

COMMON COUNCIL OF THE CITY OF HUDSON, WISCONSIN

Agenda for the Regular Meeting

Monday, October 3, 2016

7:00 p.m.

Council Chambers of City Hall, 505 Third Street

[\(Click on agenda items highlighted in blue to access documents related to that item\)](#)

1. Call to Order and Pledge of Allegiance
2. Clerk's Roll Call
3. Comments and Suggestions from Citizens Present
Comments are limited to five (5) minutes; must address items not listed on the agenda; are limited to issues that have an impact of the City of Hudson, and that the Common Council may address at a future meeting, and must not include endorsements of any candidates or other electioneering. An exception to the five (5) minute limit may be made at the discretion of the Mayor.
4. Discussion and Possible Action on Consent Agenda Items
A motion, second and majority roll call vote of the Council will approve all of the following items listed. Any item may be pulled from the list and handled separately.
 - A. [Minutes from the Regular Meeting of September 19, 2016](#)
 - B. [Claims](#)
 - C. [Operator's Licenses](#)
 - D. [Appointment of Election Inspectors](#)
 - E. [EMS Commission Minutes](#)
 - F. [Agreement for tax collection with St. Croix County](#)
5. Unfinished Business
 - A. [Discussion and Possible Action on Pedestrian and Speed Signs on Vine Street](#)
6. New Business
 - A. [Discussion and Possible Action Discussion and Possible Action on Resolution 22-16 Awarding the Sale of 2016B \\$1,885,000 GO Promissory Notes](#)
 - B. [Discussion and Possible Action on Bids Received for Fire Department Consulting Services](#)
 - C. [Discussion and Possible Action on an application from St. Croix Grill LLC, d/b/a as St. Croix Grill for a Class "B" Beer and "Class B" Liquor License for the property located at 417 2nd Street and the request for an extension of the timely startup provision](#)
 - D. [Discussion and Possible Action on Fuel Bids](#)
 - E. [Discussion and Possible Action on Certified Survey Map, two industrial lots, SE quadrant of STH 35 and Hanley Road – Northern States Power Wisconsin](#)
 - F. [Discussion and Possible Action on Final Development Plans, Commercial Building, Lot7, Hudson Center – 2181 Badger Drive – Hudson Center Holdings, LLC](#)
 - G. [Discussion and Possible Action on a request for a fence permit on City owned property, Outlot 2, Cudds Golfview Addition by Shannon Metzler, 1728 Laurel Avenue](#)
7. Update on the Hudson School District construction projects from Nick Ouellette, Superintendent of Schools. (Notice is hereby given that a majority of the Board of Education of the Hudson School District may be present at the foregoing meeting. This may constitute a meeting of the Board of Education pursuant to ***State ex. Rel. Badke v. Greendale Village Board***, 174 Wis.2d 553, 494 N.W.2d 408 (1993), although the Board will not take any formal action at this meeting)
8. Communications and Recommendations of the Mayor

9. Communications and Items for Future Agendas
 - A. Common Council members
 - B. City Attorney and/or City Staff
10. Discussion and Possible Action on entering into Closed Session pursuant to Wis. Stats. 19.85(1)(e) deliberating or negotiating the purchasing of public properties, the investing of public funds or conducting other specified public business, whenever competitive or bargaining reasons require a closed session regarding property located at 1201 Livingstone Road
11. Reconvene in open session for Discussion and any Possible Action regarding property located at 1201 Livingstone Road
12. Adjournment

Rich O'Connor, Mayor

Posted in City Hall lobbies and emailed to Hudson Star-Observer on September 30, 2016.

Some agenda items may be taken up earlier in the meeting, or in a different order than listed. Upon reasonable notice, an interpreter or other auxiliary aids will be provided at the meeting to accommodate the needs of the public. Please contact the City Clerk at 715-386-4765, ext. 136 or at dwilli@ci.hudson.wi.us

REGULAR MEETING OF THE COMMON COUNCIL
CITY OF HUDSON
September 19, 2016
DRAFT/UNAPPROVED

The Common Council meeting was called to order by Mayor Rich O'Connor in the Council Chambers of City Hall at 7:00 p.m.; he led those present in the Pledge of Allegiance.

