or to the courts, the Appraiser and/or his staff shall be available to furnish testimony in defense of the assessed values.
 - a. If the Department of Revenue or City should place additional requirements on the Appraiser after the initial date of the signing of this document, which requirements are not set forth in this contract, the Appraiser and the City shall negotiate and determine if additional fees are required to complete each additional requirement. Any such additional fees are to be paid at the final installment of this contract.
 - b. Termination:

If the Appraiser shall fail to fulfill in a timely and satisfactory manner its obligations under this agreement, or if the Appraiser violates any covenants, conditions, or stipulations of the agreement, which failure or violation shall continue for twenty-one (21) business days after written notice of such failure or violation is received by the Appraiser, then the City shall thereupon have the right to terminate the agreement by giving written notice to the Appraiser of such termination and specifying the effective date thereof, at least seven (7) days before the effective date of such termination.
11. All office supplies, stamps, and telephone calls made by the Appraiser or his staff shall be paid by the Appraiser;
12. The Appraiser shall maintain Worker's Compensation and Public Liability Insurance on himself and his staff;
13. The City shall furnish adequate office space as necessary at no cost to the Appraiser;
14. Additional components are set forth in addenda;

ARTICLE II

COMPENSATION: The City shall pay to the Appraiser for the performance of this contract as outlined in Addenda. The method of payment shall be quarterly invoices for services and expenses incurred. The City shall make these payments no later than 30 days after receiving an invoice.

IN WITNESS WHEREOF

The parties hereto have set their hands this ____ day of ____

APPROVED BY:

City

By: _____ date: _____

Appraiser

By: Roger Kashi date: 9-25-015

Witness

By: _____ date: _____

ADDENDUM #1

1. All building permit and sales information will be posted to appropriate assessment records;
2. Sales information will be posted on appropriate assessment record(s) and reviewed as necessary;
 - a. Sale information will be supplied to the Department of Revenue;
3. This contract provides for two (2) days of Open Book hearings¹;
 - a. Except for the month of the open book hearings: the Appraiser will be available every third week for two (2) hours January through June and one (1) day a month for two (2) hours from July through December to meet with taxpayers;
4. Assessments will be maintained utilizing appropriate computer programs;
 - a. Computer Programs are detailed in addenda #2;
5. Digital pictures of new and altered improvements will be taken as necessary;
6. Sketches of dwellings will be updated as necessary;
7. Sale book(s) or file(s) will be maintained using photographs and appropriate information;
8. Compensation:
 - a. The method of payment shall be quarterly invoices for services and expenses incurred. The City shall make these payments no later than 30 days after receiving an invoice.
 - i. For the year 2016 - \$32,400
 - ii. For the year 2017 - \$32,900
 - iii. Optional year 2018 - \$33,400

¹ These hearings give a property owner a chance to discuss the assessment informally with the Appraiser before going to the Board of Review.

ADDENDUM #2

Bowmar Appraisal Inc uses the Market Drive² CAMA³ program, Apex[©] Sketch Program, SPSS statistics program, Microsoft Office, Pictometry, County GIS, and other programs to perform the duties of the office of Assessor.

Technology, innovation, and data security are increasing costs in today's digital world and Bowmar Appraisal Inc is a leader in the use of Market Drive CAMA software. Bowmar Appraisal Inc implemented computerized records, digital sketching, and digital pictures *long before* the Department of Revenue requirement that all assessment records be in a digital format.

Bowmar Appraisal Inc has born the cost of these programs, the technology to safeguard the data, the staff time devoted to maintenance of the data, the dissemination of the stored records, and changing compliance issues.

Bowmar Appraisal Inc chose the Market Drive CAMA program years ago (prior to 1998) because of the hopes of widespread usage throughout Wisconsin in order to have more uniform assessments. Market Drive has become the most widely used CAMA program in the State of Wisconsin. Department of Revenue in the past created and distributed CAMA programs but ceased doing so in the mid 1990's.

Market Drive contains modules for the assessment of land, residential housing, manufactured housing, mobile home parks, outbuildings, commercial buildings, sketches (if user owns a sketch program), digital pictures, sales, personal property, and numerous reports. Options for in depth sales analysis, income approach to value, and mapping are also available. Market Drive allows for electronic reporting to Department of Revenue (required, as Department of Revenue no longer accepts paper reports) & County Real Property Tax Lister. Market Drive also imports sales information from Department of Revenue and name/address updates from county databases.

² Market Drive is a licensed product of Assessment Technologies LLC
³ CAMA = Computer Assisted Mass Appraisal

Minimum Evaluation Criteria

1) Experience of The Contractor

- a) All employees of Bowmar Appraisal Inc have certification levels associated with the degree of difficulty as outlined in the Wisconsin Property Assessment Manual (2012) chapter 2. The list of individuals assigned to work with the City of Chippewa Falls, found elsewhere in this document, states their certification level.
- b) Roger Koski shall be the Project Director. Mr. Koski has in excess of forty-five (45) years assessment experience. Mr. Koski has performed numerous maintenance and revaluation projects using the Market Drive system since its creation in the late 1990's.
- c) You may find individuals assigned to work with the City of Chippewa Falls listed elsewhere in this document. Bowmar Appraisal Inc has three (3) offices and may call upon additional individuals as needed to complete this project.

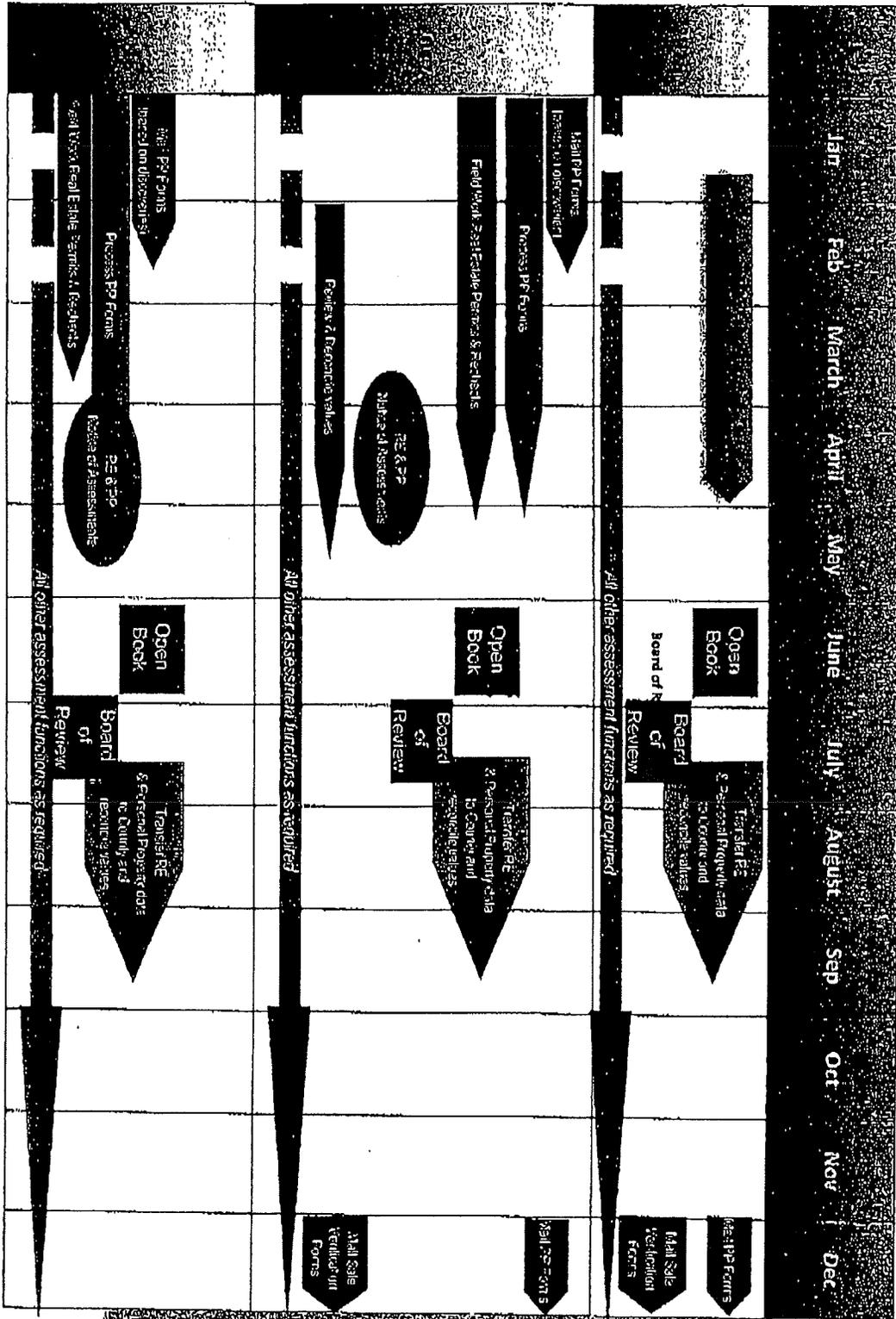
2) Data Format

- a) Bowmar Appraisal Inc has a good working relationship with Assessment Technologies, the owner of Market Drive CAMA. Bowmar Appraisal Inc continually works with Assessment Technologies to better the program and work out any issues that arise.
- b) An updated public property record data sheet will be produced prior to the open books / Board of Review for any changed property.

