COMMON COUNCIL AGENDA
August 8, 2023

The public may view/listen to the meeting by:
- Calling Toll Free 1-844-992-4726, access code: 263 068 75554
- Visiting the web link: https://tinyurl.com/rfcc8823
- Viewing the City's YouTube Channel: https://www.youtube.com/user/cityofriverfalls

Call Meeting to Order – 6:30 p.m.
Pledge of Allegiance
Roll Call
Approval of Minutes – July 25, 2023, Minutes
Approval of Bills $

*** NOTE: OFFICIAL ACTION MAY BE TAKEN ON ANY AGENDA ITEM ***

PUBLIC COMMENT, PETITIONS, REQUESTS AND COMMUNICATIONS:
1. Public Comment
   If you are unable to attend the meeting in person but would like to submit a public comment, please e-mail to the City Clerk’s office (awhite@rfcity.org).

2. Presentation by Merchant McIntyre

PUBLIC HEARING:
6:31 p.m.
3. Ordinance 2023-11 – an Ordinance Creating Title 17 Zoning; Chapter 17.50 – Corporate Park Zoning District - Second Reading and Disposition

6:32 p.m.
4. Ordinance 2023-12 – Amending Official Traffic Control Map (No right turn on red - Division Street to Main Street) - Second Reading and Disposition

CONSENT AGENDA:
5. Resolution Approving an Intergovernmental Agreement for 879th Avenue with the Town of River Falls
6. Resolution Revoking the License Agreement for Property Located at 235 Highway 35 N.

ORDINANCES AND RESOLUTIONS:
7. Resolution Approving 2024-2028 Capital Improvement Plan
8. Resolution Providing for the Sale of an Approximately $5,030,000 Water System Revenue Bond Anticipation Note

REPORTS:
9. Administrator's Report

ADJOURNMENT

NOTE: Any person who has a qualifying disability as defined by the Americans with Disabilities Act that requires the meeting or materials to be in an accessible location or format, may contact City Clerk Amy White at (715) 426-3408 or in person at 222 Lewis Street, for accommodations. Requests for accommodations should be made at least three (3) business days in advance of the meeting. Every effort will be made to arrange accommodations.

Posted at City Hall on 8/3/23; Publish: The Pierce County Journal: 8/2/23
Mayor Toland called the meeting to order at 6:30 p.m.

City Council Members Present: Mayor Dan Toland, Jeff Bjork, Nick Carow, Sean Downing, Alyssa Mueller, Todd Bjerstedt, Scott Morrissette, Diane Odeen

Members Absent: None

Staff Present: City Administrator Scot Simpson; City Attorney Chris Gierhart; IT Specialist Sterling Hackney; Utility Director Kevin Westhuis; Police Sergeant Scott Bangert; Assistant Director of Community Development Emily Shively; Management Analyst Fellow Sara Kasel; City Engineer Todd Nickleski; Management Analyst Ellen Massey; Economic Development Manager Keri Schreiner; Community Development Director Amy Peterson

Others: Dana Linscott, Sean Lentz, others

APPROVAL OF MINUTES
July 11, 2023, Regular and Workshop Meeting Minutes and June 27, 2023, Workshop Minutes
MSC Bjork/Mueller move to approve minutes. Unanimous.

APPROVAL OF BILLS:
Bills: $998,941.25
MSC Bjork/Bjerstedt move to approve bills. Unanimous.

PUBLIC COMMENT, PETITIONS, REQUESTS AND COMMUNICATIONS:
Dana Linscott, 11395 County Road M - came to speak against an ordinance the Council previously passed regarding camping.

PUBLIC HEARING:
Ordinance 2023-11 – Creating Title 17 Zoning; Chapter 17.50 – Corporate Park Zoning District – First Reading
At 6:37 p.m., the mayor moved into a public hearing. Assistant Director of Community Development Emily Shively provided a presentation on the proposed ordinance. The ordinance provides the purpose, definitions, regulations, permitted uses, site standards, and more information for the Mann Valley Corporate Park. She talked about the recommendations and next steps.

Upon the conclusion of the presentation, the mayor asked for public comments. As there were no comments, the mayor closed the public hearing and moved back into open session at 6:40 p.m. The mayor asked if council had questions.

Alderperson Downing asked if elements of the comprehensive plan could apply. Shively said the comprehensive plan provides the policy foundation for all the city’s zoning ordinances that are intended to implement our policy direction.

Alderperson Bjork asked if there was anything uniquely different here versus the other industrial areas. Is there anything different now? Shively said generally it was very similar. We are tailored some of the permitted, accessories, special permitted uses to accomplish the goals in the Mann
Valley area. We have been more flexible with site development standards to allow for maximum flexibility for arranging buildings and parking on site. Businesses still must meet storm water regulations. We have eliminated parking minimums. She provided further details. There was discussion about future business expansion and flexibility.

Ordinance 2023-12 – Amending Official Traffic Control Map (No right turn on red - Division Street to Main Street) - First Reading

At 6:43 p.m., the mayor moved into a public hearing. As there were no comments, the mayor closed the public hearing and moved back into open session at 6:43 p.m. The mayor asked if council had questions.

Downing had questions for City Engineer Nickleski. He wanted to hear feedback about possible traffic backup due to a future roundabout in the long-term plan on Second Street. Would this back up traffic too much? Would it be free flowing?

Nickleski has spent some time watching the intersection to see if we can expect traffic to back up as it queues. There will be a single lane of traffic until it splits to turn right. There is the potential for a little more queue length, but he doesn’t expect it to be significant. Nickleski watched the intersection today. He provided details on his observations. Nickleski noted this configuration would be completely gone by the time the city installs a roundabout at Second and Division Streets. A more comprehensive plan would be considered at that time. We are considering a demonstration plan. Nickleski gave more details speaking about design, public works maintenance, and a grant.

Alderperson Morrissette had same concerns recognized by Nickleski and Downing. The St. Bridget’s changes he is not wild about. He understands it is a ‘let’s try it and see what happens’. He is happy that we know the concerns and the city has recognized those. He is willing to give it a try and see what happens with the understanding that we can change it.

Bjork asked if it was just six months test. Nickleski said yes. He doesn’t think the paint will be great after the winter and gave further details.

CONSENT AGENDA

Resolution Approving Development Agreement between City of River Falls and Sterling Ponds I, LLC

Resolution Approving Purchase Agreement with Sterling Ponds I, LLC

Resolution Approving First Right of Refusal with Sterling Ponds I, LLC

MSC Odeen/Morrissette move to approve the remainder of the consent agenda. Unanimous.

Resolution No. 6806 - Approving Development Agreement between City of River Falls and Sterling Ponds I, LLC

Downing said the agreement talks about dollar and minimum improvements. Does this agreement give this contract enough time to be met by December 1, 2023? What is a standard amount of time for a contract like this when working in a unique type of development relationship. Simpson said the development agreement has been negotiated with the project developer. He doesn’t know that there is a standard time he could give council. He talked about some developers being ready to go and want deliverable dates sooner for financing or other reasons. There’s not a standard time and in this...
case, the developer is aware of what they are agreeing to for delivery. Downing clarified they believe this is a reasonable agreement and there were no early on objections. Simpson was not aware of any objections to the development agreement in its form.

Downing noticed there was a 60 day to comply in development agreements and defaults. He’s seen this timetable moved for developers in his district before. If the developer requested more than 60 days to comply (if there was a hang up) would that come back to the council or be handled by Simpson. Simpson said it likely come back to the staff level first to give them some due process to resolve the issue. If there’s a breach of contract and we want to pursue legal efforts, that would come back to the council. Simpson asked City Attorney Gierhart if there were scenarios in which that wouldn’t be the process. Gerhardt said no; any breach of contract would come back to council. To clarify, this agreement was negotiated by council and both parties. The December date is commencing construction. The completion date is 2025. Downing asked Gierhart if he considered this to be a fairly negotiated contract. Gerhardt said yes. Downing thinks it is okay. He appreciated the answers. He knows there’s not any true standards but thinks it is important to be cautious when we do some of these projects.

**MSC Downing/Morrissette move to approve resolution. Unanimous.** Simpson reminded council they do have a policy on the use of tax incremental financing. This is within the policy. Council has set parameters as far as what value you require and what terms and length. There are standards that staff use when developing this. The mayor asked for a second voice vote. The motion passed unanimously with all in favor.

**Resolution No. 6807 - Approving Purchase Agreement with Sterling Ponds I, LLC**

MSC Downing/Morrissette move to approve resolution. Unanimous.

**Resolution No. 6808 - Approving First Right of Refusal with Sterling Ponds I, LLC**

MSC Downing/Morrissette move to approve resolution. Unanimous.

**ORDINANCES AND RESOLUTIONS:**

Sean Lentz from Ehlers provided a presentation on the bonding resolutions. He began by talking about Mann Valley Corporate Park (TID 19). Lentz talked about the Phase 1 projects which include watermain, sewer, stormwater, earthwork, roadway construction and utility maintenance. Expenses are related to infrastructure and the biosolids facility. Lentz talked about debt repayment. He showed a slide which illustrated the impact on general obligation borrowing capacity (with 2023 debt issues). Lentz provided details. He talked about the next steps and timeline. Lentz showed a market condition slide which showed the weekly rates July 1993-2023. Upon conclusion of his presentation, Lentz stood for questions. There were none.

**Initial Resolution No. 6809 - Authorizing $9,750,000 General Obligation Bonds for Community Development Projects in Tax Incremental Districts**

**MS Mueller/Morrissette move to approve resolution.** Downing asked about fiber internet being provided. Simpson said it is provided. It is not at a cost to the city nor is it part of the borrowing.

Morrissette asked about gas company service being included. Simpson said yes, all the utilities private and public. He provided further details.

Bjork asked about the completion of the official statement. Lentz said it will be done in mid-August and the council will receive a copy. Bjork asked about potential rising interest rates. Morrissette said they are short term interest rates. Lentz said his slide shows a longer-term interest rate chart. He said there is a potential the feds will raise interest rates soon. Lentz provided further details.

Simpson wanted the council to be clear on the actions they are taking. He talked about the resolutions that staff wanted council to take. Staff is recommending council approve items 10 and 11 but believed
we could do better than the 20-year revenue bond that was proposed in item 12. Staff is not asking council to approve that. We would like to have additional time to look at other financing options. Simpson provided further details.

Simpson said at the time council approved the contracts for construction, he suggested that was the time to back out if they felt the risk was too high and the potential reward was too little. The project is not without risk. If council doesn’t approve the financing for the projects, which they have already approved, staff will be back to ask for money in a different way because the city will not likely have the cash flow to go forward in 2025. Simpson talked about construction contracts.

Bjork asked Simpson what his top risks are. Simpson said a lack of development or a really slow pace of development. The construction is based on development. He provided more details.

Morrissette didn’t want to lose sight of the risk of lost opportunity if the city doesn’t build it. If we don’t build it, we don’t grow. We recognize the risk, and he thinks council is making an informed decision. Simpson said staff recommends it.

With no other comments, the mayor asked for a roll call vote. The roll call vote passed 7-0 with all voting in favor.

Initial Resolution No. 6810 - Authorizing $8,665,000 General Obligation Bonds for Sewerage Projects
MS Odeen/Mueller move to approve resolution. With no comments, the mayor asked for a roll call vote. The roll call vote passed 7-0 with all voting in favor.

Resolution No. 6811 - Directing Publication of Notice to Electors Relating to Bond Issues
MS Mueller/Bjerstedt move to approve resolution. With no comments, the mayor asked for a roll call vote. The roll call vote passed 7-0 with all voting in favor.

Resolution No. 6812 - Providing for the Sale of Not to Exceed $18,415,000 General Obligation Corporate Purpose Bonds
MS Morrissette/Bjerstedt move to approve resolution. With no comments, the mayor asked for a roll call vote. The roll call vote passed 7-0 with all voting in favor.

Resolution Providing for the Sale of Approximately $5,405,000 Water System Revenue Bonds
The mayor noted this item was pulled from the agenda.

REPORTS:
Comptroller’s Report for June 2023
Comptroller Odeen read the following: General Fund revenues through the end of June were $5,932,288 or 46.2% of total budgeted revenues for the year. Revenues in June include $12,502 for swimming pool fees, $18,701 for vehicle registration fees, $16,813 in building permits, and $15,090 for plumbing inspection permits. Expenditures through the end of June were $5,793,886 or 45.2% of total budget expenditures for the year. As of June 30, 2023, net revenues over expenditures were $138,402.

Bjork recognized Heidi Heinz upon her retirement from the Historic Preservation Commission and the 125th anniversary of Glen Park.

MSC Bjerstedt/Morrissette move to adjourn at 7:20 p.m. Unanimous.