PRESENT: Mayor Rich O'Connor and Alderpersons Randy Morrisette II, Bill Alms, Tom McCormick, Jim Webber, John Hoggatt and Joyce Hall.

EXCUSED ABSENT: none.

OTHERS PRESENT: Catherine Munkittrick, Devin Willi, Marty Jensen, Brenda Malinowski, Tom Zeuli, Kip Peters, Denny Darnold, Rebecca Mariscal, Lon Feia, Brian Elwood, Evy Nerbonne, Russ Kivinemi, Chris Kost, Ann Searles, others.

COMMENTS AND SUGGESTIONS FROM CITIZENS PRESENT: Mayor O'Connor called for comments and suggestions from citizens present; none were given.

CONSENT AGENDA ITEMS: MOTION by Hoggatt, second by Hall to approve the following consent agenda items:

Minutes from Past Meetings: Approve the Regular session meeting minutes of September 6, 2016.

Claims:

COUNCIL CLAIMS - SEPTEMBER 6, 2016

Fund		A/P Amounts	P/R Amounts	Totals
100	General	117,533.35	200,609.97	318,143.32
220	Stormwater - MS4	0.00	1,105.89	1,105.89
250	Sewer Coll Sys	13,002.00	0.00	13,002.00
280	Park Dedication	602.00	0.00	602.00
310	Debt Service	1,006,611.25	0.00	1,006,611.25
450	Capital Projects	263,652.79	820.59	264,473.38
620	Parking	418.03	1,230.12	1,648.15
640	Storm Sewer	2,705.14	644.27	3,349.41
630	Ambulance	3,777.03	9,503.65	13,280.68
	Totals	\$1,408,301.59	\$213,914.49	\$1,622,216.08

Operator's Licenses:

Contingent on payment of any outstanding debt owed to the City and successful completion of the background check, approve the issuance of a Regular Operators License to Scott Sippel for the period of September 20, 2016 to June 30, 2018, and approve the issuance of two Temporary Operators Licenses to Trisha Danielson and Alexis Fremling for October 1, 2016.

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Designation of Community Events: To approve the designation of the following as Community Events: Celebrate the Holidays Light Up Night (11/25/2016), Candlelight Stroll (12/02/2016) and Reindeer in the Park (12/03/2016) and the Hot Air Affair (02/03/2017 to 02/05/2017)

Temporary Class "B" (beer) and "Class B" (wine) Licenses:

Approve the issuance of a temporary Class "B" (beer) license for the Hudson Hockey Association for an event being held on 10/01/2016 from 3:00 p.m. to 10:00 p.m., and approve the issuance of a temporary Class "B" (beer) and "Class B" (wine) license for the Phipps Center for the Arts on 10/21/2016 from 8:00 p.m. to 11:30 p.m.

Bond Amounts: To approve the bond amounts related to Ordinance 212-6(a) of the Municipal Code as recommended by the Municipal Judge.

Public Utilities Commission Minutes: To place on file the Public Utilities Commission minutes from September 13, 2016.

Parking Space Closure: To approve the closure of two parking spaces in front of 511 Second Street for an 8' x 8' pen for two alpacas on 09/29/2016 from 5:00 p.m. to 7:00 p.m. for a grand opening.

Willow River Events: To approve the 8th Annual Willow River Super Fun Walk/Run on 10/08/2016 and the Willow Walks event on 06/08/2017.

Crossing Flags: To approve the installation of crossing flags at Hanley Road and Linden Street.

Roll call vote taken, all ayes (6) MOTION CARRIED.