3) Project Timetable

- a) Please refer to the enclosed table outlining a proposed timeline.

City of Chippewa Falls Maintenance Assessment 2016 through 2018



water feature

plantings, water jets & rain garden

Promenade

Swinging Bench

Lawn

+150

Limestone Block Amphitheater Seating

+300

Lawn

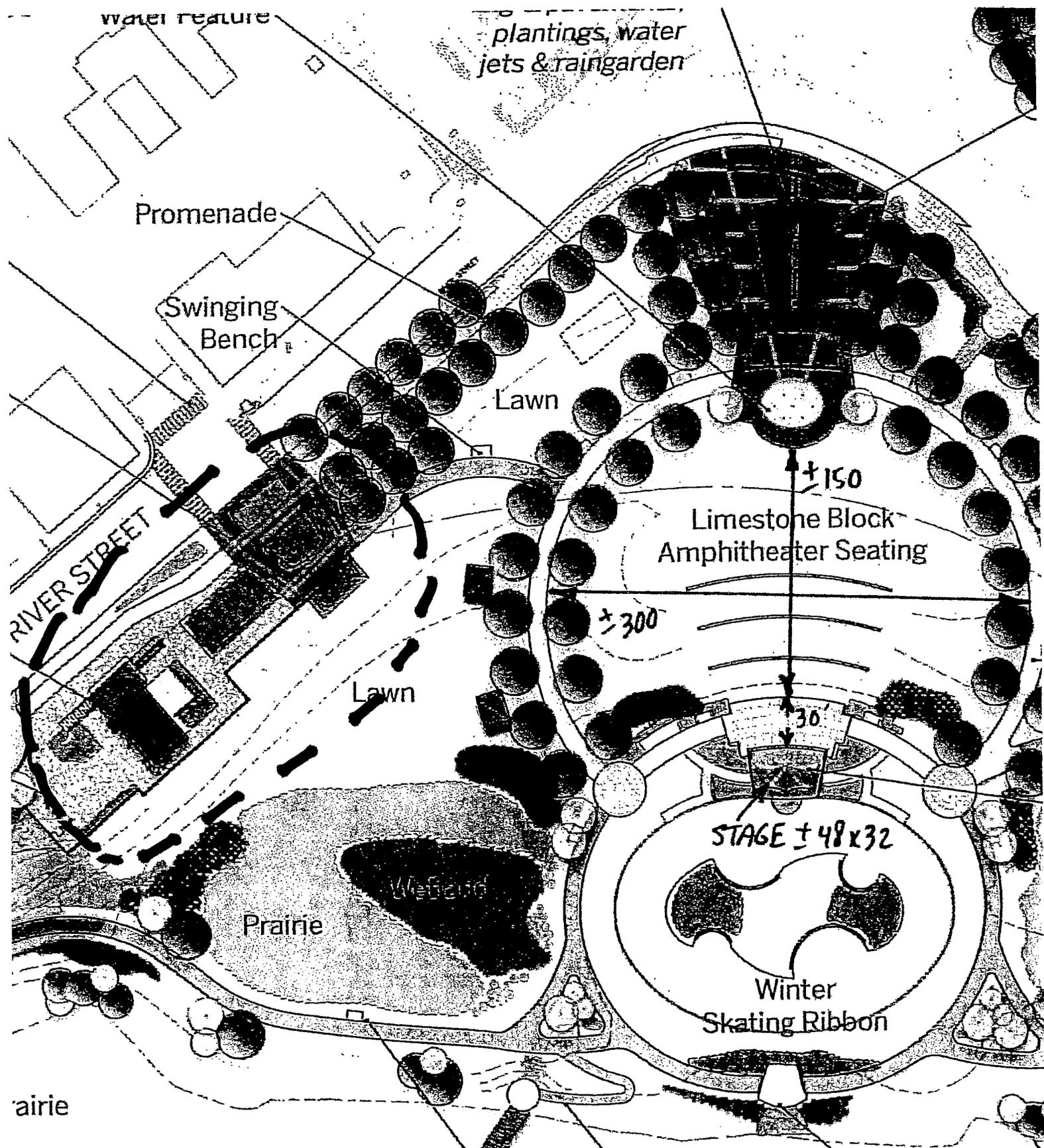
36'

STAGE ± 48x32

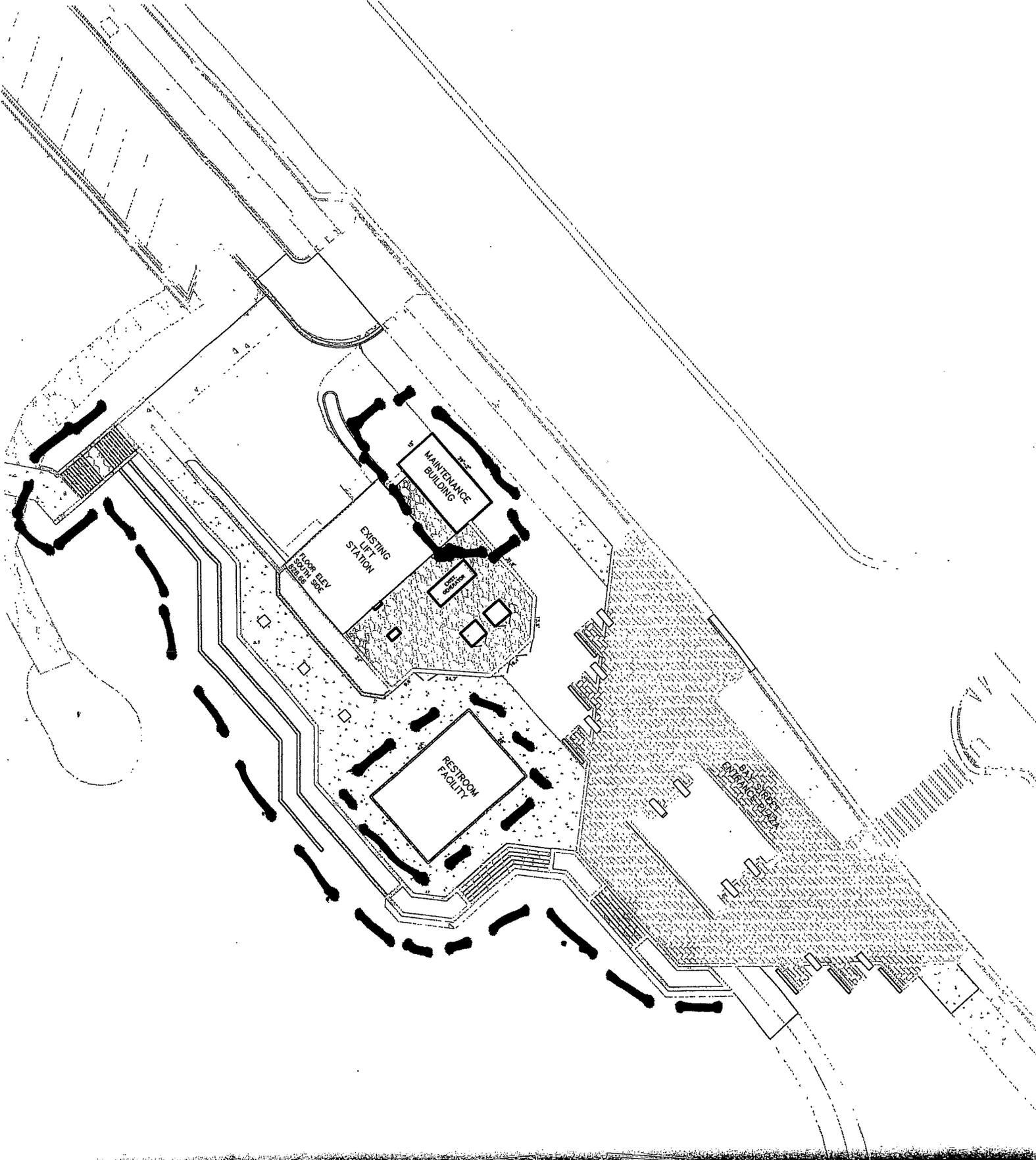
Winter Skating Ribbon

Prairie

airie



LIST OF SCARPING
STANDARD PROCTOR
TO A DEPTH OF
FOOT SHALL BE PROOF
SOFT OR UNSUITABLE



E. SUBBASE
5
6

8
C8600

1
C8600

2
C8600

300

Contract Amendment No. 2

In accordance with the Master Agreement for Professional Services between City of Chippewa Falls ("Client"), and Short Elliott Hendrickson Inc. ("Consultant"), effective October 23, 2013, this Contract Amendment Request dated September 7, 2017 authorizes and describes the scope, schedule, and payment conditions for Consultant's additional work associated with the Supplemental Letter Agreement for Chippewa Falls Downtown Riverfront Phase 2 Project dated June 16, 2016.