Respectfully submitted,

Kristi McKahan, Deputy Clerk
MEMORANDUM

TO: Mayor Toland and City Councilmembers

FROM: Emily Shively, Assistant Director of Community Development

DATE: August 8, 2023

TITLE: Zoning Ordinance Text Amendment creating Chapter 17.50 – Corporate Park Zoning District (Second Reading and Disposition)

RECOMMENDED ACTION
Adopt the attached ordinance creating Chapter 17.50 – Corporate Park Zoning District.

INTRODUCTION
This memorandum provides an overview of the proposed Corporate Park Zoning District Ordinance that is intended to be applied to the Mann Valley Corporate Park area. The proposed ordinance sets out the purpose of the regulations; provides definitions; sets permitted, accessory, special, and prohibited uses; and describes performance standards that apply to all uses in the zoning district. The proposed ordinance has been reviewed by the River Falls Economic Development Corporation (June 26, 2023) and the Plan Commission (July 6, 2023).

DISCUSSION
Proposed Ordinance Amendment
The proposed ordinance is intended to provide certainty for the City and development, business, and industry partners as to the purpose and character of areas that are zoned Corporate Park. Clearly defining and identifying uses and standards ensures that the expectations of the community are articulated and communicates those expectations to private sector partners.

The Corporate Park Zoning District incorporates portions of existing City Code, standards in the Covenants for Whitetail Ridge and Sterling Ponds Corporate Parks, and additional provisions that provide development flexibility while also setting a high standard for quality.

The following is a general description of each section of the draft ordinance:

17.50.010 Purpose. This section provides the purpose of the zoning district and what it is intended to achieve including high-quality facilities for office and industrial uses, compatibility with adjacent uses, increasing the tax base and employment opportunities in the City, and diversification of the local economy.

17.50.020 Definitions. Definitions are helpful in clarifying what is meant by terms within the ordinance. These particular definitions describe uses that are either permitted or prohibited so that there is greater certainty as to whether a potential use is allowed in the zoning district.
17.50.030 Permitted Uses. The draft ordinance specifies six categories of permitted uses. Most office uses, including medical offices, would fall into the Office category. Most manufacturing/industrial uses, including food processing and packaging, would be considered Light Manufacturing. Other permitted uses are Research and Development, Truck Terminals, and Warehousing as a principal use. These permitted use categories are more general than the specific list of uses in the I-1 Industrial District, although the majority of the permitted uses in I-1 would be allowed in areas zoned Corporate Park.

17.50.040 Accessory Uses. This section specifies that uses of a different business type than the main use of the property may be allowed as long as they are only providing services to employees of the principal use. This includes daycare, restaurants, fitness centers/sports facilities, training or apprenticeship programs, and retail of products produced on site. Outdoor storage is also a permitted accessory use provided it is screened by an opaque fence or wall.

17.50.050 Special Uses. Special Uses are those that may be appropriate in a particular location provided specific conditions are met. Proposed Special Uses in the Corporate Park Zoning District include animal hospitals, hospitals and residential treatment facilities, hotels, and indoor entertainment. If a business has an accessory use such as a daycare or restaurant and would like to provide services to the general public, that may be allowed via Special Use Permit. Buildings and structures exceeding 75 feet in height may also be approved via Special Use Permit.

17.50.060 Prohibited Uses. The list of prohibited uses is intended to make very clear which uses are allowed and not allowed in the Corporate Park Zoning District to maintain the purpose and intent of areas with this zoning designation.

17.50.070 Site Standards. This section includes performance standards for all uses in an area zoned Corporate Park. Setbacks and impervious coverage standards are very generous to allow greater development flexibility. All development must comply with stormwater regulations. Building design and exterior material standards have been pulled largely from the Whitetail Ridge and Sterling Ponds Covenants. Including these in the ordinance gives them the force of law and makes the standards easy to find for any potential user.

Special consideration is given to adjacent properties to ensure that development and uses are compatible including screening requirements.

Standards are outlined for trash handling and utilities, landscaping, lighting, and fences. Signage must meet the requirements of the Sign Code as they relate to signage in Industrial Districts.

17.50.080 Access and Circulation. This section addresses parking and access drives, loading areas, and bicycle and pedestrian circulation, and bicycle parking. Notably, the draft ordinance does not have any set minimum parking requirements for a site. This provides greater flexibility for a business to evaluate how much vehicle parking they will need for successful operations and avoids potential excess parking that could be used for development or may add unnecessary additional impervious surfaces.

17.50.090 Open Space. This section requires a minimum of 300 square feet (approximately 10’x30’) of designed outdoor open space to provide an on-site amenity for employees and visitors. This may be an enhanced entry area, courtyard, or patio.
17.50.100 Nuisance Conditions. The final section of the draft ordinance addresses potential nuisance conditions. These standards have been taken directly from the Whitetail Ridge and Sterling Ponds Corporate Park Covenants.

SUMMARY
The proposed Corporate Park Zoning District is intended to be consistent with existing Corporate Park regulations that apply to Whitetail Ridge and Sterling Ponds Corporate Parks and to establish clear and flexible regulations that encourage high-quality development that creates new jobs, expands the non-residential tax base, and diversifies the local economy.

The City Attorney has reviewed the proposed ordinance amendment.

RECOMMENDATION
Plan Commission reviewed the proposed ordinance at their meeting on July 6, 2023, and forwarded the ordinance amendment to Council with a favorable recommendation.
ORDINANCE NO. 2023-11
AN ORDINANCE CREATING
TITLE 17 ZONING; CHAPTER 17.50 – CORPORATE PARK ZONING DISTRICT

THE COMMON COUNCIL OF THE CITY OF RIVER FALLS DOES ORDAIN:

Section 1. That Chapter 17.50 – Corporate Park Zoning District of the City of River Falls Municipal Code be created as follows:

Chapter 17.50 Corporate Park Zoning District

17.50.010 Purpose.

The purpose of the Corporate Park Zoning District is to provide high-quality facilities for office, research and development, light manufacturing, office-showroom/office-warehouse, and warehousing/distribution uses. These uses shall be sited, designed, and operated in a manner compatible with adjacent properties. It is the intent of this area to increase the non-residential tax base in the City and the number of living-wage jobs available to the residents of River Falls. Employment opportunities that offer living wages contribute to a rising standard of living for those employed and contribute to the overall quality of life in the community. The Corporate Park Zoning District is also intended to support the diversification of the local economy by providing employment opportunities in a variety of industry types.

17.50.020 Definitions. As used in this Chapter 17.50, the following definitions shall apply and control over any inconsistent definition elsewhere in Title 17:

Building supply stores and yards: Facilities providing retail or wholesale building and/or landscaping materials and supplies.

Bulk storage buildings, yards and terminals: Facilities providing storage for bulk raw materials which could become an airborne nuisance and which are not being used in a manufacturing process on the premises.

Church: A building, together with its accessory buildings and uses, where persons regularly assemble for religious worship and which the building, together with its accessory buildings and uses, is maintained and controlled by a religious body organized to sustain public worship.

Clear Height: Distance from the floor to the lowest-hanging ceiling member or hanging objects, beams, joists or truss work descending down into a substantial portion of the work area.
Cross Dock: Loading docks on opposite sides of a relatively shallow distribution facility that allow for quick loading, sorting or unloading from one vehicle to another (i.e., materials from one truck at a loading dock are unloaded, sorted and reloaded onto one or more trucks).

Heavy Manufacturing: Any operation which assembles, improves, treats, compounds, and/or packages goods or materials in a manner which would not qualify the operation as light manufacturing, including manufacturing that requires outdoor storage of bulk, raw, or finished materials used in or resulting from the manufacturing process.

Indoor Entertainment: Facilities providing indoor entertainment, including but not limited to, concerts, theater, music, or similar uses.

Indoor Exercise or Sport Clubs: Facilities providing indoor exercise or sports clubs, including but not limited to, weight lifting, gymnastics, martial arts, tennis, basketball, indoor batting cages, indoor golf, or similar uses.

Light Manufacturing: Any operation which assembles, improves, treats, compounds, and/or packages goods or materials in a manner which does not create a noticeable amount of noise, dust, odor, smoke, glare, or vibration outside of the building in which the activity takes place, which does not require outside storage of bulk, raw, and finished or unfinished materials used in or resulting from the manufacturing process. Clear height in any warehouse component accessory to the manufacturing use shall not exceed thirty-two (32) feet. There is no clear height limit within manufacturing areas of a building.

Offices: Structures, or portions of structures, in which commercial or professional activities take place but where goods are not produced, sold, or repaired. Includes medical office uses, but excludes hospitals and residential medical treatment facilities.

Office-showroom/Office-warehouse: A use in which a portion of the floor space is devoted to office activities, the remainder being used for either a showroom (display of materials, goods, or equipment) or warehousing (storage of materials, goods, or equipment). Clear height in the warehouse component shall not exceed thirty-two (32) feet.

Open sales, rental, or storage lots: The sale, storage, or rental of, including but not limited to, cars, buses, trucks, motorcycles, bicycles, recreational vehicles, trailers, boats, mobile homes, machinery, lumber, building materials, landscape materials, or similar items: This definition includes any land used or occupied for the purpose of buying and selling any goods, materials, or merchandise, and for the storing of same under the open sky prior to sale.

Outside storage: Exterior storage of raw or unfinished goods, materials, or non-functional equipment.

Research and Development: Medical, chemical, electrical, metallurgical or other scientific research conducted in accordance with the provisions of Title 17.

Schools: Unless otherwise specifically described in the ordinances of the City or other applicable laws or regulations, the term school shall mean any building used for educational purposes by five (5) or more persons at one time.

Self-service storage facilities: Real property used for the purpose of renting or leasing individual storage space to persons who are to have access for the purpose of storing and removing personal property. The term does not include: (1) Property of a financial institution that contains
vaults, safe deposit boxes, or other receptacles for the uses, purposes, and benefits of the financial institution's customers; (2) Warehousing as defined by this Chapter; or (3) A commercial parking garage or parking lot that provides short-term motor vehicle parking.

Truck terminals, freight terminals, and freight forwarding services: A specialized distribution building that facilitates simultaneous incoming and outgoing inventory, or the immediate redistribution of goods from one truck to another (including cross-docking facilities); a building or area devoted principally to the transfer and/or storage of goods brought by truck.

Warehousing: The storage of materials, goods, or equipment within an enclosed building with minimal or no associated office, research and development, or manufacturing component. Maximum clear height shall be 32 feet.

17.50.030 Permitted uses (principal).

A. Light Manufacturing.
B. Offices.
C. Office-showroom/Office-warehouse.
D. Research and Development.
E. Truck terminals, freight terminals, and freight forwarding services.
F. Warehousing.

17.50.040 Permitted uses (accessory).

All permitted accessory uses shall be located within or on the same property as a permitted principal use. Accessory uses not materially related to the principal use (of a different business type) shall provide services exclusively for the employees of the principal use but may be open to the general public via Special Use Permit.

A. Indoor Exercise or Sport Facility.
B. Nursery Day Care.
C. Restaurant.
D. Retail sale of items produced on site. Retail areas shall not exceed 20 percent of the total floor area of the principal use.
E. Outdoor storage of goods and equipment directly related to the principal use. All outdoor storage areas shall be screened by an opaque fence or wall at least six feet in height. Chain link fencing with plastic slats is not considered opaque and is prohibited. Open outdoor storage of raw or bulk materials is prohibited.
F. Workforce training or apprenticeship programs.

17.50.050 Special uses (special use permit required).

All special uses shall be evaluated for compatibility with adjacent uses, traffic, parking, and consistency with the purpose of the Corporate Park zoning district.
A. Animal hospitals. Outdoor relief areas may be provided and shall be appropriately fenced, screened, and maintained so as not to produce odors and noise. Outdoor kennels are prohibited.
B. Hospitals and residential treatment facilities.
C. Hotels.
D. Indoor Entertainment.
E. Permitted accessory uses intended for use of onsite employees and open to the general public.
F. Principal or accessory buildings or structures exceeding 75 feet in height.

17.50.060 Prohibited uses.
A. Billboards.
B. Building supply stores and yards.
C. Bulk storage buildings, yards and terminals.
D. Churches.
E. Heavy Manufacturing.
F. Open sales, rental, or storage lots.
G. Outside storage.
H. Schools.
I. Self-service storage facilities.
J. Any other use not listed as a Permitted Use or Special Use.

17.50.070 Site Standards.
A. Height, Area, and Setback Requirements.
   1. Maximum building or structure height as measured to the tallest portion of the structure (including roof-mounted utilities and antennas) from the average grade at the base of the building: Seventy-five (75) feet. Buildings or structures taller than 75 feet may be approved via Special Use Permit.
   2. Minimum lot size: Two acres (87,120 square feet).
   3. Minimum lot width: One hundred (100) feet.
   4. Minimum building size (principal use): 20,000 square feet.
B. Building setback requirements (all structures including principal and accessory structures, trash enclosures, and ground mounted utilities).
   1. Front yard setback: Twenty (20) feet.
   2. Side yard setback for all structures: Twenty (20) feet.
   3. Rear yard setback: Twenty (20) feet.
   4. No structures shall be located within a drainage or utility easement.
C. Parking setback requirements (including circulation drives).
   1. Front setback: Ten (10) feet.
   2. Side and rear setback: Five (5) feet.
   3. Parking and circulation may be located within a drainage or utility easement upon approval by the City Engineer and/or the Electric Superintendent.
D. Impervious Coverage and Stormwater Management.
1. All sites must comply with stormwater management requirements. A maximum of 90 percent of the site may be comprised of impervious surfaces (structures and pavement).