DEER MANAGEMENT: City Attorney Munkittrick explained the change in state law regarding deer bow hunting in municipalities. She explained that the City and the River Valley Deer Management group no longer have to obtain permits from the DNR, but that the City could continue with the deer management program, if it so desired. MOTION by Hoggatt, second by Hall, to suspend the rules toward adoption of Resolution 20-16. Roll Call vote taken, All ayes (6). MOTION CARRIED. MOTION by Morrisette, second by Hall to approve the deer management program under the same terms with the River Valley Deer Management organization, to authorize the City Attorney, and to authorize the execution of the agreement by the Mayor. All Ayes (6). MOTION CARRIED.

FINAL DEVELOPMENT PLANS, XCEL ENERGY SERVICE CENTER AT 2001 OLD HWY 35: MOTION by Morrisette, second by McCormick, to approve the final development plans as presented for the proposed Xcel Energy Service Center development as proposed by Northern States Power Wisconsin at 2001 Old Highway 35, with the exception for the communication tower that will be

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reviewed upon receipt of the plans, with the condition that the plans are revised per the recommendations of the fire department, city engineer and storm water consultant before building permit(s) are issued. All ayes (6). MOTION CARRIED.

FINAL DEVELOPMENT PLANS, WATER TREATMENT PLANT WEST OF OLD HWY 35 AND SOUTH OF STAGELINE ROAD: MOTION by Morrissette, second by McCormick, to approve the development plans as presented for the proposed water treatment and well facility No. 10 with the conditions that plans be amended per city staff review, that the color of the brick on the buildings will be modified to a sandstone color and that the Utility Director be authorized to provide for the development of plans and specification and the bidding of the project. All ayes (6). MOTION CARRIED.

EXTENSION OF UNDERGROUND ELECTRICAL LINE TO 720 FIRST STREET Denny Darnold and Attorney Munkittrick discussed the proposed extension, including easement provisions to protect the City. MOTION by Morrissette, second by Hoggatt, to authorize the City Attorney to prepare an agreement related to the extension of an underground electrical line from the Library/Police building north to the property at 720 First Street, with the easement provisions outlined by the City Attorney, and to authorize the Mayor to execute the agreement when complete. All ayes (6). MOTION CARRIED.

YMCA/UNITED WAY OF ST CROIX VALLEY 5K WALK/RUN: Alderperson Morrissette explained that the Public Safety Committee did not make a recommendation on this event as there were no representatives available at the Public Safety Committee meeting and there were questions related to the route. Ann Searles from the United Way and Chris Kost of the YMCA detailed the event, the proposed route and the anticipated number of participants and volunteers. MOTION by McCormick, second by Alms, to approve the YMCA United Way of St. Croix Valley 5k Walk/Run on October 15, 2016, as presented in the information provided in the agenda packet. All ayes (6). MOTION CARRIED.

FINAL STRETCH RACE ISSUES: Morrissette explained the committee's reasoning behind recommending a one-year suspension of the Final Stretch race event and the need for specific policies for these types of events, especially in the Lakefront Park and downtown area. MOTION by McCormick, second by Hall, to approve the Public Safety Committee's recommendation to notify the Final Stretch, Inc. coordinator by letter that the Final Stretch Race event will be suspended for one year and that a policy be developed to address issues related to these events, including notifying residents of the routes. Discussion ensued between Chief Jensen and the Council regarding issues related to this and other events and whether alternatives could be considered instead of a suspension. Five ayes (5), one no (Webber). MOTION CARRIED.

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COMMUNICATIONS AND RECOMMENDATIONS OF THE MAYOR: Mayor O'Connor reminded the Council and the community of the Twin Cities Live Day in Hudson and the grand opening of the universal playground at Weitkamp Park, with both events scheduled for Thursday, September 22nd.

COMMUNICATIONS/ITEMS FOR FUTURE AGENDAS - COMMON COUNCIL MEMBERS: None

COMMUNICATIONS/ITEMS FOR FUTURE AGENDAS - CITY ATTORNEY/CITY STAFF: City Administrator Willi noted the need for additional election workers and informed those present that in-person absentee voting will begin at City Hall on Monday, September 26th and will continue through Friday, November 4th.