Client's Authorized Representative: Jayson Smith, Planner
Address: 30 W. Central Street
Chippewa Falls, WI 54729
Telephone: 715.726.2729 **email:** jsmith@chippewafalls-wi.gov

Project Manager: Phil Newman
Address: 10 North Bridge Street
Chippewa Falls, WI 54729-2550
Telephone: 715.720.6257 **email:** pnewman@sehinc.com

Description: Consultant has been working with Client since June 2016 to develop design for Chippewa Riverfront Phase 2 Improvements. Consultant initially developed preliminary improvement drawings, originally accepted by Client which included Modular units for the proposed Restroom, Maintenance building and Picnic Shelter buildings. These buildings will now be constructed of precast wall panels manufactured by Huffcutt. Consultant will provide professional design services required for the creation of construction documents for the construction of new Restroom, Maintenance and Picnic Shelter Buildings. The scope of design services includes:

Final Design / Construction Documents:

- Continue to develop Architectural and Engineering plans with added detailing as required for creation of construction bid documents
- Coordination with engineering trades, whose work is included in this contract:
 - Structural Engineering
 - Mechanical Engineering
 - Plumbing Engineering
 - Civil Engineering
- Submittal of completed documents to state and local authorities as required for plan approval
- Prepare Construction Contract Change Orders as required

Specific Scope of Services: Electrical

- All interior and exterior lighting design
- Interior Power Distribution design
- Power connections for HVAC, plumbing, receptacles, and all required systems
- Provide power feed design from other building on site

Specific Scope of Services: Plumbing

- Sanitary Drainage System
- Water Distribution System
- Hot Water Heating System
- System Specifics
- Select and specify owner reviewed plumbing fixtures

Specific Scope of Services: HVAC

- Heating
 - Complete heat loss calculations to determine amount of heating to be provided.
 - Coordinate with owner for operations and budget to select one of the possible systems that is appropriate for project.
 - Prepare plans suitable for submittal to the appropriate jurisdiction, along with calculations where required.
- Ventilating
 - Complete calculations for jurisdiction requirements applicable to ventilation rates.
 - Design ventilation system and specify quantities on the contract documents.
 - Provide recommendations for appropriate exhaust methods and reflect on the drawings.
 - Prepare plans suitable for submittal to the appropriate jurisdiction, along with calculations where required.
- Air Conditioning
 - Complete heat loss calculations to determine amount of heating to be provided.
 - Coordinate with owner for operations and budget to select one of the possible systems that is appropriate for project.
 - Prepare plans suitable for submittal to the appropriate jurisdiction, along with calculations where required.
- HVAC Controls
 - Coordinate system zones with owner.
 - Provide new temperature controls consistent with owner input.

Specific Services: Structural Design

- Redesign foundations
- Roof plans and specifications
- Wall design and specifications

Payment:

Phase 2 Design Approved SLA	\$198,350
Contract Amendment No. 1	\$ 26,383
Proposed Contract Amendment No. 2	\$ 28,880
Revised Phase 2 Design Fee	\$253,613

Other Terms and Conditions: Other or additional terms contrary to the Master Agreement for Professional Services that apply solely to this project as specifically agreed to by signature of the Parties and set forth herein: None.

P:\AE\IC\Cfd\1138292\1-gen\110-setup-con\02-contract\Contract Amendment No. 2_9.7.17.docx

CITY OF CHIPPEWA FALLS

By: _____
Mayor – Honorable Gregory Hoffman

Date: _____

Attest: _____
City Clerk – Bridget Givens

Date: _____

Approved as to Form:

By: _____
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 Director

SHORT ELLIOTT HENDRICKSON INC.

By: *Bruce P. Olson*
Sr. Principal/Project Manager -- Bruce Olson

Date: September 11, 2017

Control Building HVAC Improvements, Contract 1-2017, City of Chippewa Falls (#5320754)

Owner: City of Chippewa Falls

Solicitor: Strand Associates, Inc - Madison

09/08/2017 11:00 AM CDT

J. F. Ahern Co.

Bartingale Mechanical, Inc.

Section Title	Line Item	Item Code	Item Description	UofM	Quantity	Unit Price	Extension	Unit Price	Extension
Lump Sum Bid							\$518,400.00		\$539,800.00
	1	LS	Lump Sum Bid	LS	1	\$518,400.00	\$518,400.00	\$539,800.00	\$539,800.00
Base Bid Total:							\$518,400.00		\$539,800.00

PROPOSAL

TEK ROOFING Inc. Roofing Contractors and Water Proofing

Quality Commercial and Industrial Work on Built-up, Single ply EPDM, Modified Roofs and Thermal Plastic Roofs
38 years of experience

Phone (715) 834-6211

FAX (715) 834-6311

1239 Bellevue Ave, Eau Claire, WI 54703

Name & Address:

City of Chippewa Falls
Water Treatment Plant
Chippewa Falls, WI

George Hobbs
Waste Water Supervisor
p:(715) 726-2745

Fully Insured

Project: New Roof.

Date: 9/27/2017

We hereby agree to furnish all necessary material and labor to do the following work:

This quote is a partner quote with Ahern Mechanical to do curb work under Ahern contract.
Remove ballast and save for reuse. Some ballast if contaminated with sharps shall be removed and not reused

Magnet sweep ballast- Portion can be spread on adjacent roof or thicken other areas

We are adding (50) fifty 2'x2' x2" concrete pavers for walk ways to new units and existing unit

Remove parapet cap and save for reuse.

EPDM shall go up wall out parapet inset and over wall.

Check insulation for wetness. See below associated additional costs if insulation is damaged.

Install a .60 EPDM roofing system according to manufactures specifications for a warranted roof.

All seams shall have 6" seam tape: We install roofs to last 50 years!

Includes warranty status flashing and roofing specs around all curbs, boots, scuppers and walls.

Roof membrane shall be affixed to wall with approved perimeter retention strip. 6" OC

Roof shall be applied in fair weather, not left open and watertight every night.

Replace ballast, slip sheet, pavers and replace coping. Repair coping where needed.

Includes a 15 year manufactures water tight NDL (no dollar limit) warranty.

Any wet and damaged insulation shall be priced as we remove. TEK will charge .41 (cents per board foot)
example: If the roof of 2300 square feet that is 6" thick of EPS insulation the cost for replacement is"

Price for the above work- roof replacement is: \$ 23,973.00

2300 x 6 x .41 = 5658 + dumpster 400 = 5948.00 very close budget cost if all insulation is wet and damaged.

Prices quoted are valid for 30 days. Contractor is fully insured, covering workman's compensation and general liability. At OWNERS request verification of workman's compensation and liability insurance shall be sent. Payments may be billed in series. Small projects shall be billed on completion with payment due upon completion. Projects with long completion times, Owner shall be billed for materials delivered with remaining payments billed at timely intervals. All payments due with-in 15 days of invoice date. TEK Roofing may charge interest on over-due accounts.

TEK Roofing Inc.

By Mark Biermeyer



PARKS, RECREATION & FORESTRY BOARD MEETING
Tuesday, October 10, 2017

1. Call to order by Beth Arneberg at 6:00 p.m.
Roll Call: Members Present: Carmen Muenich, Beth Arneberg, Audrey Stowell, Rob Kiefer, Dale Berg, Nate Seckora and Heidi Hoekstra.
Staff present: Dick Hebert and Josh Kriesel.
2. Approval of September 12, 2017, Minutes: **Motion by Muenich/Hoekstra to approve September 12, 2017, minutes. Motion carried.**
3. Personal Appearances By Citizens. None.
4. Discuss / Consider Special Event Applications: None.
5. Discuss/Consider:
 - a. Discuss Historical Society Irvine Park Book and Welcome Center Timeline Idea. Beth Arneberg has been in contact with the authors of the book Lake Wissota, The Dam Story. They would like to do a similar book regarding Irvine Park and are willing to donate their time to assist with the timeline idea for the Welcome Center. The book will be a fundraiser for the Historical Society. Beth indicated that the timeline would be a history of the entire park system and would include donations as well as fun facts. The timeline design and content would be approved by the Board. Carmen would like to receive updates as the project proceeds. **Motion by Kiefer/Seckora to give support to Historical Society for book and the Welcome Center timeline with periodic updates to be provided to the Board. Motion carried.**
 - b. Discuss Additional Community Garden Site. Dick Hebert distributed the community garden proposal by Joseph Malual, Ph.D., of the Chippewa County UW-Extension. Discussed possible locations of land on south side by Herald Telegram (Thaddeus Pound Park), Frenchtown Park, and in the flats. Discussed interest in providing additional gardens, but there was hesitancy to remove recreational options from these areas. Need for fence and water were discussed. Also discussed desire to see projected participation rate.
 - c. Discuss Emerald Ash Borer Response Plan. Dick Hebert indicates the outreach portion of the grant for the Emerald Ash Borer is almost finished up. He presented the flyer that has been put together for the public. There are 1,202 ash trees along street rights-of-way and in Irvine and Marshall Parks threatened by EAB. Of those, 651 meet the diameter recommended for saving. There are two ways to treat: drenching and injection. Drenching is \$1.00/inch twice a year. Dick estimates it would cost the City \$11,000 per year to treat the 651 trees by drenching. Injection is \$9.00/inch every two years. Dick estimates it would be around \$100,000 to treat via injection. Dick is recommending 10-12 trees in the Parks that are quality trees that he would like the City to save. It is up to the homeowner to decide if they want