E. Building Design Standards.
   1. The principal building on a lot shall be positioned with the main entrance facing a public street.
   2. Buildings shall be sited to utilize natural lighting into the interior of the building to the greatest extent practicable.
   3. Use of sustainable building materials and energy efficient equipment and fixtures is highly encouraged.

F. Exterior Materials.
   1. One dominant material should be selected and expressed with its own natural integrity and at least two different materials or colors of exterior materials are required.
   2. Pre-engineered metal buildings featuring painted exteriors and corrugated metal-sided buildings are prohibited.
   3. Exterior materials of all accessory structures shall be consistent or complementary in material, color, and design with the principal structure.

G. Adjacent Sites.
   1. On lots abutting properties that are not zoned Corporate Park, compatibility with the surrounding neighborhood shall be given consideration.
   2. Buildings shall relate to adjacent properties by being so situated on their lots to minimize abrupt height, bulk and scale changes and minimize the disruption of privacy and outdoor activities of residents or users in adjacent buildings. The building’s height, bulk and scale shall create a transition from the adjacent development, rather than form abrupt changes.
   3. Screening using landscaping, fences, berms or a combination thereof shall be placed along the perimeter of the property adjoining a different zoning district.
   4. On properties abutting residential uses or districts, a landscape buffer of at least twenty feet shall be established to a height of eight feet or greater and at least 80 percent opacity at maturity within 5 years at or near the property line.

H. Trash Handling and Utilities.
   1. All mechanical equipment, utility meters, transformers, and trash enclosures shall be screened from view of the public right-of-way and neighboring properties. Utility meters and transformers shall be screened in a manner that does not restrict the accessibility of the municipal utilities. All screening devices are to be compatible with the architecture and color of the adjacent structures.
   2. Development of a comprehensive waste reduction plan for each business is strongly encouraged.

I. Landscaping.
   1. All areas not covered by buildings or paved surfaces shall be landscaped with a combination of overstory trees, ornamental trees, shrubs, and ground cover (grasses, perennials, annuals, mulch).
   2. Use of drought and salt-tolerant plants and native species is encouraged.
   3. A single tree species shall not account for more than 20 percent of the total number of trees.
4. One tree per 800 square feet of landscaped area shall be provided. Trees may be clustered.
5. One tree per 40 linear feet shall be planted in the boulevard between the sidewalk or trail and the curb and one tree per 60 linear feet shall be planted within 15 feet of any property line abutting the right-of-way (these trees count toward the total number of trees required on the site). Trees may be clustered.

J. Lighting.
1. A photometric plan and exterior lighting details shall be submitted showing the type, height, and location of all site lighting.
2. All lighting potentially visible from an adjacent street except for bollard lighting less than 42" high shall be indirect or shall incorporate a full cut-off shield-type fixture.
3. The parking lot illumination level shall achieve a uniformity ratio of 3 to 1 (average to minimum) with a maintained average of 1 foot-candles and a minimum of 0.3 foot-candles. The light source shall not be visible from the street. Properties abutting residential districts shall have a 0.0 foot-candle measurement at the property line.
4. Building illumination and architectural lighting shall be indirect in character and allowed only at the main entry to the building.
5. Parking and security lighting shall not be taller than the adjacent structures or a maximum of thirty (30) feet above the pavement, whichever is less.

K. Signage.
1. All signage shall conform with the requirements of Chapter 17.84 as applicable to signage in Industrial Districts.

L. Fences.
1. All boundary line or screening fencing shall be constructed of high-quality durable materials and maintained in good condition. All screening structures shall be completely opaque and complement the architecture, materials, and color of the principal use. Chain link fencing with plastic slats is prohibited. Gates providing entry to secured areas are not required to be opaque.

17.50.080 Access and Circulation

A. Parking and Interior Site Circulation.
1. All driveways and parking areas shall be surfaced with asphalt or concrete paving and curbed with cast-in-place barrier concrete curbs.
2. Parking areas shall have painted stalls, divider lines and directional arrows as needed for the protection and designation of vehicular traffic patterns.
3. Separate areas shall be designated for automobile parking and semi-truck parking.
4. There are no minimum parking requirements for uses within the Corporate Park zoning district. All parking for the use(s) shall be provided on the premises. On-street parking shall not be considered in providing for typical operational parking needs.
5. Areas for future parking expansion shall be noted on the site plan.
6. District parking and shared parking are permitted and encouraged. A shared parking agreement shall be executed and recorded against all participating properties. The agreement shall address ongoing maintenance responsibilities.
All cross-access agreements shall be duly executed and recorded. Copies of these documents shall be provided to the City.

7. All parking areas shall be screened by landscaping, fencing, or a combination of the two. Parking areas adjacent to public roadways shall be screened to a height of three feet with an opacity of approximately 80 percent at maturity within three years.

8. Five percent of the area used for parking and circulation shall be landscaped with islands at least 360 square feet or peninsulas at least 180 square feet. All landscaping within parking lot areas shall be irrigated. Drought and salt-tolerant plants are encouraged to reduce the need for irrigation.

9. Areas for snow storage shall be shown on the site plan. Snow storage must be provided entirely on-site or removed from the site and disposed of properly. Snow storage is prohibited in stormwater management areas.

B. Loading.

1. All loading and large truck parking shall be located on the side or rear of the building and shall be screened from public view with an opaque wall, fence, landscaping that will achieve 50 percent opacity at the time of maturity or a combination of screening methods.

C. Bicycle and Pedestrian Access and Circulation.

1. Bicycle and pedestrian circulation shall provide safe, efficient access to facilities for employees and visitors. The following bicycle and pedestrian circulation site plan elements shall be included:
   a. All site plans shall illustrate designated pedestrian circulation areas. Designated pedestrian circulation areas shall include, but not be limited to, pedestrian walkways/paths, sidewalks, and bench seating areas.
   b. Cross circulation between vehicles and pedestrians shall be minimized. A continuous, clearly marked walkway shall be provided from the parking areas to main entrances of the buildings.
   c. Walkways shall be provided between buildings, parking areas, and all site facilities for safe access.
   d. Walkways shall be accessible to disabled persons and in conformance with the Americans with Disability Act (ADA).
   e. Bicycle and/or pedestrian pathways shall connect the main building entrance(s) to publicly accessible paths and trails in the development.
   f. Sidewalks and/or trails shall be installed on both sides of all public and private roadways at the time of development.
   g. Sidewalks and/or trails shall be installed on both sides of all public and private roadways at the time of development.
   h. Walking paths shall be installed around the perimeter of all surface stormwater management features of 0.5 acres or larger as feasible and connected to the pedestrian circulation system within and adjacent to the development.

D. Bicycle Parking.

1. Bicycle parking is encouraged to be provided at one space per ten employees.
2. Provided bicycle parking spaces shall be at least two feet by six feet. Racks shall be situated to allow a minimum of two feet between adjacent bike parking stalls.
3. Inverted-U or similar style racks specifically designed for bike parking are recommended. Racks shall support the bike frame at two points and be mounted on an adequately sized concrete pad that also provides solid surface for bike access and storage in the rack.
4. Bicycle parking shall be located near building entries or within the building, shall not interfere with pedestrian circulation, and shall be well-lit.

17.50.090 Open Space.

A. Buildings and structures shall be sited to maximize the opportunities for creating usable, attractive, well-integrated open space. The following site plan elements shall be included:

B. Safe and efficient access to designed open space of at least 300 square feet shall be provided for each principal use in the development.

1. The design and orientation of these areas shall take advantage of available sunlight and shall be sheltered from the wind, noise, and traffic of adjacent streets and provide a combination of seating, landscaping, pathways, patios, and other amenities.

17.50.100 Nuisance Conditions.

Uses which pose an unreasonable risk of hazard, including fire, explosion, or the emission of odor or toxic gases are prohibited. All uses shall comply with the following standards to avoid generating nuisance conditions:

A. Noise.

All noise shall be muffled or otherwise controlled so as not to become objectionable due to intermittence, duration, beat, frequency, impulse character, periodic character, or shrillness. Sound levels at the property boundary of any individual parcel shall not exceed the following decibel levels:

<table>
<thead>
<tr>
<th>Frequency, Cycles</th>
<th>Maximum Sound Level - Decibels</th>
</tr>
</thead>
<tbody>
<tr>
<td>Per Second</td>
<td>7 a.m. - 10 p.m.</td>
</tr>
<tr>
<td>0 - 75</td>
<td>72</td>
</tr>
<tr>
<td>75 - 150</td>
<td>67</td>
</tr>
<tr>
<td>150 - 300</td>
<td>59</td>
</tr>
<tr>
<td>300 - 600</td>
<td>52</td>
</tr>
<tr>
<td>600 - 1200</td>
<td>46</td>
</tr>
<tr>
<td>1200 - 2400</td>
<td>40</td>
</tr>
<tr>
<td>2400 - 4800</td>
<td>34</td>
</tr>
<tr>
<td>over 4800</td>
<td>32</td>
</tr>
</tbody>
</table>

B. Vibration.

There shall be no operation or activity which would cause ground transmitted vibrations in excess of the limits set forth below the boundary of this district under any conditions, nor beyond the property line if it would adversely affect the use of any other property.
<table>
<thead>
<tr>
<th>Frequency, Cycles per second</th>
<th>Maximum Permitted Displacement Along Sub-Division Boundaries (in inches)</th>
</tr>
</thead>
<tbody>
<tr>
<td>0 to 10</td>
<td>.0008</td>
</tr>
<tr>
<td>10 to 20</td>
<td>.0005</td>
</tr>
<tr>
<td>20 to 30</td>
<td>.0002</td>
</tr>
<tr>
<td>30 to 40</td>
<td>.0002</td>
</tr>
<tr>
<td>40 and over</td>
<td>.0001</td>
</tr>
</tbody>
</table>

C. Smoke.

Industries which operate on coal and produce smoke will not be permitted in Corporate Park zoning districts, and no operation may produce obnoxious or continuous smoke, as measured at the point of emission, by any means.

D. Fumes and Gases.

Fumes or gases shall not be emitted at any point in concentrations or amounts that are noxious, toxic or corrosive. In no event shall the emission of fumes or gases from a facility exceed at the point of emission any standards set forth in any law, regulation or ordinance of any federal, state, or local entity or agency having jurisdiction.

E. Dust.

Solid or liquid particles shall not be emitted at any point in concentrations exceeding 0.3 grains per cubic foot of the conveying gas or air.

F. Odors.

Obnoxious odors shall not be permitted. Measurements shall be at the property line.

G. Fire or Explosive Hazard.

All operations shall be carried on with reasonable precautions against fire and explosion hazards. Buildings and structures shall be constructed in accordance with all applicable codes regarding such hazards.

H. Toxic Matter.

No use shall, for any period of time, discharge across the boundaries of the parcel wherein it is located, toxic matter in such concentrations as to violate any existing regulations or be detrimental to, or endanger the public health, safety, comfort, or welfare, or cause injury or damage to property or individuals.

I. Liquid Waste.

No waste shall be discharged into a storm sewer or drainage area except clear and unpolluted water. All waste discharged into the City’s sanitary sewer shall meet the requirements established by the State of Wisconsin and the City of River Falls.

J. Electrical Emissions.
There shall be no electrical emission beyond the property line which would adversely affect any other use.

K. Glare and Heat.

There shall be no reflection or radiation, directly or indirectly, of glare or heat beyond the boundary of this district under any conditions, nor beyond the property line if it would adversely affect any the use of any other property.

L. Ionizing Radiation.

No operations in the Corporate Park district shall cause any dangerous radiation, at any property line, in accordance with the United State Atomic Energy Commission, Title 10, Chapter1, Part 20 “Standards for Protection Against Radiation” dated August 9, 1986 (or any subsequent revisions of these regulations), the Radiation Protection Standards issued by the Federal Radiation Council, and the National Committee Radiation Handbook.

M. Compliance Generally.

All activities must comply with all laws, regulations, ordinances, and standards established by any authority having jurisdiction with regard to such activities.

Section 2. Effective date. This ordinance amendment shall take effect from and after its date of publication as provided by law.

FOR THE CITY OF RIVER FALLS

________________________
Dan Toland, Mayor

ATTEST:

________________________
Amy White, City Clerk

Adopted: ____________
Published: ____________
MEMORANDUM

TO: Mayor Toland and City Council
FROM: Todd Nickleski, City Engineer
DATE: July 25, 2023
TITLE: Ordinance 2023-12 Amending the Official Traffic Control Map (No Right Turn on Red sign on Division St. in Main St. intersection)

RECOMMENDED ACTION
Adopt an ordinance authorizing a “No Right Turn on Red” sign on Division St. south in the Main St. intersection.