CLOSED SESSION: MOTION by McCormick, second by Webber, to enter into closed session at 7:50 p.m. pursuant to Wis. Stats. 19.85(1)(e) deliberating or negotiating the purchasing of public properties, the investing of public funds or conducting other specified public business, whenever competitive or bargaining reasons require a closed session regarding property located at 1201 Livingstone Road. Roll Call vote taken, All ayes (6). MOTION CARRIED.

RECONVENE IN OPEN SESSION: MOTION by McCormick, second by Hoggatt to reconvene into open session at 8:08 p.m. All ayes (6). MOTION CARRIED.

PROPERTY LOCATED AT 1201 LIVINGSTONE ROAD: MOTION by Webber, second by HALL, to authorize the City Attorney to prepare a purchase offer for the property located at 1201 Livingstone Road for \$800,000, and to bring the final purchase offer back to the Council for final approval. MOTION CARRIED.

ADJOURNMENT: MOTION by McCormick, second by Webber to adjourn the meeting. All ayes (6) MOTION CARRIED at 8:14 p.m.

Devin J. Willi, City Administrator

I hereby certify that the City Administrator has submitted the foregoing minutes to me, and I hereby by my signature approve said minutes and all acts of the Common Council as set forth therein.

Rich O'Connor, Mayor

Date approved by Council

COUNCIL CLAIMS - OCTOBER 3, 2016

Fund		A/P Amounts	P/R Amounts	Totals
100	General	79,740.95	150,730.20	230,471.15
220	Stormwater - MS4	9,944.55	309.78	10,254.33
270	Police Drug Forfeiture	1,931.95	0.00	1,931.95
280	Park Dedication Fee	11,951.00	0.00	11,951.00
290	Police Donations	1,600.00	0.00	1,600.00
450	Capital Projects	840,319.13	820.59	841,139.72
620	Parking	5,723.97	1,267.69	6,991.66
640	Storm Sewer	5,868.30	1,592.27	7,460.57
630	Ambulance	18,902.26	8,101.19	27,003.45
860	Tax Agency	7,465.63	0.00	7,465.63
Totals		\$ 983,447.74	\$ 162,821.72	\$ 1,146,269.46

**CITY OF HUDSON
COUNCIL/COMMITTEE ISSUES**

SUBMITTED TO: FINANCE/COMMON COUNCIL

DATE: 10/04/2016

SUBMITTED BY: KAREN DUCHOW

REGARDING: APPLICATION(S) FOR OPERATOR'S LICENSES

ISSUE: Applications for Operator's Licenses are on file in the Clerk's office and are available upon request. If approved by Council, the licenses will be issued after successful completion of the background check and any outstanding debt owed to the City has been paid.

STAFF RECOMMENDATION: Contingent on payment of any outstanding debt owed to the City and successful completion of the background check, approve the issuance of 5 Regular Operator Licenses for the period October 5, 2016 to June 30, 2018 to: Lacy Gleason, William Rickelman, Cecily Ripley, Tyler-Jonn Orion Doman and Amie Bresnahan.

**CITY OF HUDSON
COUNCIL/COMMITTEE ISSUES**

SUBMITTED TO: FINANCE/COMMON COUNCIL

DATE: 10/03/2016

SUBMITTED BY: KAREN DUCHOW

REGARDING: APPLICATION(S) FOR TEMP OPERATOR'S LICENSES

ISSUE: Applications for Temporary Operator's Licenses are on file in the Clerk's office and are available upon request. If approved by Council, the licenses will be issued after successful completion of the background check and any outstanding debt owed to the City has been paid.

STAFF RECOMMENDATION: Contingent on payment of any outstanding debt owed to the City and successful completion of the background check, approve the issuance of 5 Temporary Operator Licenses for the Phipps Visual Arts Council event on 10/21/2016 to Gloria Adrian, Chelsea Kelly, Kelly Stichter, Heather Zehring, Nicole Pederson.