to treat their private trees. Dick recommends that it also be left up to the homeowner to treat at their expense their boulevard ash trees if desired. If not desired, then the City would remove and replace boulevard trees at the City's expense. Discussed the need to provide contractor information for the public and also somehow tagging the trees on the boulevard that are being treated by the homeowner so they aren't accidentally removed. Dick indicates that there will be an Open House regarding EAB on Tuesday, November 7, at 5:00 p.m. at City Hall. There is also a lot of good information at www.emeraldshborer.wi.gov. **Motion by Hoekstra/Muenich to recommend to the City Council that the 10-12 trees in the parks identified by Dick Hebert be treated and that homeowners have the option to treat trees on their boulevard at their expense. Motion carried.**

- d. Discuss 2017 Thorpe Foundation Funding Request. Discussed 2017 funding request from the Thorpe Foundation that will be distributed in May 2018. Discussed that next year, the funding request will be for the Flag Hill shelter and bathrooms. **Motion by Arneberg/Berg to request \$100,000 from Thorpe Foundation to complete their pledge for the Welcome Center. Motion carried.** Dick will prepare letter request.
 - e. Recreation Report. Josh Kriesel reports that the Pickle Ball Tournament went well, raising \$1,000 that primarily will pay for the portable toilet. Run for the Lights registration is underway. Basketball and volleyball season will be starting soon. The same number of teams registered for basketball but less for volleyball teams this year than last. The pool report isn't ready yet, but Josh indicates he's just purchased a wheelchair that goes into the water.
 - f. Director Report. Dick Hebert reports that Christmas Village is ahead of schedule as there have been many volunteers. Staff will start working on the Village on November 6. Dick will ask Jayson Smith to give an update of the Riverfront park project at the November or December meeting.
6. Approve Claims. Claims reviewed. **Motion by Seckora/Hoekstra to approve claims of \$30,763.47. Motion carried.**
 7. Park Board Members' Concerns or Comments. Discussed history students coming in spring 2019, Flag Hill project schedule, and items yet to complete at the Welcome Center.
 8. Adjournment. **Motion by Muenich/Kiefer to adjourn at 7:09 p.m. Motion carried.**

Submitted by:

Audrey Stowell, Secretary

**Minutes of the
Meeting of the Chippewa Falls Public Library Board of Trustees
September 13, 2017**

1. Call to Order

Meeting was called to order by Board President Sarah Jones at 5:00 p.m.

2. Roll Call of Members

Members Present: Ambelang, Hoekstra, Jones, Rasmus

Members Absent: King, Newton, Pamperin

Others Present: Director Joe Niese; Confidential Administrative Assistant Deb Braden, Library Science Student Christine Hill

3. Approval of Agenda

Motion by Ambelang seconded by Rasmus to approve the agenda. All present Voting Aye. Motion carried.

4. Disposition of the minutes of the regular meeting of August 9, 2017.

Motion made by Hoekstra seconded by Rasmus to approve the minutes of the regular meeting of August 9, 2017. All present Voting Aye. Motion carried.

5. Disposition of the vouchers to be paid from the 2017 budget after September 19, 2017.

Motion made by Hoekstra seconded by King to approve payment of the vouchers to be paid from the 2017 budget after September 19, 2017. Roll call Vote take. Aye – Ambelang, Hoekstra, Jones, Rasmus. All present Voting Aye. Motion carried.

6. Public appearances by citizens.

Library Science Student Christine Hill was observing the Board of Trustees Meeting for classroom work.

7. Correspondence

None

8. Management report

Director Niese presented the Management Report. He talked about highlights from the report. The Library has wrapped up the Summer Reading Program. It was very successful again this year. The Elvis program and the Eclipse program was well attended. The Eclipse program was very successful with community members sharing the 100 glasses provided by the Library. The Movie in the Park was cancelled by the Bank due to the weather forecast that proved correct. New cameras have been installed and are ready to go. The City is working on replacing the back door on the Library and they will be opening bids for the roof in the next week.

9. Committee reports

a) Minutes of the Ad Hoc Committee Meeting on August 16, 2017.

Motion made by Ambelang, seconded by Hoekstra to approve the minutes of the Ad Hoc Committee Meeting on August 16, 2017. All present Voting Aye. Motion carried.

10. Current Business

a) Large Meeting Room Naming

Motion made by Hoekstra, seconded by Rasmus that the name of the large meeting room will be the Virginia O. Smith Meeting Room. All present Voting Aye. Motion carried. Director Niese will get a plaque

for the outside of the meeting room naming the room the Virginia O. Smith Meeting Room and also a photograph of Virginia with approved wording will be located inside the meeting room. A date for a reception will be set for November at the next meeting of the Board of Trustees

b) Animal Policy

Motion made by Hoekstra, second by Rasmus to approve the Animal Policy as presented with addition of adding leash requirements. All present Voting Aye. Motion carried.

c) 2018 Budget Approval

Director Niese presented the 2018 Budget for approval. There is again a 0% increase directive from the City. The Library is submitting two items to the Omitted Budget Request. One for an increase in IFLS costs under the Contracted Services and one for New Equipment in this case computers which are on a schedule for replacement. No action was taken.

11. Announcements

a) None

12. Items for future consideration.

- a) Update of Building Operations Manual- will do during an upcoming meeting.
- b) Library Strategic Long-Rang Plan will do with whole board.
- c) Fine free Library

14. Adjournment

Motion made to adjourn by Hoekstra seconded by Ambelang. All present Voting Aye. Motion carried. Meeting adjourned at 5:34 p.m.

Respectfully Submitted,
Deb Braden, Confidential Administrative Assistant

**RETAIL LICENSE TRANSFER –
PERSON TO PERSON**

Wisconsin Department of Revenue
Alcohol & Tobacco Enforcement

Application for transfer of license under Section 125.04(12)(b), Wis. Stats., for the sale of fermented malt beverages or intoxicating liquor or both from one person to another during the license year only, under the following circumstances:

1. Death of licensee
2. Formal bankruptcy (Chapter 7)
3. Assignment for the benefit of creditors
4. Foreclosure

To the City Council
 Village Board of CHIPPEWA FALLS County of CHIPPEWA, Wisconsin.
 Town Board

A request is being filed applying for the transfer of the Class A license from
GORDY'S CHIPPEWA FOODS, INC.
Name of Licensee

To the: 1. _____
Personal representative or surviving spouse

2. _____
Trustee in bankruptcy

3. GORDY'S CHIPPEWA FOODS, INC. (MICHAEL S. POLSKY, RECEIVER)
Receiver – benefit of creditors

4. _____
Receiver – court appointed – foreclosure

on or about 10/03/2017
Date

a. Address of premises 212 BAY STREET, CHIPPEWA FALLS, WI 54729

b. Trade name of establishment GORDY'S MARKET

The municipal clerk must amend the license or issue a new one to reflect the transfer. The municipality may require completion of Forms AT-106 and AT-103 by the transferee.

SALE OR ASSIGNMENT BY TRANSFEREE:

If the business is sold or assigned, the license may be transferred to the successor owner or assignee at no charge if the person is qualified to hold a license and is acceptable to the governing body. In this case, an original alcohol beverage license application should be completed.

**RETAIL LICENSE TRANSFER –
PERSON TO PERSON**

Wisconsin Department of Revenue
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1. Death of licensee
2. Formal bankruptcy (Chapter 7)
3. Assignment for the benefit of creditors
4. Foreclosure

To the City Council
 Village Board of CHIPPEWA FALLS County of CHIPPEWA, Wisconsin.
 Town Board

A request is being filed applying for the transfer of the Class A license from

GORDY'S CHIPPEWA SOUTH, INC.

Name of Licensee

To the: 1. _____
Personal representative or surviving spouse

2. _____
Trustee in bankruptcy

3. GORDY'S CHIPPEWA SOUTH, INC. (MICHAEL S. POLSKY, RECEIVER)
Receiver – benefit of creditors

4. _____
Receiver – court appointed – foreclosure

on or about 10/03/2017
Date

a. Address of premises 303 PRAIRIE VIEW ROAD, CHIPPEWA FALLS, WI 54729

b. Trade name of establishment GORDY'S MARKET

The municipal clerk must amend the license or issue a new one to reflect the transfer. The municipality may require completion of Forms AT-106 and AT-103 by the transferee.