BACKGROUND
The recently adopted City of River Falls Bike and Pedestrian Plan identified that bicycles and pedestrians feel unsafe crossing the intersection of Division St. and Main St. and ranked it as a “High-Scoring Project.” The City was awarded an AARP Community Challenge Grant for $10,000 for improvements at this intersection. This grant is to fund “small quick-action projects to help communities become more livable for people of all ages”. Alta Planning and Design provided a concept design for this intersection that City Staff is requesting to implement using these grant funds.

DISCUSSION
The design adds striping and flexible bollards to slow traffic as it turns from westbound Division to northbound Main Street, reducing the crosswalk length and therefore the time it takes pedestrians to cross traffic. This will also define a safer bicycle lane for bicycles continuing west on Division St. crossing north on Main.

The design also includes a shared bicycle/car lane on eastbound Division St. and includes a “No Right on Red” for vehicles turning from eastbound Division St. to southbound Main St., eliminating the need for cyclists to dismount and climb onto the sidewalk to avoid getting “brushed back” by a car attempting to turn around bicyclists.

A component of this grant requires public involvement, which is proposed by incorporating public art in lieu of the red painting shown below in the protected area. We will work with recent UWRF art students to create the design for the area, residents will have the ability to vote on the top 3 designs and then will have the opportunity to help paint the winning design.

All components of this project are considered a temporary “demonstration” project. We will evaluate effectiveness and the public’s reaction to this type of project to help define future implementation of Bicycle and Pedestrian Plan recommended improvements. This will also allow staff to evaluate long-term operation and maintenance needs to prepare future years’ operating budgets to support additional implementation of the Bicycle and Pedestrian Plan, if desired.
Installing a “No Right Turn on Red” sign is aligned with the City’s sign management policy and the implementation improvements outlined in the Bike and Pedestrian Plan.

FINANCIAL CONSIDERATION
The signage and materials will be funded through the AARP Community Challenge Grant, using in-house labor of the Public Works team.

CONCLUSION
Based on the City sign management policy, staff recommends a “No Right Turn on Red” sign be installed on Division St. turning South onto Main St. To alert drivers of this change, warning flags will be installed for a minimum of six months on the new stop signpost.

River Falls Police and Public Works staff have reviewed and support the proposed change.
ORDINANCE NO. 2023-12

AN ORDINANCE
AMENDING THE OFFICIAL TRAFFIC CONTROL MAP
OF THE CITY OF RIVER FALLS
(Add No Right Turn on Red sign on Division St. south in the Main St. intersection)

THE COMMON COUNCIL OF THE CITY OF RIVER FALLS DOES HEREBY ORDAIN
AS FOLLOWS.

Section 1. The Official Traffic Control Map, revised September 13, 2016, and adopted pursuant to Section 10.08.010A of the Municipal Code of the City of River Falls, Wisconsin is hereby amended and recreated as follows:

Division St.
Add a No Right Turn on Red sign on Division St. south in the Main St. intersection

Section 2: The Public Works Director shall erect such signs and marking changes as are necessary to give adequate notice of the restrictions, prohibitions and limitations as shown on the Official Traffic Control Map including the following on the new stop sign, the new start school zone sign, and the new end school zone sign:

A. A warning flag should be installed for a minimum of 6 months

Section 3: The Ordinance shall take effect the date after passage and publication as provided by law.

FOR THE CITY OF RIVER FALLS

____________________________
Dan Toland, Mayor

ATTEST:

____________________________
Amy White, City Clerk

Adopted: __________
Published: __________
MEMORANDUM

TO: Mayor Toland and City Council
FROM: Amy Peterson, Community Development Director
DATE: August 8, 2023
TITLE: Resolution Approving an Intergovernmental Agreement for 879th Ave. with the Town of River Falls

RECOMMENDED ACTION
Approve the resolution entering into an intergovernmental agreement with the Town of River Falls for the future jurisdiction and maintenance of 879th Ave.

BACKGROUND
The City of River Falls has an officially mapped road connecting S. Apollo Rd. to 879th Avenue. The Oak Hill development plans have been approved with this connection via the new Compton Ave. The River Falls Town Board commissioned a traffic study after Town residents raised concerns about the connection. In an effort to ensure future traffic flow between neighborhoods the City and the Town informally agreed to the obligations in the attached intergovernmental agreement. The Town Board to set to approve the agreement on August 7 and the City Council on August 8.

DISCUSSION
The Oak Hill subdivision is approved for 110 units of single family and twin home housing in the City. Directly adjacent to the west approximately 30 township parcels and three city parcels access 879th Ave. The River Falls Community, Town and City residents alike, use and benefit from the proximity to the City and the amenities provided. These include police, fire and EMS protection, library, businesses, infrastructure maintenance, parks, schools and more. Proper community planning provides free flow connections and doesn’t segregate users. Town residents being able to benefit from the Compton Ave. connection will mean a more direct route to downtown amenities, especially when Locust Street is constructed. In the spirit of collaboration, the Town and the City have worked together to provide a solution to safety concerns raised that is in the public’s best interest and provides the best possible solution for all community members.

In this agreement the City Obligations include:

a. Direct construction traffic associated with development of the Oak Hill subdivision to not utilize 879th Ave.;
b. Direct the developer of the Oak Hill subdivision, Creative Home Construction Investment, LLC, to install a paved trail on the north side of 879th Ave. from Compton Ave. to Bobwhite St. prior to final completion of the public improvements
of the Oak Hill subdivision, with such trail being maintained by the City;

c. Install a stop sign at the intersection of Compton Ave. and 879th Ave. westbound prior to Compton Ave. being opened for public use;
d. Install stop signs and a right turn no stop sign at the intersection of 879th Ave. and Bobwhite St. prior to Compton Ave. being open for public use; and
e. Assume jurisdiction of the north half of the right-of-way of 879th Ave. from its connection with Compton Ave. to Bobwhite St. and take any additional actions necessary to effectuate such transfer of jurisdiction.

The Town Obligations include:

a. Transfer jurisdiction of the north half of the right-of-way of 879th Ave. from the connection with Compton Ave. to Bobwhite St. and take any additional actions necessary to effectuate such transfer of jurisdiction; and
b. Maintain and plow all of 879th Ave. notwithstanding the transfer of jurisdiction of the north half of the right-of-way of 879th Ave.

FINANCIAL CONSIDERATIONS

Financial obligations for the City include signage to be installed, cost sharing with the developer on the design of the future trail connection and future maintenance of the trail. Maintenance will include plowing which Public Works will be able to complete as they plow the trails in Rolling Hills Park, and future surfacing will be part of the Capital Improvement Budget in the future. At the time of this memo staff is still negotiating the design and construction cost with the developer. Initial estimates for the design fee is $21,900 and the construction cost is $128,647.50.

<table>
<thead>
<tr>
<th>Uses</th>
<th>Amount</th>
<th>Sources</th>
<th>Amount</th>
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<tr>
<td>Signs and installation</td>
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<td>Public works budget</td>
<td>$800</td>
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<tr>
<td>Trail design</td>
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<td>TBD</td>
</tr>
<tr>
<td>Trail construction</td>
<td>$128,647.50</td>
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<td>TBD</td>
</tr>
<tr>
<td>Total Sources</td>
<td>TBD</td>
<td>Total Uses</td>
<td>TBD</td>
</tr>
</tbody>
</table>

CONCLUSION

This agreement allows for the connection of the new Compton Ave. to 879th Ave., while providing a safe alternative for Town and City residents to walk through the neighborhood. It allows both municipalities to act for the health, safety, and welfare of their residents, and for the future residents that will live in these neighborhoods.
RESOLUTION NO.

RESOLUTION APPROVING AN INTERGOVERNMENTAL AGREEMENT
FOR 879TH AVE. WITH THE TOWN OF RIVER FALLS

WHEREAS, intergovernmental agreements allow municipalities to collaborate and partner on issues that affect the health, safety and welfare of their residents; and,

WHEREAS, safety concerns were raised by Town of River Falls residents regarding the Oak Hill subdivision and access to 879th Avenue; and

WHEREAS, the City and Town wish to share future jurisdiction over 879th Avenue to provide a trail along the road; and

WHEREAS, additional obligations are stated in the attached intergovernmental agreement regarding signage and future maintenance.

NOW, THEREFORE, BE IT RESOLVED, by the Common Council of the City that it hereby approves the Intergovernmental Cooperation Agreement by and between the City of River Falls and the Town of River Falls and directs the City Administrator to complete final negotiations.

Dated this 8th day of August 2023.

ATTEST:  

Dan Toland, Mayor

Amy White, City Clerk
INTERGOVERNMENTAL COOPERATION AGREEMENT
BY AND BETWEEN
CITY OF RIVER FALLS
AND
TOWN OF RIVER FALLS

This Intergovernmental Cooperation Agreement (the “Agreement”) is made and entered into by and between the City of River Falls, a Wisconsin municipal corporation (the “City”) and the Town of River Falls, a Wisconsin body politic and corporate (the “Town”) effective as of the date executed by the second party hereto (the “Effective Date”). The City and Town are sometimes each referred to in this Agreement as a “Party” and collectively as the “Parties.”

Each Party represents and warrants that it intends this Agreement to control access from Compton Avenue, a street to be platted and constructed in the Oak Hill subdivision in the City, to 879th Avenue in the Town, and associated impacts with the use of 879th Avenue.

RECITALS

WHEREAS, the Parties are authorized by Wis. Stat. § 66.0301 to enter into contracts for the receipt or furnishing of services or the joint exercise of any power or duty required or authorized by law; and

WHEREAS, the Parties, acting for their benefit and for the health, safety, and welfare of their residents, deem it to be in their mutual interests to coordinate the connection of Compton Avenue in the City to 879th Avenue in the Town.

NOW, THEREFORE, for and in consideration of the benefits, covenants, and agreements set forth in this Agreement, the Parties agree as follows:

1. City Obligations. The City shall:

   a. Direct construction traffic associated with development of the Oak Hill subdivision to not utilize 879th Avenue;

   b. Direct the developer of the Oak Hill subdivision, Creative Home Construction Investment, LLC, to install a paved trail on the north side of 879th Avenue from Compton Avenue to Bobwhite Street prior to final completion of the public improvements of the Oak Hill subdivision, with such trail being maintained by the City;

   c. Install a stop sign at the intersection of Compton Avenue and 879th Avenue westbound prior to Compton Avenue being opened for public use;

   d. Install stop signs and a right turn no stop sign at the intersection of 879th Avenue and Bobwhite Street prior to Compton Avenue being open for public use; and
e. Assume jurisdiction of the north half of the right-of-way of 879th Avenue from its connection with Compton Avenue to Bobwhite Street and take any additional actions necessary to effectuate such transfer of jurisdiction.

2. **Town Obligations.** The Town shall:
   
a. Transfer jurisdiction of the north half of the right-of-way of 879th Avenue from the connection with Compton Avenue to Bobwhite Street and take any additional actions necessary to effectuate such transfer of jurisdiction; and
   
b. Maintain and plow all of 879th Avenue notwithstanding the transfer of jurisdiction of the north half of the right-of-way of 879th Avenue.

3. **Term.** This Agreement shall be effective as of the Effective Date and terminate only upon a mutual agreement entered into by the Parties hereto.

4. **Amendments to Agreement.** This Agreement may be amended only in writing. This is the full and complete Agreement of the Parties. There are no oral understandings or agreements not set forth in writing herein.

5. **Severability.** Should any term, condition, or provision of this Agreement be decided by a court of competent jurisdiction to be illegal or in conflict with any law of the State of Wisconsin, or be otherwise rendered unenforceable or ineffectual, the validity of the remaining terms, conditions, and provisions shall not be affected thereby.

6. **Prohibition Against Assignment.** No Party may assign any right, claim, or interest it may have under this Agreement.

7. **Counterparts.** This Agreement may be executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same agreement.

[Signature Page Follows]
City of River Falls

By: ___________________________  Dated: ___________________________
Dan Toland, Mayor

Attest: ___________________________
Amy White, City Clerk

Town of River Falls

By: ___________________________  Dated: ___________________________
Diana Smith, Town Board Chair

Attest: ___________________________
Sarah Meyer, Town Clerk
MEMORANDUM

TO: Mayor and City Council

FROM: Keri Schreiner, Economic Development Manager

DATE: August 8, 2023

TITLE: Resolution Revoking the License Agreement for Property Located at 235 Highway 35 N.

RECOMMENDED ACTION
Approve the resolution to rescind and revoke, effective 90 days after notice, the License Agreement for driveway access for the property located at 235 Highway 35 N dated January 16, 2020 (Exhibit A).