COUNCIL/COMMITTEE ISSUE SHEET

SUBMITTED TO: Common Council
DATE: September 27, 2016
SUBMITTED BY: Devin Willi, City Administrator
REGARDING: Election Inspectors

ISSUE: New election inspectors have attended training that I have conducted over the past two weeks.

RECOMMENDATION: Appoint the following individuals as unaffiliated election inspectors for a term from October 4, 2016 through December 31, 2017: Anne Stephenson, Linda Keller, Sandra Huppert, Mary Kay Magle, Sharon Tepper, Dianne Erickson, Deborah Hillegonds, Robert Hillegonds, Nancy Korson, Helen McCombie and Debra Andrews.

MINUTES
E.M.S. COMMISSION MEETING
SEPTEMBER 27, 2016

Draft

MEMBERS PRESENT: Jackie Krech (Hudson Hospital), Stan Wekkin (Village of North Hudson), Ray Knapp (Town of Troy), Tim Foster (Town of Hudson), and Tom McCormick (City of Hudson)

MEMBERS ABSENT:

OTHERS PRESENT: Brandon Lyksett (EMS Chief), Josh Olson (Operations Supervisor), Brenda Malinowski (City Finance Officer), Whitney Muller and Glen Hartman (EMS staff), and Joanne Kenney (Recording Secretary).

CALL TO ORDER.

Meeting called to order by Tim Foster at 7:30 a.m.

DISCUSSION AND POSSIBLE ACTION ON THE MINUTES OF AUGUST 23, 2016 REGULAR EMS COMMISSION MEETING.

Motion by Stan Wekkin, second by Tom McCormick, to approve the minutes of the August 23, 2016 regular EMS Commission meeting as presented. All ayes. MOTION CARRIED.

FINANCIAL REPORT.

Brenda Malinowski was present to provide the financials for August 2016. The new ambulance is reflected in her report and shows the City's loan of one half (\$103,500) of the purchase. Her report is on file.

DISCUSSION AND POSSIBLE ACTION ON LETTER FROM THE EMS COMMISSION TO THE ST. CROIX EMS EMPLOYEES.

Tom McCormick provided a letter to be sent to the EMT's regarding the status of integration discussions between St. Croix EMS and Hudson Hospital. Ray Knapp noted that this process was to take quite some time and to add the last sentence to read: "However, we want to assure you that integration discussions continue and, in the future, employees will be able to contribute." Motion by Tim Foster, second by Ray Knapp, to accept the letter as presented with the above change. All ayes. MOTION CARRIED.

DISCUSSION AND POSSIBLE ACTION ON THE HUDSON HOSPITAL AND CLINIC COLLABORATION.

According to Tom McCormick there is still one item being worked on in the discussions. The EMS chief and Ops Supervisor expressed concern for not being included and updated. Jackie Krech of Hudson Hospital assured them the sub work groups would include them.

DISCUSSION AND POSSIBLE ACTION ON THE 2017 EMS BUDGET.

Based on a 5-year trend and rate comparison done by Brenda Malinowski, a 3% ambulance rate increase for 2017 has been included. This will net only a 1% net revenue because of Medicare/Medicaid. Motion by Tom McCormick, second by Tim Foster, to approve a 3% ambulance rate increase. All ayes. MOTION CARRIED.

**MINUTES
E.M.S. COMMISSION MEETING
SEPTEMBER 27, 2016**

		Average rate	Annual Total
EMTs	10.6% increase	\$125.81/12 hr shift	\$274,764
Backup Medics	9.1% increase	\$137.47/12 hr shift	\$71,482
Primary FT Medics	2.54% increase	\$20.14/hr	\$150,814
Primary PT Medics	2.7% increase	\$18.90/hr	\$70,750
Ofc Wages/Dive Coord	2% increase	\$200.00/month	\$2,400
Deferred Comp	2.7% increase		\$3,000
Ops Supervisor	10% increase		\$45,760
EMS Chief	10% increase		\$62,705
Admin Assistant	Market Adj		\$49,645
Administration	Market Adj		\$20,484
TOTAL			\$751,805

The Commission recognizes that with increasing labor costs, they intend to bleed down cash by over \$100,000. Motion by Ray Knapp, second by Tim Foster, to recommend to the City Council the wages with market increases as reflected in the 2017 budget. All ayes. MOTION CARRIED.