SALE OR ASSIGNMENT BY TRANSFEREE:

If the business is sold or assigned, the license may be transferred to the successor owner or assignee at no charge if the person is qualified to hold a license and is acceptable to the governing body. In this case, an original alcohol beverage license application should be completed.



CITY OF CHIPPEWA FALLS STREET USE PERMIT APPLICATION

RECEIVED
SEP 26 2017
City Clerk
City of Chippewa Falls

Applicant Name and Address: ARTHUR BUTCHER
1008 DUTCHMAN DR #2
CHIPPEWA FALLS WI 54729

Applicant Phone Number: 715 456 8568

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: NO ORGANIZATION

Name of the event: RUN FOR THE FALLEN

Estimated number of persons participating: UNKNOWN

Date and start and end times requested for street use:
OCTOBE 21ST 8^{AM} UNTIL NOON

Accurate description of the portion of the street or streets being requested for use (attach maps if necessary):
LAKE WISCONSIN INDUSTRIAL PARK
LAKE WISCONSIN DR, LAKEVIEW DR, LAKELAND DR

Use, described in detail, for which the street use permit is requested: TO RUN/WALK FOR THOSE WHO HAVE FALLEN. I DO IT FOR MILITARY MEMBERS, BUT OTHERS CAN WALK FOR ANYONE THEY WISH TO HONOR, WHETHER EMERGENCY, MILITARY, OR JUST SOMEONE THAT THEY WANT TO REMEMBER

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

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: 9/25/17

OFFICE USE ONLY

Estimated cost of City services requested (to be completed by Police Chief and Director of Public Works):
None from CFPD. \$2105

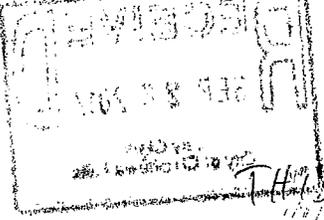
Requirements of Applicant: Properly close streets if needed. Pick up necessary traffic barriers and cones at the City Garage (45 Brook Riverside Dr) by 1pm on Oct. 20, 2017 and return on Monday, Oct. 23, 2017. RFR 10/2/2017

Approved by: [Signature] 9-28-17 Signature of Chief of Police

[Signature] 10/2/2017 Signature of Director of Public Works

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

Decision of City Council (required): Approved Denied



THIS RUN/WALK IS FOR REMEMBRANCE AND HONOR OF THOSE WHO HAVE PASSED.

AS LAST YEAR THERE WILL BE NO CONCESSIONS, RAFFLES, OR SPEECHES OF ANY KIND.

THANK YOU
ARTHUR BUTCHER



CITY OF CHIPPEWA FALLS STREET USE PERMIT APPLICATION

Applicant Name and Address: Chippewa Manor	Applicant Phone Number: 715-723-4437
-----------------------------------------------	-----------------------------------------

<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. Katie Kassing - Chippewa Manor 222 Chapman Road, 715-723-4437	Name, Address and Phone Number of the headquarters of the organization and responsible head of such organization: Brandon Thorsness - Administrator
------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------

Name of the event: Veterans Salute	Estimated number of persons participating: 150
---------------------------------------	---------------------------------------------------

Date and start and end times requested for street use:
Thursday November 9th is program, ^{8am - 10am} Flags display ~~11/2 - 4/16~~ *11-6 through 11-13*

Accurate description of the portion of the street or streets being requested for use (attach maps if necessary):
For Flag displayed: Using 75-100 ft/portion of grass along walkway in front of Chippewa Manor.

Use, described in detail, for which the street use permit is requested:
We will have a program including: colors, flags, gun volley for Veterans Day Celebration.

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.**

Katie Kassing _____ *9-18-2017* _____
Signature of Applicant Date

OFFICE USE ONLY

Estimated cost of City services requested (to be completed by Police Chief and Director of Public Works):
None from CPD \$105

Requirements of Applicant: *If South Avenue needs to be utilized and closed for the event, pick up necessary traffic control (cones or barricades) at the City Garage located at #5 Riverside Dr. prior to 1pm on November 8, 2017 and return November 10, 2017* *fxk 10/02/2017*

Approved by:
[Signature] _____ *[Signature]* *Oct. 2, 2017*
Signature of Chief of Police Signature of Director of Public Works

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

Decision of City Council (required): Approved Denied

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: 9/26/2017

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 11/08/2017 and ending 11/08/2017 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 Knights of Columbus
 (b) Address 236 Pumphouse Road, Chippewa Falls, WI 54729
(Street) Town Village City
 (c) Date organized 6/13/1905
 (d) If corporation, give date of incorporation _____
 (e) If the named organization is not required to hold a Wisconsin seller's permit pursuant to s. 77.54 (7m), Wis. Stats., check this box:
 (f) Names and addresses of all officers: (including cell/telephone numbers)
 President Kevin Van Den Heuvel 2228 Trenton CT. Eau Claire (608) 712-4906
 Vice President Tim Tozer 715.271.4737
 Secretary Jason Martell 715.226.0254
 Treasurer Steve Armstrong
 (g) Name and address of manager or person in charge of affair: Jeff Smiskey, 899 W Canal Street,
Licensed bartender, Lee Marks, will also be present.

all inattendance on day of event

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

- (a) Street number 236 Pumphouse Road, Chippewa Falls
 (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: Entire building. Reason for Minors being Present? Present?
 Minors Present? Yes

3. NAME OF EVENT

- (a) List name of the event Smelt Fry Hunter's Stag ^{KVDH}
 (b) Dates of event and times Wednesday, November 8th, 2017, 4pm-11pm.

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.

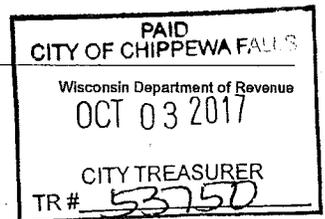
Officer <u>Steve Armstrong 9-25-17</u> <small>(Signature/date)</small> Officer _____ <small>(Signature/date)</small>	Knights of Columbus Council #974 <small>(Name of Organization)</small> Officer <u>K. Van Den Heuvel</u> <small>(Signature/date)</small> Officer <u>Timothy D. ...</u> <small>(Signature/date)</small>
-------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Date Filed with Clerk _____ Date Reported to Council or Board _____

Date Granted by Council _____ License No. _____

AT-315 (R. 5-11)

Mon & Kle
 Police Dept 10/06/17



BMM
06/17

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: October 11, 2017

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 Oct 28 2017 and ending Oct 28 2017 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. 11am - 4pm 15PM

- 1. Organization** (check appropriate box) → Bona fide Club Church Lodge/Society
 Chamber of Commerce or similar Civic or Trade Organization
 Veteran's Organization Fair Association

(a) Name Chippewa Falls Area Senior Center - 5011 E. 3 non-profit organization

(b) Address 1000 E. Grand Avenue - Chippewa Falls WI 54729
(Street) Town Village City

(c) Date organized July 31, 1995

(d) If corporation, give date of incorporation July 1992 - Incorporated

(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:

President John Turbyne 715 861-3163 1121 N. Street CF
 Vice President Don Kuechler, PhD 715-861-3472 4494 143rd Street CF
 Secretary Shirley Rosnow 715-723-5748 10540 51st Avenue CF
 Treasurer Robert Jorsch 715-726-2177 13263 39th Avenue CF

(g) Name and address of manager or person in charge of affair: Angie Walker Director
1000 E. Grand Avenue Chippewa Falls, WI 54729

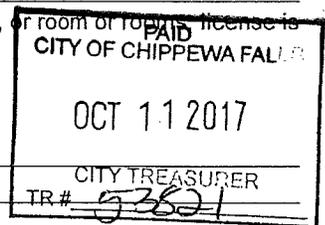
2. Location of Premises Where Beer and/or Wine Will Be Sold, Served, Consumed, or Stored, and Areas Where Alcohol Beverage Records Will be Stored:

(a) Street number 1000 E. Grand Avenue Chippewa Falls, WI 54729

(b) Lot 1-8 Block 9

(c) Do premises occupy all or part of building? all

(d) If part of building, describe fully all premises covered under this application, which floor or floors, or room or rooms, license is to cover:



3. Name of Event

(a) List name of the event Hoedown Fundraiser Party
 (b) Dates of event October 28, 2017 11am - 4pm 15PM

*15PM
10/13/17*

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 Shirley Rosnow - Secretary 10/12/17
(Signature/date)
 Officer Robert Jorsch - Treasurer 10/12/17
(Signature/date)

Chippewa Area Senior Center
(Name of Organization)
 Officer John A Turbyne 10/12/17
(Signature/date)
 Officer _____
(Signature/date)

Date Filed with Clerk _____

Date Reported to Council or Board _____

Date Granted by Council _____

License No. _____

AT-315 (R. 6-16) [Signature] 10/13/17
 Police Chief

AN ORDINANCE AMENDING THE THIRTY-MINUTE
PARKING PROVISION CODE SECTION, § 7.09(3)(C)
OF THE CHIPPEWA FALLS MUNICIPAL CODE