BACKGROUND
On January 16, 2020, the City executed a License Agreement to provide Mark R. Bjerstedt access from Casey Street to a landlocked parcel. The parcel, located at 235 Highway 35 N, has been annexed into the City and is adjacent to the Sterling Ponds Corporate Park. The License Agreement permitted access using a 20-foot-wide strip of land across City owned Lot I in the Sterling Ponds Corporate Park for ingress to and egress from the landlocked property.

DISCUSSION
On July 25, 2023, the City Council approved the Development Agreement and Purchase Agreement with Sterling Ponds I, LLC for an approximately 108,000 sq/ft multi-tenant office and manufacturing building on Lots B and I in the Sterling Ponds Corporate Park. Sterling Ponds I, LLC will be combining Lots B and I and is planning to start construction this fall. Construction on these lots cannot start until the License Agreement for driveway access that runs on the southern boundary of the lot is rescinded and revoked. On July 25, 2023, the City Council also approved a First Right of Refusal (FRR) with Sterling Ponds I, LLC for Lot J in the Sterling Ponds Corporate Park. The FRR will expire on January 1, 2025.

CONCLUSION
Staff recommends the approval of the resolution to authorize the City Administrator to rescind and revoke, effective 90 days after notice, the License Agreement for driveway access for the property located at 235 Highway 35 N dated January 16, 2020.
RESOLUTION NO.

RESOLUTION APPROVING REVOKING THE LICENSE AGREEMENT FOR
PROPERTY LOCATED AT 235 HIGHWAY 35 N

WHEREAS, the City of River Falls (“Grantor”) executed a License Agreement dated January 16, 2020, to provide Mark R. Bjerstedt (“Grantee”) access from Casey Street to a landlocked parcel located at 235 Hwy 35 N. (PIN: 276-1150-03-000), which is annexed to the City and adjacent to the Sterling Ponds Corporate Park; and

WHEREAS, the License Agreement grants a revocable license, “subject to revocation upon action to that effect taken by Grantor’s Common Council, and such revocation shall be effective upon 90 days' written notice to Grantee”; and

WHEREAS, the License Agreement permitted access using a 20-foot-wide strip of land across City owned Lot I in the Sterling Ponds Corporate Park for ingress to and egress from the landlocked property; and

WHEREAS, the City has offered Lot I to Sterling Ponds I, LLC as part of a 108,000 sq/ft multi-tenant office and manufacturing development; and

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of River Falls, that the above-referenced License Agreement is hereby rescinded and revoked, effective 90 days after notice to Mark R. Bjerstedt; and

BE IT FURTHER RESOLVED that the City Administrator is hereby authorized to execute and record any agreements or other documents needed to release the License Agreement.

Dated this 8th day of August, 2023.

______________________________
Dan Toland, Mayor

ATTEST:

______________________________
Amy White, City Clerk
LICENSE AGREEMENT

THIS LICENSE AGREEMENT (this "Agreement") is entered into effective as of the 16th day of January, 2020 (the "Effective Date"); by and between the CITY OF RIVER FALLS, a Wisconsin municipal corporation ("Grantor"), and MARK R. BJERSTEDT ("Grantee"); a resident of the City, who owns the landlocked property located at 235 Highway 35N. Grantor and Grantee may be referred to herein as a "Party," or collectively as the "Parties."

RECITALS:

WHEREAS, Grantor is the owner of a certain parcel of real property located in the Sterling Ponds Corporate Park, City of River Falls, St. Croix County, Wisconsin, more particularly described as Concept Lot I, as depicted on Exhibit A, attached hereto and incorporated by reference (the "City Property"); and

WHEREAS, Grantee is the owner of a certain landlocked parcel of real property located at 235 Highway 35N (PIN: 276-1150-03-00), adjacent to the Sterling Ponds Corporate Park, in the City of River Falls, St. Croix County, as more particularly depicted on Exhibit A attached hereto and incorporated herein by reference (the "Landlocked Property"); and

WHEREAS, Grantee has requested permission to use a portion of the City Property for ingress to and egress from the Landlocked Property.

NOW, THEREFORE, in consideration of the foregoing recitals and the terms and conditions contained in this Agreement, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

1. Grant of License. Grantor hereby grants to Grantee a nonexclusive, revocable license to use a 20-foot wide strip of land adjacent to the Southern boundary of the City Property, as more particularly depicted on Exhibit A, for ingress and egress from the Landlocked Property (the "Licensed Area"). Notwithstanding this grant of license, Grantor shall maintain access to and control over the Licensed Area at all times during the term of this Agreement.

2. Indefinite Term. This Agreement grants a revocable license. The license shall be effective upon the latter to occur of: (a) the Effective Date first written above; or (b) final approval of this Agreement by Grantor’s Common Council, and shall remain in force and effect until revoked by Grantor. The License shall be subject to revocation upon action to that effect taken by Grantor’s Common Council, and such revocation shall be effective upon 90 days’ written notice to Grantee.

3. Use of Licensed Area. Grantee may use the Licensed Area only for ingress to and egress from the Landlocked Property, for the following purposes:

3.1 Vehicular and Pedestrian Access. Ingress and egress to provide Grantee and its agents, employees, guests, licensees, and invitees vehicular and pedestrian access across the Licensed Area to and from the Landlocked Property;

3.2 Emergency Access. Emergency access by the local fire department or any other emergency services.
4. **No Parking or Storage.** Grantee shall not make any improvements to the Licensed Area without prior written approval from Grantor. Grantee shall not park or store vehicles or other personal property in the Licensed Area.

5. **Use of License Further Restricted.** Use of the Licensed Area shall be restricted to ingress and egress associated with use of the Landlocked Property for open space, personal, or agricultural purposes only. Should Grantee seek to convert or expand the use of the Landlocked Property for any other purpose, prior consent of the Grantor shall be required for any expanded use of the Licensed Area, including, but not limited to, the extension of utility services.

6. **No Creation of Right to Possession.** Grantee acknowledges that this Agreement constitutes a revocable license, that this Agreement does not create a lease nor any right to exclusive possession of the Licensed Area, nor does it create any estate or ownership interest in the Licensed Area.

7. **Access.** At any time during Term, Grantor, or its duly authorized agents, may enter the Licensed Area for any reason that Grantor, in its sole discretion, deems necessary.

8. **Notices.** Any notices required to be made by either Party to the other shall be given (a) by personal delivery to the designated representative of the other Party, which shall be deemed given upon such personal delivery; or (b) by mail, via the U.S. Postal Service (USPS), which shall be deemed given two (2) business days after delivery to USPS, postage prepaid for delivery. Any such notice shall be addressed as follows:

   If to Grantor:       City of River Falls  
                        Attn: City Administrator  
                        222 Lewis Street, Suite 207  
                        River Falls, WI 54022

   If to Grantee:       Mark R. Bjerstedt  
                        1524 60th Ave.  
                        Roberts, WI 54023

Either party may change its representative or address by providing the other party with written notice thereof, which new address will be effective ten (10) days after notice is given by one of the methods set forth above.

9. **Miscellaneous Provisions.**

9.1 **Entire Agreement.** This Agreement contains the full and complete understanding and agreement of the parties hereto, whether oral or written, with respect to the subject matter hereof, and supersedes any previous agreements between the parties with respect to the subject matter hereof.

9.2 **Modification.** This Agreement may not be modified or amended except in a writing signed by each of the parties hereto.
9.3 Governing Law. This Agreement shall be governed by and be construed and shall take effect in all respects in accordance with the laws of the State of Wisconsin.

9.4 Severability. If any provision of this Agreement is, for any reason, determined to be unenforceable or invalid by any court of competent jurisdiction, such decision shall not affect the enforceability or validity of any other provision of this Agreement or any portion thereof.

9.5 Rules of Interpretation. The language used in this Agreement shall be deemed to be the language chosen by the Parties to express their mutual intent, and no rule of strict construction against either Party shall apply to any term or condition hereof.

9.6 Headings. Captions and headings used in this Agreement are for convenience only and are not a part of this Agreement and shall not be used in construing it.

9.7 Counterparts. This Agreement may be executed in multiple counterparts, any one of which will be deemed an original, but all of which will constitute one and the same instrument.

[Signature Page Follows.]
IN WITNESS WHEREOF, the Parties have executed this Agreement, as of the Effective Date.

GRANTOR:
CITY OF RIVER FALLS
By: Scot Simpson, City Administrator

ATTEST:
By: Amy White, City Clerk

GRANTEE:
Mark R. Bjerstedt
INTRODUCTION
Staff is presenting the finalized 2024-2028 Capital Improvement Plan (CIP) for review and approval by the City Council. The complete plan documents can be found [here](#). The CIP contains projects that are either in development now or planned to be implemented within the next five years. Projects included in the CIP are subject to the City’s purchasing policy and could be changed by Council direction, availability of funding, and staff workload.

BACKGROUND
The five-year Capital Improvement Plan is currently updated biennially and coincides with the start of staff development of the City’s five-year Fiscal Plan. On June 27, 2023, staff presented Council with the draft CIP. The draft CIP included projects recommended by department managers and supported by the City Administrator as relevant to the City’s ongoing operations.

DISCUSSION
The CIP is integrated with the City’s five-year Fiscal Plan and is prepared in coordination with approved financial policies. Although not achievable every year, the City has a goal to allocate five percent of the annual property tax levy to cash financing capital projects. Such projects keep the City’s facilities, parks, and streets in good condition.

Eight percent of the annual property tax levy will go toward cash financing capital projects in 2024 and four percent of the levy is planned for this in 2025. The City continues to leverage American Rescue Plan Act dollars in accordance with the Council spending plan approved in March 2022. Thus, the CIP allocates more levy for capital projects in 2024 than the Fiscal Plan contemplates. The rest of the CIP plans for less than five percent of the property tax levy to cash finance capital projects.

Major projects such as infrastructure development in Mann Valley, the Biosolids facility, the fire station remodel and expansion, and Kinni Corridor implementation will have a significant impact on the City’s long-term financing and budgeting. Therefore, the process of implementing comprehensive and cohesive set of financial policies and plans that align with Council priorities and initiatives is necessary.
Policy
The City will develop a five-year capital improvement plan, which will be reviewed and updated at least biennially. Property tax levies and debt service requirement associated with capital projects will be included in the City’s proposed budget and financial projections.

Operating Expenditures as a Percentage of Total Expenditures Policy Statement
The City wishes to maintain its infrastructure by balancing its capital costs with its operating costs. The City will set a goal of five percent of its levy toward capital improvements.

Implementation
The City will estimate its annual budget for operating expenditures, including proposed increases and recommend that the property tax levy for capital outlay be equal to at least five percent of the total levy. This ratio will be computed using a three-year rolling average of the prior year actual expenditures, a current year budgeted and the future year as projected.

The CIP proposes infrastructure, facilities, economic development, vehicles, equipment, and other capital projects with a total cost of $80,041,143 over the next five years. Approximately 28 percent of the Plan is funded by user-based fees such as electric, water, sewer, and stormwater fees. Approximately 25 percent is planned to be financed with levy-funded debt. Grants are needed for approximately 14 percent of the CIP. The planned tax levy needed to cash finance capital projects over all five years of the Plan is roughly two percent of the total financing sources.
Notable Project Requests

Facilities
An effort toward updates and enhancements to City buildings has been included in the proposed CIP. The Plan includes a fire station remodel and expansion, solar panels on City Hall, roof replacement at the Police Department, and HVAC improvements to the Public Works Building.

Parks
The CIP includes replacements of playground equipment, a new park shelter at DeSanctis Park, construction of the Jersey Ridge Trail, and land acquisition for a future regional park.

Economic Development
Infrastructure development needed for Mann Valley Corporate Park will continue in the 2024-2028 CIP. The CIP also includes implementation of the Kinni Corridor project. This project is planned to start with dam removals and then river restoration and downtown stormwater rehabilitation. Future corridor development is planned to include trail extensions, riverwalks, river access points, birding facilities, canoe/kayak storage, park shelters, and other amenities.

Utilities
Construction of a new well #7 is included in the CIP, which would serve future development. Also included are electric vehicle charging stations for the public. The Utilities Department continues to transition water meters to advanced metering infrastructure (AMI) and funding is included for this ongoing process.

Transportation Projects
Significant transportation projects planned in the CIP include the reconstruction of South Wasson from Cascade to Cemetery Road, reconstruction of Main Street from Division Street to Vine Street, and Locust Street extension from Grove Street to Apollo Road.