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

1. That § 7.09(3)(c) of the Chippewa Falls Municipal Code which presently provides as follows:

- (3) OVERNIGHT PARKING

•••

- (c) Thirty-Minute Parking. No person shall park or leave parked any vehicle on any street, alley or highway in the City for more than 30 minutes between 2 a.m. and 6 a.m. from November 15 of one year to March 31 of the following year. The Street Superintendent and the Chief of Police, by mutual agreement, are authorized to suspend enforcement of this subsection prior to April 1 if weather permits. From April 1 through November 14 of each year, this paragraph shall be effective only in the downtown area as defined in subparagraph (a)2. of this section. This paragraph shall not prohibit necessary parking by licensed physicians on professional calls or restrict parking on boulevard areas where otherwise permitted such as by a street use permit.

be amended to provide as follows:

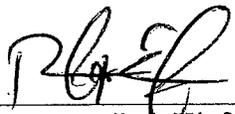
- (3) OVERNIGHT PARKING

•••

- (c) Thirty-Minute Parking. No person shall park or leave parked any vehicle on any street, alley, highway or any right of way area, including any boulevard area, in the City for more than 30 minutes between 2 a.m. and 6 a.m. from November 15 of one year to March 31 of the following year. The Street and Utility Maintenance

Manager and the Chief of Police, by mutual agreement, are authorized to suspend enforcement of this subsection prior to April 1 if weather permits. From April 1 through November 14 of each year, this paragraph shall be effective only in the downtown area as defined in subparagraph (a)2. of this section. This paragraph shall not prohibit necessary parking by licensed health professionals on professional calls or restrict parking on boulevard areas where otherwise permitted such as by a street use permit.

DATED this 17th day of October, 2017.

COUNCIL PRESIDENT: 
Rob Kiefer

FIRST READING: October 3, 2017

SECOND READING: October 17, 2017

APPROVED: _____
Gregory S. Hoffman, Mayor

ATTEST: _____
Bridget Givens, City Clerk

**AN ORDINANCE GRANTING A SPECIAL USE PERMIT
TO LOCATE UP TO TWO TINY HOUSES AT 531 E. SOUTH AVENUE, ON PARCEL #4424**

The Common Council of the City of Chippewa Falls, Wisconsin, do ordain as follows:

1. That a request from Chippewa Valley Bible Church for a Special Use Permit was received by the City of Chippewa Falls Plan Commission for consideration and action on September 11, 2017 and has been duly considered.

2. That the City of Chippewa Falls Common Council conducted a public hearing on October 17, 2017 after proper notification of adjacent property owners and heard all those wishing to comment.

3. That a Special Use Permit is hereby issued, pursuant to Chapter 17.48 of the Municipal Code of Chippewa Falls, for up to two tiny houses located at 531 East South Avenue. This property is zoned P-1 Public District.

4. That the Special Use Permit is hereby granted and shall be expressly subject to and conditioned upon the following:

- a) Tiny houses shall conform to NFPA 70 National Electrical Code and be properly connected to the Chippewa Valley Bible Church Electrical system.
- b) Each tiny house shall have an operating smoke detector, carbon monoxide detector and fire extinguisher, (maintained annually).
- c) Only electric heat sources will be permitted in the tiny houses.
- d) No tents, canopies or tarps associated with the tiny houses shall be permitted on site. Tents or tarps associated with Chippewa Valley Bible Church events or celebrations are permitted.
- e) No outdoor fires shall be permitted on the site. Grills are permitted but must maintain a minimum 10' setback from any structure.
- f) No smoking shall be permitted inside the structure.
- g) Sanitary facilities maintenance and disposal and access to potable water supply.
 - The sanitary facilities in the tiny houses/RV shall consist of a porta potty type toilet similar to those found in a small RV. The porta potty shall have a fresh water tank and a waste tank. The porta potty shall be properly emptied daily (except days when the church is not normally open such as holidays and weekends) in the Chippewa Valley Bible Church restroom by Tiny House Guests. Potable water shall be made available from Chippewa Valley Bible Church. Dishes shall be washed inside Chippewa Valley Bible Church. Showers shall be made available at the homes of volunteers, and at the Chippewa Valley Family YMCA.
- h) Chippewa Valley Bible Church shall provide garbage and recycling bins.
- i) Alan Dunham, (715) 723-2872 shall be the designated contact in charge of maintenance and supervision and shall address concerns. The Hope Village Board shall designate a backup person for cases when Mr. Dunham is unavailable.
- j) Standard operating procedures for placement of residents within the facilities including the screening, contract and other required documentation are as follows:

Ordinance No. 2017-16

- The Career Development Outreach Center (CDC) in Chippewa Falls will perform initial intake; the CDC is the central intake for all homeless in Chippewa County. If CDC staff believes that a person is a good fit for a tiny house then Hope Village will do a separate intake/background check prior to a person being given the keys to a tiny house. The third check is done by local law enforcement. The Chippewa Falls Police Departments shall be given license and identification information for each Guest occupying a tiny house.
- k) Chippewa Valley Bible Church will designate 1 ½ off street Guest parking stalls per tiny house.
- l) Chippewa Valley Bible Church will carry liability insurance for the tiny houses located on church property.
- m) Tiny house habitants are unsheltered individuals and will be known as Guests and the attached agreement with Hope Village will be executed prior to occupancy.
- n) Tiny House Guests will be screened according to the attached agreement document.
- o) Tiny houses are temporary housing and Guests duration of stay shall be seven days or less, (with additional seven day stays available upon approval), as outlined in the attached agreement.
- p) That the attached location map and Special Use Permit Notice and pictures become part of the Special Use Permit Ordinance and available for inspection in the City of Chippewa Falls Engineering and Inspection Offices.
- q) That this permit shall expire upon transfer of ownership of these premises.
- r) That Chapter 17.48 (14), (15) and (16) of the Chippewa Falls Code of Ordinances regarding lapse of permit, automatic termination of permit and revocation of permit shall apply.
- s) As enumerated in Municipal Code Chapter 17.48(17), this Special Use Permit shall be reviewed by the City of Chippewa Falls Common Council every five years in consideration of health, safety, morals, comfort, prosperity and general welfare of the City.
- t) Except as specifically provided herein, all regulations of the City Zoning Ordinance shall apply.
- u) That this permit shall become null and void by non-compliance with this permit or related Codes or by application to the Board of Appeals for any Code variance at these premises.
- v) That all changes or modifications to this permit shall be by the Common Council only after review and recommendation by the Plan Commission and after public notice and hearing as required for a Special Use Permit.

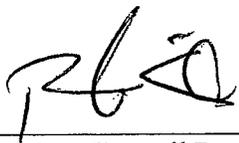
5. That this Ordinance shall take effect from and after its passage and publication.

Dated this 17th day of October 2017.

FIRST READING: October 3, 2017

SECOND READING: October 17, 2017

APPROVED: _____
Mayor



Council President

ATTEST: _____
City Clerk

PUBLISHED: _____

CID

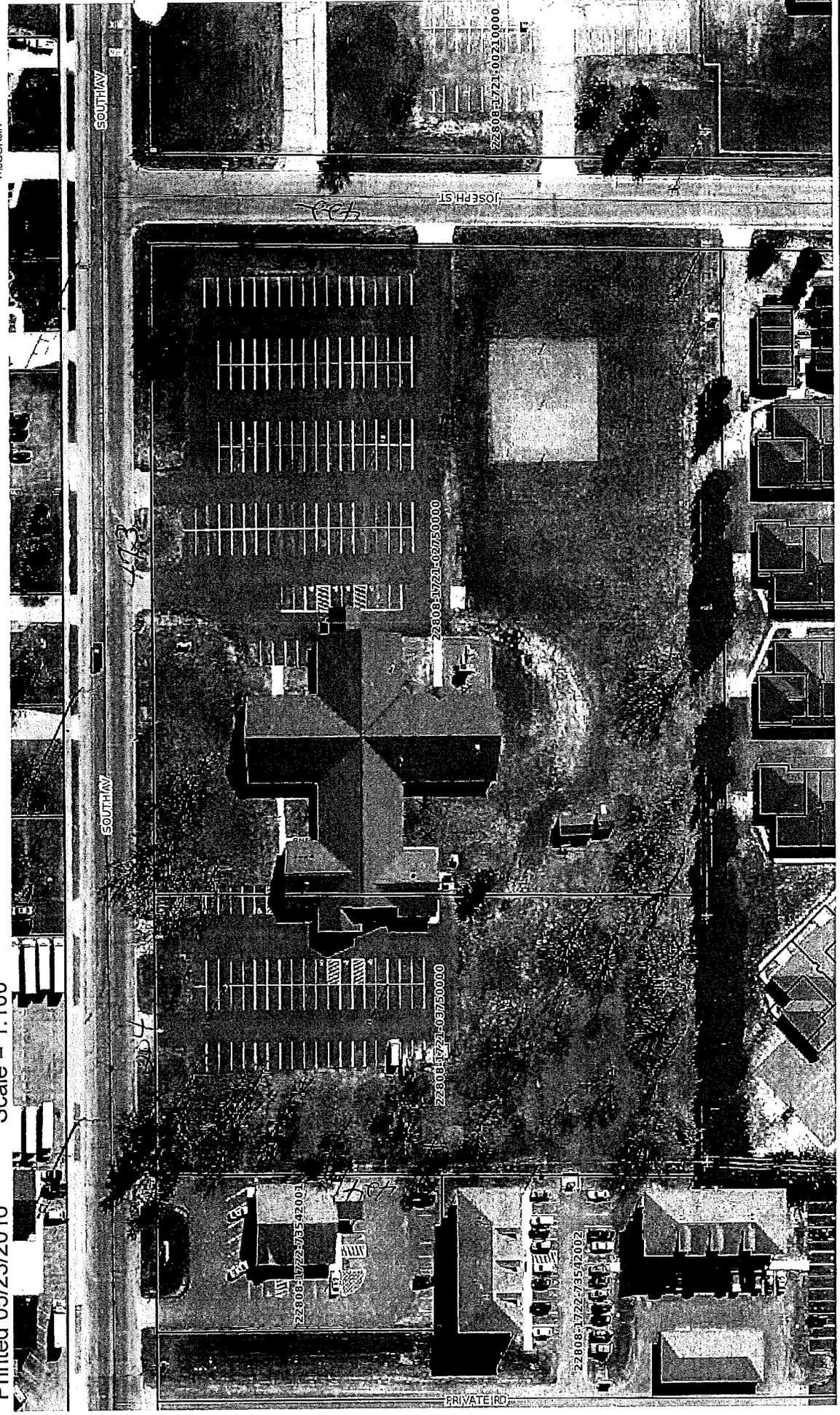
Map

Printed 05/23/2016 Scale = 1:100'

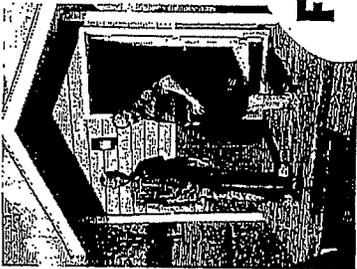
CHIPPEWACOUNTY
Est. 1846



WISCONSIN



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



From Plans to Progress!

Tiny House #1
Completed May, 2016

Accomplishments

- Amazing on-going group of volunteers
- Three tiny houses completed
- Board of Directors established
- Grants developed

Goals

- Raise funds for more tiny houses!
- Obtain land for the village
- Recruit volunteers to design, build, decorate and furnish tiny houses, raise funds and manage media coverage

Thank you to:

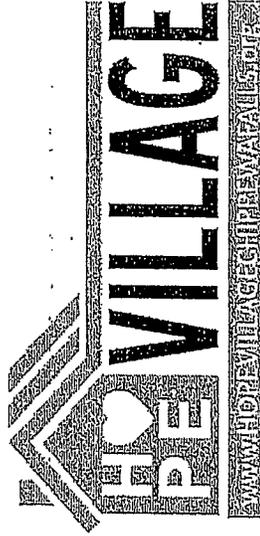
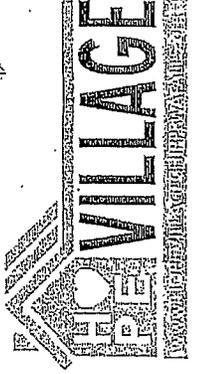
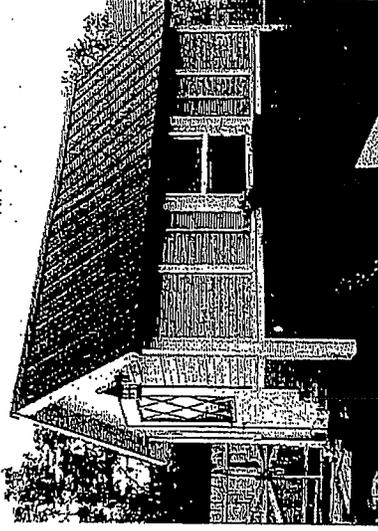
Individuals, businesses, organizations, churches, schools, and all the helping hands building homes for the unhsheltered.

*Mercy to the needy is a loan to God,
and God pays back those loans in full.
Proverbs 19:17*

Have YOU seen a tiny house?

Hope Village of Chippewa Falls

Helping Hands
Building Homes
For the
Unsheltered



Have YOU seen a tiny house?

Schedule a tour and give a donation today!
Landmark Christian Church
4140 126th St
Chippewa Falls, WI 54729
Phone: 715-210-5405
E-mail: cohoonms@yahoo.com

History and Hope

Homelessness in Chippewa Falls

It may be difficult to imagine being without a home, but for a number of our community members this is a tough reality. During an average week, the Career Development Center Outreach Office receives 10-15 individuals or families who are homeless or facing homelessness. It is estimated that there are currently 75 citizens in Chippewa County who are unsheltered. With affordable housing options dwindling and many rental barriers, it can be very difficult to obtain housing. The last homeless shelter in Chippewa Falls was closed in 2014 due to a lack of funding. Attempting to do all they can, the CDC Outreach Office places individuals and families in hotels and was short of funding for 5 of the last 10 months.

How will Hope Village Help?

Hope Village can provide housing on an emergency and transitional basis. An average night stay in a motel is \$60. Once, the average night stay in a tiny house is \$1.30 for utilities. Looking at the cost for 365 nights of lodging the difference is \$21,900 vs. \$447. Hope Village would allow our community to provide shelter to residents resorting to sleeping in a car, tent, or under a bridge. Among many things, a tiny house provides an address for job applications and the ability to offer services that may be needed.



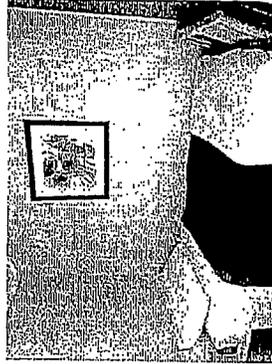
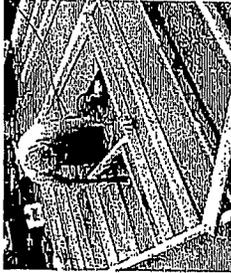
The Vision of Hope Village is to ensure everyone living in Chippewa County has a safe and secure place to call home.



Hope Village Houses

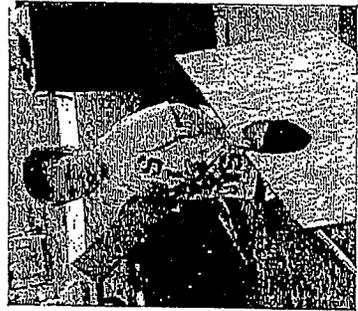
Hope Village was founded in January of 2016. The group is currently forming as a non profit 501c3. Our vision is to offer tiny housing alternatives for those that reside in Chippewa County.

Hope Village will become a community of 12 tiny homes nestled together around a common building that will be the hub of the community. The common building will house bathrooms, showers, laundry facilities, a community room, full kitchen, a maker space/shop, and a retail space.



Each tiny home will have a sleeping area, a private bathroom with a chemical toilet, a kitchenette and a dining/sitting option.

One tiny house, built and fully furnished, costs about \$5000 using volunteer labor and a mixture of new and recycled materials.



In the early stages of Hope Village's development, the homes will be hosted by local churches and used for emergency housing. Once the group acquires a property for the village the houses will become transitional in nature. Hope Village is envisioned to be a beautiful place to live, provide a hand up to a family or individual, and be an asset to our community.

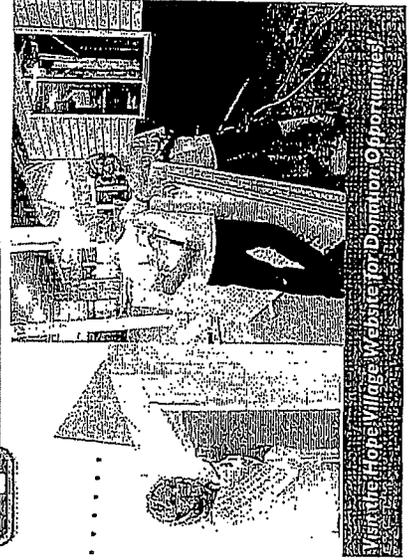
How Can You Help?

There are a number of ways to be involved—please consider from the list below!