Vehicle Replacement Plan
Notable replacement projects in the 2024-2028 Vehicle Replacement Plan include:
- Tymco Street Sweeper $260,000 (2025)
Memorandum to Mayor and City Council  
August 8, 2023  
Page 4

- Snowplow Truck $300,000 (2025)
- Freightliner Tender $425,000 (2025)
- Freightliner Bucket/Digger $425,000 (2025)
- Tandem Axle Hook Truck $310,000 (2027)
- Replacement of five PD patrol vehicles $304,284 (2025-2028)

General Obligation Debt
Large capital projects, as well as certain vehicle and equipment replacement projects, are proposed to be funded with long-term debt. The CIP as presented will increase the City’s General Obligation debt by $20,349,320 over the next five years. Borrowing for the Biosolids facility will occur in 2023 because the work will begin prior to the end of the year. Approximately $9.75 million in existing General Obligation debt will be retired during this same period. General obligation debt funds 21 percent of the proposed capital expenditures in the Plan.
Facilities represent the largest share of planned General Obligation borrowing. The Biosolids Facility and fire station projects account for $16.1 million of the planned $20.3 million in G.O. borrowing. Transportation improvement projects represent approximately $2.0 million in G.O. borrowing, with several of the projects extending outside of the current CIP and into 2029. Additional borrowing for the projects beyond 2028 is anticipated.

### General Obligation Borrowing by Project and Year

<table>
<thead>
<tr>
<th>Project</th>
<th>Year</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Biosolids Facility</td>
<td>2024*</td>
<td>$8,500,000</td>
</tr>
<tr>
<td>Fire Station</td>
<td>2024; 2026-2027</td>
<td>7,600,000</td>
</tr>
<tr>
<td>Police Roof</td>
<td>2025</td>
<td>410,000</td>
</tr>
<tr>
<td>Snowplow Truck</td>
<td>2025</td>
<td>300,000</td>
</tr>
<tr>
<td>Tymco Street Sweeper</td>
<td>2025</td>
<td>260,000</td>
</tr>
<tr>
<td>Library HVAC</td>
<td>2025</td>
<td>30,000</td>
</tr>
<tr>
<td>Extend Locust Street</td>
<td>2026</td>
<td>218,000</td>
</tr>
<tr>
<td>Library AC &amp; Controller</td>
<td>2026</td>
<td>44,000</td>
</tr>
<tr>
<td>Hook Truck &amp; Attachment</td>
<td>2027</td>
<td>310,000</td>
</tr>
<tr>
<td>Main Street Reconstruct</td>
<td>2027-2028+</td>
<td>1,122,000</td>
</tr>
<tr>
<td>Kinni Corridor Amenities</td>
<td>2027-2028+</td>
<td>889,000</td>
</tr>
<tr>
<td>East Division Reconstruct</td>
<td>2027-2028+</td>
<td>571,320</td>
</tr>
<tr>
<td>S. Main Street Reconstruct</td>
<td>2027-2028+</td>
<td>95,000</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td><strong>$20,349,320</strong></td>
</tr>
</tbody>
</table>

*Borrowing in 2023, but majority of project to be completed in 2024.*

### Revenue Debt

The City also utilizes revenue borrowing for its utilities. When revenue bonds are issued, the debt is secured by the revenue source rather than the community’s tax base as is the case with General Obligation bonds. Total General Obligation indebtedness, the financial strength of the utilities, and current interest rates are considered when determining the type of debt the City will issue. The CIP includes approximately $8.5 million in revenue borrowing.

![2024-2028 Total Revenue Borrowing Chart](chart.png)
The Electric Utility’s anticipated share of the planned revenue borrowing is $7,500,000, or 87.8 percent of the total. A significant portion of the planned borrowing relates to the Mann Valley Corporate Park and depends on the type of development that occurs in the corporate park. If a new development occurs that does not consume a lot of electricity, the projects may not move forward in the timeframe contemplated in the CIP. The rest of the planned revenue borrowing is for a new well in anticipation of serving water to future growth in the community.

### Revenue Borrowing by Project and Year

<table>
<thead>
<tr>
<th>Project</th>
<th>Utility</th>
<th>Year</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>County Road MM Feeder Phase 2</td>
<td>Electric</td>
<td>2024</td>
<td>$500,000</td>
</tr>
<tr>
<td>North Substation Transformer (design)</td>
<td>Electric</td>
<td>2024</td>
<td>500,000</td>
</tr>
<tr>
<td>Mann Valley Corporate Park*</td>
<td>Electric</td>
<td>2027</td>
<td>4,000,000</td>
</tr>
<tr>
<td>North Substation Transformer</td>
<td>Electric</td>
<td>2028</td>
<td>2,500,000</td>
</tr>
<tr>
<td>New Well #7</td>
<td>Water</td>
<td>2028</td>
<td>1,039,710</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td></td>
<td><strong>$8,539,710</strong></td>
</tr>
</tbody>
</table>

*This project is only needed if development in Mann Valley requires additional electric capacity.*

### Grants and Donations

Grant- and donation-funded projects form a significant portion of the CIP, accounting for $15.2 million of total project costs, or approximately 19 percent of the total Plan. If the City is unable to secure funding for these projects, the projects will either be put on hold or Council will be asked to re-prioritize the Plan. Capital projects planned for grant- and donation-financing include transportation, community development, parks, and public safety projects.

### Select Projects Financed with Grants and Donations

<table>
<thead>
<tr>
<th>Project</th>
<th>Year</th>
<th>Amount of Funding</th>
</tr>
</thead>
<tbody>
<tr>
<td>S. Wasson Lane Reconstruct</td>
<td>2024</td>
<td>$3,390,500</td>
</tr>
<tr>
<td>Kinni Corridor Implementation</td>
<td>2026; 2028</td>
<td>2,800,000</td>
</tr>
<tr>
<td>Library Study Implementation</td>
<td>2025-2028</td>
<td>2,623,400</td>
</tr>
<tr>
<td>Fire Station</td>
<td>2026</td>
<td>1,400,000</td>
</tr>
<tr>
<td>DeSanctis Park Shelter</td>
<td>2028</td>
<td>1,275,000</td>
</tr>
<tr>
<td>Fire: Portable Radios</td>
<td>2024</td>
<td>611,073</td>
</tr>
<tr>
<td>Regional Park Acquisition</td>
<td>2025</td>
<td>500,000</td>
</tr>
<tr>
<td>Fire Department Tender</td>
<td>2025</td>
<td>403,750</td>
</tr>
</tbody>
</table>

### Projects of Note Excluded from the Proposed Plan

Due to limited funding, the following projects are not included in this five-year CIP:

- Hoffman Park Master Plan implementation.
  - Parking lots, new pavilion, softball field improvements, and new entrance road.
- Glen Park Master Plan implementation (Phase 2).
  - Pool, ice rink, east shelter/warming house, and kayak launch.
- Public Works building expansion/renovation.
  - Excludes both design and construction.
- Additional dog park(s).
- Downtown Master Plan implementation.
  - Other than Main Street reconstruction.
- Downtown alley upgrades.
FISCAL IMPACT
The 2024-2028 Capital Improvement Plan totals $80,041,143. During CIP development, staff anticipate and discuss ongoing fiscal impacts from operating costs associated with new capital projects. Such fiscal impacts are included in the City’s five-year Fiscal Plan, which is updated and monitored regularly to foster financial sustainability.

<table>
<thead>
<tr>
<th>Funding Source Summary</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Borrowing (Levy)</td>
<td>$20,349,320</td>
</tr>
<tr>
<td>Grant Revenues</td>
<td>11,624,828</td>
</tr>
<tr>
<td>Other/Misc. Funds</td>
<td>9,188,099</td>
</tr>
<tr>
<td>TIDs</td>
<td>10,067,510</td>
</tr>
<tr>
<td>Borrowing (Revenue)</td>
<td>8,539,710</td>
</tr>
<tr>
<td>Electric Utility Funds</td>
<td>7,986,700</td>
</tr>
<tr>
<td>Donations</td>
<td>3,607,785</td>
</tr>
<tr>
<td>Water Utility Funds</td>
<td>3,209,372</td>
</tr>
<tr>
<td>Sewer Utility Funds</td>
<td>2,166,450</td>
</tr>
<tr>
<td>Tax Levy</td>
<td>1,416,034</td>
</tr>
<tr>
<td>Capital Costs Contributions</td>
<td>1,000,900</td>
</tr>
<tr>
<td>Internal Service Funds</td>
<td>445,000</td>
</tr>
<tr>
<td>Stormwater Utility Funds</td>
<td>377,435</td>
</tr>
<tr>
<td>Impact Fees</td>
<td>62,000</td>
</tr>
<tr>
<td><strong>TOTALS</strong></td>
<td><strong>$80,041,143</strong></td>
</tr>
</tbody>
</table>

CONCLUSION
The final 2024-2028 Capital Improvement Plan (CIP) is presented for review and approval by the City Council via resolution. Planned expenses for 2024 will be budgeted for and appropriated as part of the 2024 Budget in November. Planned expenses for 2025 and beyond may change in future years as circumstances require.

Staff appreciate the City Council’s sound fiscal stewardship and this CIP supports financial sustainability. The Plan also includes the investments needed for a rapidly growing community.
RESOLUTION NO.

RESOLUTION APPROVING 2024-2028
CAPITAL IMPROVEMENT PLAN

WHEREAS, the City desires to formalize the planned capital expenditures for the next five years; and

WHEREAS, a five-year plan has been developed to include those projects that are important to the growth and maintenance of infrastructure in the City; and

WHEREAS, input has been received from Mayor and Council members, staff and other boards and commissions; and

WHEREAS, the Council has reviewed the Capital Improvement Plan;

NOW, THEREFORE, BE IT RESOLVED that the Common Council of the City of River Falls hereby approves the 2024-2028 Capital Improvement Plan as a guide for future planning.

Dated this 8th day of August, 2023.

________________________________________
Dan Toland, Mayor

ATTEST:

_____________________________________
Amy White, City Clerk
MEMORANDUM

TO: Mayor Toland and City Council Members

FROM: Josh Solinger, Finance Director/Treasurer

DATE: August 8, 2023

TITLE: Resolution Providing for the Sale of Approximately $5,030,000 Water System Revenue Bond Anticipation Note

RECOMMENDED ACTION
Adopt the required resolutions providing for the sale of approximately $5,030,000 in a Water System Revenue Bond Anticipation Note (“Anticipation Note”). The Anticipation Note will be for the water infrastructure component of Mann Valley Corporate Park development.

The schedule for the approval and issuance of the Anticipation Note is as follows:
- August 8 – Initial approval by the City Council.
- September 12 – Bids received and final City Council approval.
- September 28 – Closings.

BACKGROUND
Water Utility portion of Mann Valley Corporate Park - $5,030,000
On May 23, 2023, the City Council adopted Resolution 6788 accepting a construction bid for Mann Valley Corporate Park from Haas Sons, Inc. At the same meeting, Resolution 6789 was adopted awarding a contract to Short Elliot Hendrickson, Inc. for construction administration services.

Debt financing will be used for the corporate park development. Initial resolutions to conduct General Obligation borrowing for the street, stormwater, electric, and sewer portions of the project were approved at the July 25th Council meeting.

Financing for the Water Utility’s portion of the project was originally contemplated as 20-year Water System Revenue Bonds. However, upon further review and discussion between staff and the City’s financial advisor (Ehlers), an Anticipation Note is being recommended.

DISCUSSION
An Anticipation Note provides interim financing for the Water Utility that is intended to allow time for development in the corporate park to occur. Tax Increment District 19 (“TID 19”) was created to provide long-term financing for the corporate park development. As development in TID 19 occurs, tax increment revenue will be used to cover future debt service costs.
The Water Utility will be required to make debt service payments on the Anticipation Note until revenue from future development becomes available. Such debt service payments by the Water Utility will be treated as interfund loans from the Water Utility to TID 19. The TID will make the Water Utility whole for these payments, plus interest, in the future, in addition to assuming future debt service costs on behalf of the Utility.

FINANCIAL CONSIDERATIONS
The Anticipation Note will have a balloon payment due in 2028. The Note will be offered for sale to local and regional banks. Bank financing is expected to provide greater prepayment flexibility and lower the costs of issuance. A future refinancing could be done as a longer-term Water Utility borrowing or Tax Increment Financing Revenue borrowing, depending on the status of development in Mann Valley and future borrowing needs for TID 19 and the Water Utility.

CONCLUSION
The City requires debt financing for Council-approved construction and construction administration services in Mann Valley Corporate Park. Staff recommend proceeding with a Water System Revenue Bond Anticipation Note for the Water Utility portion of the project. The Anticipation Note will allow for a future, long-term refinancing of the debt at a time and in a manner most advantageous to the City as development in TID 19 occurs.
Resolution No.

RESOLUTION PROVIDING FOR THE SALE OF AN APPROXIMATELY $5,030,000 WATER SYSTEM REVENUE BOND ANTICIPATION NOTE

WHEREAS the City of River Falls, Pierce and St. Croix Counties, Wisconsin (the "City") is presently in need of approximately $5,030,000 for public purposes, including paying the cost of certain additions, improvements and extensions to the Water System associated with the Mann Valley Industrial Park (collectively, the "Project"); and

WHEREAS it is desirable to borrow said funds through the issuance of a revenue bond anticipation note pursuant to Chapter 66, Wisconsin Statutes.