- ◆ Pray for the unsheltered in Chippewa Falls and for the development of Hope Village.
- ◆ Donate funds or materials (new or used):
- ◆ Volunteer your time during construction—there are endless jobs for all skill levels! Find out when you're needed on the Hope Village Facebook page.
- ◆ Trailer Fabrication
- ◆ Interior Design, Graphic Design, Architectural Design
- ◆ Property Search—let's find a permanent home for Hope Village!
- ◆ Legal Advice, Case Management



"Hope Village—
Chippewa Falls—
A Tiny House Village"



Visit the Hope Village Website for Donation Opportunities

Date _____

Contact/cell # _____

Name _____

Last Name

First

Middle Initial

DOB: _____ Social Security Number: _____

Other Members of your household:

Name: _____ Age: _____ Relationship: _____

Email/Other media contact: _____

Last Address _____

How long did you live there: _____

Do you have a Driver's License? _____

Do you own a vehicle? Type & License Number: _____

How Long have you been without housing: _____

What happened that you lost your housing: _____

Have you experienced homelessness before this? for how long? _____

Do you have any special health care needs: _____

Do you have any current criminal issues/charges pending? circle YES / NO_

List: _____

Have you ever been convicted of a crime? _____

Are you a veteran? _____ Receive VA Benefits? Yes/NO Amount _____

When did you serve: _____

Are you currently working with a VA Rep/Counselor: _____

VA Contact/Location: _____

What do you feel are your greatest barriers to securing or keeping housing? _____

Are you Disabled: YES / NO Disability: _____
Are You receiving any type of Disability Benefits: Yes/No Amount: _____
Type of Disability: _____
Treatment Plan: _____

Do you have any other type of Income: Source: _____
Amount: _____ Per Week/Bi-weekly/Month: _____

Are you Employed? YES / NO What is your Occupation: _____

Name of Employer: _____
How long have you worked there? _____

How long have you been unemployed: _____
What type of work are you looking for: _____
Are you working with any employment agencies or programs: _____

Is there anything else you would like us to know? _____

Emergency Contact Person:
Name: _____
Address: _____
Phone: _____ Relationship: _____

The Information I/We have provided on this application is true and correct to the best of my/our knowledge.

Signature _____ Date _____ Signature _____ Date _____

Statistical Information:

Male / Female _____ Senior 62 or + _____ Two-Parent Household _____
____ Single Parent M / F _____ Household w/ Children _____ Adult Couple w/o kids _____
____ Vet _____ Homeless due to D/V _____ Teen Parent (under 21) _____
____ Disabled _____ Gross Month Income _____ Ethnicity: _____



Date _____

This agreement is between Hope Village-Tiny Housing Alternatives (here after known as "HOPE Village") and _____ (Hereafter known as "the Steward").
First Name, Middle Initial and Last Name

The agreement will contain the expectations that the Steward will need to agree to before staying in a Hope Village Tiny House:

1. The Steward must follow the Stable Housing Plan developed with the Hope Village Navigator.
 2. The Steward must maintain daily contact with the Hope Village Navigator while being sheltered.
 3. The Steward understands that this agreement is for emergency housing - this means the duration of the stay is 7 days or less. This agreement can be renewed for an additional time period, determined by Hope Village.
 4. The Steward will keep the tiny house clean and presentable.
- The steward will empty the Porta-potty daily. The porta-potty is meant for emergency use only. The Porta-potty can be emptied in the bathroom of the church hosting the Tiny House. Hope staff will show you how to empty and maintain the porta-potty.

There is a zero tolerance policy for any of the four following issues causing your immediate removal:

- No illegal activities may take place on the property.
 - Alcohol is not permitted on the property.
 - Illegal Drugs are not allowed on the property.
 - No guns or other weapons are allowed on the property.
6. The Steward will disclose any police record that they may have. Anyone with an open warrant will need to clear it up before being allowed access to a Hope Village house. The local Police Department will be notified of your occupancy,
 7. The steward will notify Hope Village of any police contact within 12 hours of said contact.



Strand Associates, Inc.[®]
910 West Wingra Drive
Madison, WI 53715
(P) 608-251-4843

October 12, 2017

Mr. Richard Rubenzer
City of Chippewa Falls
30 West Central Street
Chippewa Falls, WI 54729

Re: Control Building HVAC Improvements
Contract No. 1-2017
City of Chippewa Falls

Dear Richard,

Bids for the above-referenced project were opened on September 8, 2017. Two bids were received with the resulting bid tabulation enclosed. The low bid of \$518,400 was less than ENGINEER's opinion of probable construction cost.

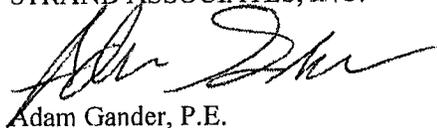
J.F. Ahern Co. of Menomonie, Wisconsin was the apparent low bidder at \$518,400. The bid included a bid bond for 10 percent and Addendum No. 1 was acknowledged.

Strand Associates, Inc.[®] has previously worked with J.F. Ahern Co. Based on our previous experience with this contractor, we have found J.F. Ahern Co. to be responsible.

We suggest that you consider evaluating J.F. Ahern Co.'s financial status prior to award and other information submitted to you as required by Article 19.05.2 found in the Instructions to Bidders of the Contract Documents.

Sincerely,

STRAND ASSOCIATES, INC.[®]



Adam Gander, P.E.

Enclosure

Contract Amendment No. 2

In accordance with the Master Agreement for Professional Services between City of Chippewa Falls ("Client"), and Short Elliott Hendrickson Inc. ("Consultant"), effective October 23, 2013, this Contract Amendment Request dated September 7, 2017 authorizes and describes the scope, schedule, and payment conditions for Consultant's additional work associated with the Supplemental Letter Agreement for Chippewa Falls Downtown Riverfront Phase 2 Project dated June 16, 2016.

Client's Authorized Representative: Jayson Smith, Planner

Address: 30 W. Central Street

Chippewa Falls, WI 54729

Telephone: 715.726.2729 **email:** jsmith@chippewafalls-wi.gov

Project Manager: Phil Newman

Address: 10 North Bridge Street

Chippewa Falls, WI 54729-2550

Telephone: 715.720.6257 **email:** pnewman@sehinc.com

Description: Consultant has been working with Client since June 2016 to develop design for Chippewa Riverfront Phase 2 Improvements. Consultant initially developed preliminary improvement drawings, originally accepted by Client which included Modular units for the proposed Restroom, Maintenance building and Picnic Shelter buildings. These buildings will now be constructed of precast wall panels manufactured by Huffcutt. Consultant will provide professional design services required for the creation of construction documents for the construction of new Restroom, Maintenance and Picnic Shelter Buildings. The scope of design services includes:

Final Design / Construction Documents:

- Continue to develop Architectural and Engineering plans with added detailing as required for creation of construction bid documents
- Coordination with engineering trades, whose work is included in this contract:
 - Structural Engineering
 - Mechanical Engineering
 - Plumbing Engineering
 - Civil Engineering
- Submittal of completed documents to state and local authorities as required for plan approval
- Prepare Construction Contract Change Orders as required

Specific Scope of Services: Electrical

- All interior and exterior lighting design
- Interior Power Distribution design
- Power connections for HVAC, plumbing, receptacles, and all required systems
- Provide power feed design from other building on site

Specific Scope of Services: Plumbing

- Sanitary Drainage System
- Water Distribution System
- Hot Water Heating System
- System Specifics
- Select and specify owner reviewed plumbing fixtures

Specific Scope of Services: HVAC

- Heating
 - Complete heat loss calculations to determine amount of heating to be provided.
 - Coordinate with owner for operations and budget to select one of the possible systems that is appropriate for project.
 - Prepare plans suitable for submittal to the appropriate jurisdiction, along with calculations where required.
- Ventilating
 - Complete calculations for jurisdiction requirements applicable to ventilation rates.
 - Design ventilation system and specify quantities on the contract documents.
 - Provide recommendations for appropriate exhaust methods and reflect on the drawings.
 - Prepare plans suitable for submittal to the appropriate jurisdiction, along with calculations where required.
- Air Conditioning
 - Complete heat loss calculations to determine amount of heating to be provided.
 - Coordinate with owner for operations and budget to select one of the possible systems that is appropriate for project.
 - Prepare plans suitable for submittal to the appropriate jurisdiction, along with calculations where required.
- HVAC Controls
 - Coordinate system zones with owner.
 - Provide new temperature controls consistent with owner input.

Specific Services: Structural Design

- Redesign foundations
- Roof plans and specifications
- Wall design and specifications

Payment:

Phase 2 Design Approved SLA	\$198,350
Contract Amendment No. 1	\$ 26,383
Proposed Contract Amendment No. 2	\$ 28,880
Revised Phase 2 Design Fee	\$253,613

Other Terms and Conditions: Other or additional terms contrary to the Master Agreement for Professional Services that apply solely to this project as specifically agreed to by signature of the Parties and set forth herein: None.

P:\AE\C\C\cit\138292\1-gen\10-setup-cont\02-contract\Contract Amendment No. 2_9.7.17.docx

CITY OF CHIPPEWA FALLS

By: _____
 Mayor – Honorable Gregory Hoffman

Date: _____

Attest: _____
 City Clerk – Bridget Givens

Date: _____

Approved as to Form:

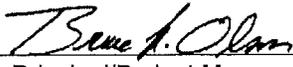
By: _____
 City Attorney

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 Director

SHORT ELLIOTT HENDRICKSON INC.

By: 
Sr. Principal/Project Manager – Bruce Olson

Date: September 11, 2017