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

Section 1. Issuance of the Note. The City shall issue its Water System Revenue Bond Anticipation Note in the approximate amount of $5,030,000 (the "Note") for the purpose above specified.

Section 2. Sale of the Note. The Common Council hereby authorizes and directs that the Note be offered for sale. At a subsequent meeting, the Common Council shall consider such bids for the Note as may have been received and take action thereon.

Section 3. Materials for Sale. The City Clerk (in consultation with Ehlers & Associates, Inc. ("Ehlers")) be and hereby is directed to prepare all materials as the City Clerk and Ehlers deem necessary to provide information to potential bidders of the Note as determined by the City Clerk and to disseminate such materials to potential bidders.

Section 4. Official Statement. The City Clerk (in consultation with Ehlers) may cause an Official Statement to be prepared and distributed. If prepared, the appropriate City officials shall determine when the Official Statement is final for purposes of Securities and Exchange Commission Rule 15c2-12 and shall certify said Official Statement, such certification to constitute full authorization of such Official Statement under this resolution.

Section 5. Reimbursement. The Common Council hereby officially declares its intent pursuant to Treasury Regulation Section 1.150-2 to reimburse any expenditures made in connection with the Project prior to the issuance of the Note with the proceeds of the Note in an amount not to exceed $5,030,000.

Adopted, approved and recorded August 8, 2023.

__________________________________________
Danial H. Toland, Mayor

ATTEST:

__________________________________________
Amy White, City Clerk

(SEAL)
Administrator’s Report

August 8, 5 p.m. – Joint Meeting with the River Falls Board of Education and City Council
August 8, 6:30 p.m. – City Council Meeting
August 15, 6-8 p.m. – USACE Kinni Corridor Aquatic Ecosystem Study Open House at Library
August 17, 4-6 p.m. - 2023 Customer Appreciation Event
August 22, 6:30 p.m. – City Council Meeting
August 24, 6-7:30 p.m. - Cookout Conversations, DeSanctis Park
August 28, 1 p.m. - Weather Warning Siren Test
September 4 – City Offices closed for Labor Day

EVENTS

Tuesday, August 15, 6-8 p.m. – USACE Open House
On August 15, 6-8 p.m., the U.S. Army Corps of Engineers (USACE) will be hosting an open house in the lower-level community room at the public library.

This will be similar to past open house layouts, with various boards and USACE and City staff at each board to speak to residents. Information areas may include timeline of the study, scope of the environmental study, recreation, environmental restoration, dam removal, and stream restoration. The Corps will have comment cards for community feedback.

Thursday, August 17, 4-6 p.m. – 2023 Customer Appreciation Event
Join us for our 2023 Customer Appreciation Event: The Great River Falls Picnic!

City staff are perfecting their grilling technique, the Tommy Bentz Band is fine-tuning its setlist, and the Mayor is practicing his underhand bean bag toss. That's right – it's nearly time for the annual Customer Appreciation Event, hosted by the City of River Falls and River Falls Municipal Utilities!

Join City Council members, staff, and board, commission, and committee members at City Hall Plaza on Thursday, Aug. 17, from 4-6 p.m., for this year's celebration: The Great River Falls Picnic!

The event is free and all are welcome. Stop by for:

- Brats, Beyond Burgers, corn on the cob, watermelon, root beer, and ice cream
- Live music from Tommy Bentz Band
- Yard games
- Bounce house
- Touch-a-truck
- And more!

Thursday, August 24, 6-7:30 p.m. – Cookout Conversations at DeSanctis Park
Mark your calendar! Mayor Dan Toland and River Falls City Council members will host Cookout Conversations on August 24! Enjoy a free meal, celebrate our neighborhood parks, meet new people, and get to know your City Council.

New in 2023: outdoor activities and crafts for all ages! From giant tic tac toe and cornhole to lawn bowling and coloring, this year's Cookout Conversations will bring an even bigger dose of fun. Bring the whole family or a group of friends. All are welcome!
**PROJECT**

**City of River Falls to Pilot Intersection Improvements at Main Street and Division Street**

During the first week of August, the City of River Falls will install new high visibility striping and bollards, or tall plastic barriers, at the intersection of Main Street and Division Street. The additions are part of a temporary demonstration project to pilot traffic calming measures aimed at improving pedestrian and cyclist safety.

The project, which is being funded by a $10,000 AARP Community Challenge Grant, also includes enhanced accessibility crosswalk push buttons, a “no right on red” for vehicles turning from westbound Division Street onto southbound Main Street, and a public art piece.

AARP awarded the Community Challenge Grant to the City, one of 310 organizations nationwide, on June 28. The AARP Community Challenge provides small grants to fund quick-action projects that can help communities become more livable for people of all ages.

The project at Main Street and Division Street is the first to be implemented as a result of the City’s Bike & Pedestrian Plan, which the City Council unanimously adopted on March 28, 2023. The Bike & Pedestrian Plan was one of three City planning documents updated as part of Focus River Falls, an eighteen-month effort that also included updating the City’s Comprehensive Plan and Outdoor Recreation Plan.

Through community engagement activities during the development of the plan, residents identified the intersection as an area of significant safety concern. Many expressed that drivers travel through the right turn lane too quickly when making a right on red and don’t notice pedestrians and cyclists.

The new bollards will block off a section of the current righthand turn lane, shifting it further west. The change will make the right turn sharper for vehicles, which has been shown to influence drivers to turn more slowly and cautiously. The bollards will also be used to create an area between the sidewalk and island that will become a protected bike lane, allowing cyclists to turn right onto Main Street more safely. A green bike lane will also be painted across Main Street to notify drivers that cyclists may be crossing.

The lane shift and placement of bollards will decrease the area of pedestrian-vehicle interaction. Pedestrians will be able to leave the sidewalk, cross the bike lane, and wait on the protected island before crossing in front of vehicles. Staff expect that the enhanced protected area will improve both safety and accessibility for pedestrians that need more time to cross the street.

Because the improvements are considered a demonstration project, they will be in effect for a limited time, allowing staff to test their effectiveness before committing to permanent changes. In the fall, the City will invite public input on the project to determine which changes, if any, it will adopt as long-term solutions.

In addition to the safety and accessibility improvements, the grant also includes funds for a public art installation at the project site. The City will collaborate with UWRF art students to design a painted art piece on surface of the road within the pedestrian waiting area. All community members will be invited to help paint the design at an upcoming City event, “Paint the Pavement,” later in August.

**LIBRARY**

**August 9, 6-7 p.m. – Cellist Alex Chambers-Ozasky**

Enjoy a cello performance in the library main level with Alex Chambers-Ozasky. Sit up close or relax in a corner with a book. Alex is the assistant principal cellist of the La Crosse Symphony Orchestra and an associate member with the Civic Orchestra of Chicago.

**Friday, August 18, 1-6 p.m. - Ancestry Search**

Wondering how to start your ancestry search? Registration for a 20 minute Ask an Expert: ancestry search consult appointment is now open for the August 18 event.
**COMMUNITY DEVELOPMENT**

**Development Review/Current Planning**
- Currently working with developers that plan to submit over the next few months
- Fielded questions and review of ETJ potential projects
- Council approved an ordinance amendment to the sign code related to digital/electronic signage which is intended to modernize the code and reflect current technology and use of electronic signs.
- Plan Commission reviewed a proposed new Corporate Park Zoning District at their meeting on July 6th. The new zoning district is intended to be applied to the Mann Valley Corporate Park area. The ordinance will have a first reading at Council on July 25, 2023 and second reading and disposition on August 8, 2023
- Staff is working with the Town of River Falls on an Intergovernmental Agreement to address traffic and pedestrian safety on 879th Avenue.
- The Town of River Falls has recommended approval of a Conditional Use Permit for an anaerobic digester at W10322 Hwy 29; the proposal requires a Special Use Permit in the Extraterritorial Zoning Area. It is anticipated that the ETZ Committee will meet later in August or in September to review the application.

**Historic Preservation Commission**
- HPC and Park Board organized a celebration of Glen Park’s 125th Anniversary on July 19th with cake and activities at Glen Park Pavilion.
- A new Glen Park interpretive sign was installed in May and officially unveiled at the 125th Anniversary celebration. This sign illuminates the history of the park and will replace the wood Cascade Mill Sign.
- HPC worked on a display of stories and artifacts for the lower level display areas at the River Falls Library to celebrate the 100th Anniversary of the River Falls Public Library system.
- HPC and Park Board are working to incorporate historic images inside and outside Glover School House.
- HPC was awarded a $12,000 reimbursable Certified Local Government grant from the WI Historical Society to hire a consultant who will put together a nomination proposal for two potentially eligible private properties to the National Register of Historic Places. Work is underway on that process.
- The UniverCity Alliance partnership between the City and UW Madison will enable a PHD student to help research the early history of River Falls.

**BID Board**
- Updated the BID Board website.
- Became the City’s designated Downtown Reinvestment Committee and approved the first Regional Business Fund Façade Loan in River Falls.

**Mapping**
- Map of available sites for development; Click here for map
- Map of active development projects map; Click here for map

**Projects**
- Focus River Falls – staff is shifting focus to implementation of the three Focus River Falls Plans by identifying policy priorities and beginning work on grant applications to help fund key initiatives.
- The City Won an AARP grant to begin implementing Bike and Ped recommended demonstration improvements at the intersection of Division and Main St.
- Staff has applied for State and Federal Grants that would provide a 50% to 80% match for the future Mann Valley Recreation Trail.

**Economic Development**
- Treasurer duties for the RFEDC and Innovation Center Management Committee (Schreiner)
- Secretary duties for the RFEDC (Burns)
- Sent two RFIs
- Continue Mann Valley project management

**Building and Inspections/Code Enforcement**

- 122 S. Main St, Swinging Bridge Brewery – A final inspection was completed and occupancy granted
- 445 W. Johnson St, Turning Point Shelter - foundation inspections for addition
- 507 Highland Dr, Eurofin Biodiagnostic – Final inspection for greenhouse

**Engineering**

- Internal Consulting Projects
  - Powell Avenue Bridge Rehabilitation – Bids were opened on May 9. Larson Construction was awarded the contract and has a tentative start date of August 15.
  - S. Wasson Lane Reconstruction (Strand) design is ongoing.
  - The Wastewater Utilities Biosolids Design Contract (Strand) is ongoing. 60% design plans were received and are under review. 90% Plans are expected in August.
  - Water & Sewer Service Area Plan Updates (Strand) – Models are being updated to guide future utility maintenance and improvements. Draft reports expected in July, and final in August.
  - 2023 Public Works project was awarded to Monarch Paving Company, project includes milling and overlaying portions of State Street, West Johnson Street, and Commerce Court and repaving the DeSanctis Park Trails. Work anticipated to start in August.
  - 2023-2024 Sanitary Manhole rehabilitation project bid was awarded to Hydro-Klean, LLC. Several manholes will be repaired throughout the City, approximately 12 in 2023 and 20 in 2024. Anticipated to start work in late August.
  - 2023 Chip Seal work anticipated to start the first week of August, with sweeping and fog sealing the next week. Work planned for Powell Ave from the bridge west to Radio Rd, State and Vine SW of Main and Cascade, West Division from Winter to Bobwhite, and the 3 Washington St. Cul-de-sacs.

- Development review assistance for the following sites:
  - The Current (South of Paulson Road, West of Thompson Heights): SIP review completed.
  - Red’s Place: Staff commented on preliminary concept December 2022. Development layout is contingent upon Wisconsin DOT controlling access points to the proposed development.
  - CVTC: Under construction.
  - Thompson Storage: Site plans and water main extensions are approved, construction is anticipated to commence in late July 2023.
  - Scooter’s Coffee plans are approved. They are still working on DSPS approval.

- Stormwater
  - Erosion control inspections are ongoing.
  - Application for Wisconsin DNR non-point source stormwater management planning grant. Draft awards include a grant for River Falls. Final awards late 2023 and funding available in 2024.
  - Application prepared and submitted for FEMA “Building Resilient Communities” (BRIC) flood study grant. Grant awards expected in July 2023 and final awards in late 2023 for 2024 funding.
  - Adopt-a-Pond program is being re-energized, with an updated website and 11 ponds confirmed as adopted so far.

- Public Construction Projects
  - North Interceptor Sewer: City expects completion of minor restoration items and to close out the project soon.
  - North Water Tower – Watermain, foundation, and fabrication are complete. Tower coating is well under way and expected to be completed in August 2023.
  - North Utility Loop: Total Excavating has installation approximately 50% of the water and sewer.

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**Permits (July 1-25)**

<table>
<thead>
<tr>
<th>Type</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building Permits</td>
<td>21</td>
</tr>
<tr>
<td>New Home Permits</td>
<td>4</td>
</tr>
<tr>
<td>Fence Permits</td>
<td>2</td>
</tr>
<tr>
<td>Sign Permits</td>
<td>1</td>
</tr>
</tbody>
</table>
Mann Valley Corporate Park: Council authorized a resolution accepting the low bid from Hass Sons, Inc. Construction is anticipated to start in September 2023.

Powell Avenue Bridge: The Wisconsin DOT awarded the project to Larsen Construction. Larsen plans to begin construction on August 15.

- **Subdivisions**
  - Highview Meadows 7th Addition: Public construction is nearing completion pending second lift of asphalt placement.
  - Thompson Heights (Subdivision South of Paulson Road): The majority of the utility installation is complete. Curb installation complete. Hoping to pave asphalt road base in August 2023.
  - Oak Hill (Maple St. and Apollo Rd). Clearing and grubbing complete, utility installation anticipated to start early August.

- **Private Development Projects**
  - BOH Electronics (Whitetail Blvd): Final grading complete, needs stabilization and a final walkthrough.
  - Eurofins (Highland Dr): Greenhouse constructed, utilities and grading needed, ~30% complete.
  - Dawes Place Phase II: Majority of water and sewer installed, several building permits issued, and roadway has curb and the asphalt base layer. Additional storm sewer and grading needed.
  - The Sycamore: Construction is very near completion, staff completed a walk through of public improvements and only a few punch-list items remain.
  - Wasson Townhomes: Public improvements are completed, asphalt is complete, grading is complete and re-vegetation is progressing well. Waiting on as-built plans.
  - Lake George Lofts: has completed the underground work and the building work is progressing well, ~80% complete.
  - Renaissance Academy: Utility work is complete. Construction is ongoing.
  - The Uplands (Paulson Road Apartments): clearing and grubbing complete, grading has starting. Expecting construction to pick back up in August.
  - Southpointe: Blasting completed and utility installation expected to be complete August 2023.

**Director**

- **Department**
  - Meetings: Staff 1:1s, consultant check ins, ED meetings, developer meetings, development team, exec team, CIP workshops, River Falls Day Parade, River Falls Creates, Department meeting and Department leadership team meeting

- **Kinni Corridor implementation**
  - Prep for team kickoff meeting
  - KCC meetings
  - UAB meeting
  - Present to Rotary

- **Clifton Cooperative Agreement**
  - Prep follow up materials

- **External**
  - Town of River Falls meeting and intergovernmental agreement
  - GTS tour of DeSanctis Park

**POLICE DEPARTMENT**

**Training**

- July 6-7 – Law and Mental Health Conference – Ofc Axley
**FIRE DEPARTMENT**

**Run Volume**
- In July 2023, we responded to a total of 35 calls for service, which compares to 35 calls for the same period in 2022. Year to date: 2023 = 197 calls; 2022 = 172 calls

**Activities/Highlights**
- In the month of July, department training continued to focus on pumping operations with all the apparatus. This was done to prepare and instill confidence in some of our younger firefighters to operate the pump at the fire scene.
- The department participated in a couple of public outings in July. The fire department was at Hoffman Park engaging in some water play with the area kids. The fire department also had the children’s water fights that took place over River Falls Days.
- The River Falls Fire Department assisted in cleaning up parking lots during River Falls Days and provided fire coverage at the tractor pulls.

<table>
<thead>
<tr>
<th>Incident Type Category (FD1.21)</th>
<th>Basic Incident Type Code And Description (FD1.21)</th>
<th>Total Incidents</th>
<th>Total Incidents Percent of Incidents</th>
<th>Total Property Loss</th>
<th>Total Content Loss</th>
<th>Total Loss</th>
<th>Total Loss Percent of Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 - Fire</td>
<td>1111 - Detached Garage Fire</td>
<td>2</td>
<td>5.71%</td>
<td>60,000</td>
<td>105,000</td>
<td>165,000</td>
<td>98.80%</td>
</tr>
<tr>
<td>1 - Fire</td>
<td>154 - Dumpster or other outside trash receptacle fire</td>
<td>1</td>
<td>2.86%</td>
<td>2,000</td>
<td>0</td>
<td>2,000</td>
<td>1.20%</td>
</tr>
<tr>
<td>3 - Rescue &amp; Emergency Medical Service Incident</td>
<td>300 - Rescue, EMS incident, other</td>
<td>1</td>
<td>2.86%</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3 - Rescue &amp; Emergency Medical Service Incident</td>
<td>311 - Medical assist, assist EMS crew</td>
<td>4</td>
<td>11.43%</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3 - Rescue &amp; Emergency Medical Service Incident</td>
<td>322 - Motor vehicle accident with injuries</td>
<td>3</td>
<td>8.57%</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3 - Rescue &amp; Emergency Medical Service Incident</td>
<td>324 - Motor vehicle accident with no injuries.</td>
<td>2</td>
<td>5.71%</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>4 - Hazardous Condition (No Fire)</td>
<td>411 - Gasoline or other flammable liquid spill</td>
<td>1</td>
<td>2.86%</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>4 - Hazardous Condition (No Fire)</td>
<td>412 - Gas leak (natural gas or LPG)</td>
<td>2</td>
<td>5.71%</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>4 - Hazardous Condition (No Fire)</td>
<td>4122 - Gas Line Strike - 2” line or less</td>
<td>1</td>
<td>2.86%</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>4 - Hazardous Condition (No Fire)</td>
<td>424 - Carbon monoxide incident</td>
<td>1</td>
<td>2.86%</td>
<td></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>5 - Service Call</td>
<td>551 - Assist police or other governmental agency</td>
<td>1</td>
<td>2.86%</td>
<td></td>
<td></td>
<td></td>
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</tr>
<tr>
<td>5 - Service Call</td>
<td>553 - Public service</td>
<td>1</td>
<td>2.86%</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>5 - Service Call</td>
<td>571 - Cover assignment, standby, moveup</td>
<td>1</td>
<td>2.86%</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>6 - Good Intent Call</td>
<td>600 - Good intent call, other</td>
<td>1</td>
<td>2.86%</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>6 - Good Intent Call</td>
<td>611 - Dispatched and cancelled en route</td>
<td>4</td>
<td>11.43%</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>6 - Good Intent Call</td>
<td>6112 - EMS assist, dispatched and cancelled en route</td>
<td>1</td>
<td>2.86%</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>6 - Good Intent Call</td>
<td>651 - Smoke scare, odor of smoke</td>
<td>1</td>
<td>2.86%</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>7 - False Alarm &amp; False Call</td>
<td>735 - Alarm system sounded due to malfunction</td>
<td>2</td>
<td>5.71%</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>7 - False Alarm &amp; False Call</td>
<td>741 - Smoke detector activation, no fire - unintentional</td>
<td>1</td>
<td>2.86%</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>7 - False Alarm &amp; False Call</td>
<td>744 - Detector activation, no fire - unintentional</td>
<td>2</td>
<td>5.71%</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>8 - Severe Weather &amp; Natural Disaster</td>
<td>813 - Wind storm, tornado/hurricane assessment</td>
<td>1</td>
<td>2.86%</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**UTILITY DEPARTMENT**

**Water Projects**
- Started testing large meters.
- Painters are working on the water tower, they have it sandblasted, and the inside has been painted, there has been a slight delay getting the paint for the exterior.
• North loop water main from police department to Thompson Heights has been tested, sampled, and is filled with safe clean water.

Wastewater Projects
• We have been working on cleaning the sewer behind the University along the river, looks like they haven’t been cleaned for years.
• Working on some cleanup at WWTP.
• Getting our grit pump rebuilt and prepping for when it gets back.

Utility Customer Service Projects
Disconnection Process
• Disconnection process began July 7 with 14 letters to businesses and 128 letters to residents with past due amounts of $250 or more.
• Calls to 110 customers on the disconnection list went out on July 12 informing them of the disconnection date and to reach out if needing phone numbers for assistance or to set up a payment arrangement.
• Disconnection day was July 18 with one customer shut off due to nonpayment or not setting up a payment arrangement prior to disconnection day. An additional disconnection took place on July 19 due to nonpayment on the customer’s payment arrangement.
• There were 21 payment arrangements in place on disconnection day.
• Customer Service assisted in scheduling over 20 water related calls, of those six were water meter exchanges and cross connection surveys.

Energy Efficiency
• The billing insert in the July billing was AC Tune Up.
• The AC Tune up was and continues to be a very popular program, with over 20 applications in the past 3 weeks.
• RFMU energy efficiency programs are marketed strategically throughout the year to maximize need such as AC tune up in July and Home Energy audits around October.

Renewable Energy
• River Falls made the EPA list of 318 communities that are 100% green power users (City of River Falls facilities)
• Customer participation has increased but remains around 16%
• The Renewable Energy spotlight in the RF Reader was Page Dentistry who has a large array on their roof.

Community
• The City of River Falls is partnering with the UWRF to offer a Green Teams training over the summer.
• Two of the training sessions are completed.
  • The Green Teams are from the City, UWRF, RFSD, and three local churches.
  • Focus on Energy representatives will help lead the final summer training.
  • There will be a final training in December to allow for the completion of a larger project.

Focus on Energy
• The influx of federal dollars the programming and incentive levels will change significantly in Q4 of 2023 and in 2024
• Conservation and Efficiency Coordinator has been asked to participate in an advisory role.

Residential, Business, and Industrial
• City and RFMU staff are working closely to ensure the New Construction Design Assistance program and Focus on Energy programming reach the developers at the earliest stages
Statewide
• Updates on the “Green Ribbon” Commission on Clean Energy and Energy Innovation.
  o Tasked with developing the guiding principles for the Department of Administration and WI
    Economic Development Corporation
  o Guiding principles will be used to develop an application to the federal government to secure
    part of the 20B Inflation Reduction Act.
  o Next meeting is on August 4 in Madison
• Working with local solar contractor and state to bring Rural Energy for America Program funding to
  local businesses.

Speaking Engagements, committees, partnership, training, and education
• Green Ribbon Commission – Bi weekly Teams meetings
• CVTC – Board of Trustees meeting
• RFSD – School Forest Advisory Committee
• UWRF – Advised on energy innovation research in the Ag Engineering program
• Customer Appreciation Event – planning committee
• Earth Fest 2024- planning committee

Engineering Tech Work
• Map 32 AMI meters
• GPS and mapping water and sanitary for “The Current”
• Rectify and map 1 home lateral inspection
• 3 training session (ArcPro - Fun with Labels, KnowB4 Computer Security Training, Fire Extinguisher
  Training)
• GPS, inspect and draft lateral for 113 S Apollo Rd (Part of Oak Heights annexation).
• GPS and map electric joint trench for Thompson Heights
• Start GPS & mapping for South Point 1st Addition.
• Continue GPS work for North water and sanitary loop.
• Pre-Construction meeting for 2023-2024 MH Rehabilitation.
• Get transmission line/pole statistics to Utility Director
• Get data and maps to Osmose for pole testing
• Get mailing list to Utility Administrative Assistant and the Electric Superintendent for pole testing.
• Continue mapping of the sanitary sewer video’s and reports from the field crew.

OPERATIONS
Public Works: Forestry – Trimming: On Monday July 31, trees were trimmed along the mill and overlay
and chip seal streets, so the low hanging limbs do not get in the way of the heavy equipment. Removal: Dead
boulevard trees along Cemetery Road were removed on Monday July 31. Grant: Treatment of Ash trees is
underway. Golfview, Falcon, and Morgan neighborhoods have been completed and staff will continue to treat
on the east side of the city in the upcoming weeks.

Public Works: Parks – In July, Parks staff cleared the Kinnickinnic and Hoffman Park trails from downed trees
and limbs in addition to mowing and widening the trails. Brush Crushers mulched the buckthorn removed by the
Prairie Enthusiasts this last winter and staff hauled mulch from the compost site. As additional mulch is grinded
at the compost site, more mulch will be placed on the Kinnikinnic Trails. This will be a multi-year project and co-
inside with the work the Prairie Enthusiasts are doing.

Public Works: Streets – St. Croix County chip sealed Powell Avenue from the Powell Avenue Bridge to
Radio Road and also Division Street from Winter Street to Dry Run on Tuesday, August 1. State Street and
Vine Street off Main Street (by Dairy Queen, and the State Street, Washington Court, and Washington Street
cul-de-sacs will be finished on Wednesday, August 2. Storm sewer inspections took place in July and noted
repairs will be completed in August and September.
Public Works: Fleet – Staff are finishing up winter equipment maintenance.

Staffing – Seasonal maintenance staff will be ending their employment in August, with four ending at the beginning of August and the remaining ending the end of August.

Events – Customer Appreciation event on August 17. Staff will be assisting in the setup of picnic tables, garbage barrels, tent, no parking signs, and barricading off Maple Street in addition to volunteering during the event.

RECREATION

Summer camping at Hoffman Park Campground - reservations need to be made online at riverfalls.activityreg.com. Pre-payment for a stay is required before setting up. Bathrooms, shower, water to fill tanks, and a dump station are available. The fee is $25/night for an electric site or $15/night for a tent site in the grassy area. For non-campers, the dump station may be used for $5 cash or check payable at the dump station.

The Glen Park Pool is scheduled to close on August 25.