Budgeted capital items of \$150,000 to replace 3 cardiac monitors, upgrade 3 other cardiac monitors, replace computers and toughbooks, new ventilator, and upgrade communication equipment.

Budgeted an increase in vehicle maintenance because of an aging fleet and vehicles out of warranty.

Brandon Lyksett proposed a \$1.50 increase to the per capita which would bring that to \$15.00. Tim Foster questioned what would happen to cash if a merger with the hospital were to occur. Tom McCormick envisioned that it would go back to the municipalities. The Commission noted they would prefer to decrease cash balances assuming the service will be with the hospital in a couple of years. Motion by Tom McCormick, second by Stan Weekin, to increase the per capita to \$14.00. All ayes. MOTION CARRIED.

UPDATE ON REPLACEMENT OF OPEN FULL-TIME EMS POSITIONS.

The two full-time paramedic job postings have been advertised and have a cut-off date of October 10, 2016.

CHIEF'S REPORT.

Discussed increase in call volume, public events, and EMTs taking the AEMT course. Brandon and Josh met with WITC concerning the AEMT course and will be expecting a full refund. The course will be revised and offered in January 2017.

MEDICAL DIRECTOR'S REPORT.

None.

**MINUTES
E.M.S. COMMISSION MEETING
SEPTEMBER 27, 2016**

FUTURE AGENDA ITEMS.

- Update on replacement of full-time paramedic
- Collaboration with Hudson Hospital and Clinics
- Update on 2017 EMS budget

NEXT MEETING TIME AND DATE.

Tuesday October 25, 2016 at 7:30 a.m.

ADJOURN.

Meeting adjourned by Tim Foster at 8:50 a.m.

Respectfully submitted,
Joanne Kenney
Administrative Assistant

**CITY OF HUDSON
COUNCIL/COMMITTEE ISSUES**

SUBMITTED TO: Finance/Common Council	DATE: September 30, 2016
SUBMITTED BY: Brenda Malinowski, Finance Officer	
REGARDING: Tax Collection Agreement with St. Croix County	

ISSUE: The City has historically contracted with St. Croix County for the preparation and collection of real and personal property taxes. The agreements have a 1-year term and are renewable annually by mutual consent.

The attached contains the same terms and cost (\$1.75 per parcel) as the current agreements. The cost for current year collections was \$11,235.00 based of 5,705 real estate tax and 715 personal property tax parcels.

STAFF RECOMMENDATION: Approve the renewal of the agreement.

COMMITTEE RECOMMNDATION:

TAX COLLECTION AGREEMENT

This Agreement, by and between the **City of Hudson** (City) and **St. Croix County** (County), as follows:

Whereas, pursuant to Wisconsin Statute § 74.10, the City of Hudson has agreed to contract with the County as its agent under Wisconsin Statute § 66.0301, and the County has agreed to act as such agent, for processing of first installment or full payments of real and personal property tax, special assessments and special charges through January 31, 2017 for all portions of the City of Hudson located within St. Croix County, the parties hereto agree as follows:

I. Agency Relationship Created

- A. The City shall act as principal under this Agreement and the County shall be its agent, acting in a fiduciary capacity for the City, in the billing and collection of real and personal property taxes, special assessments and special charges. In carrying out its duties under this Agreement, the County shall be vested with all powers and shall be subject to all responsibilities, duties and obligations conferred and imposed upon the City of Hudson by Wisconsin Statute Chapters 70, 74 and 75.

II. Tax Bill Preparation

- A. The County shall prepare the tax bills for the Town in accordance with Wisconsin Statute § 74.09. The tax bills shall specify the first installment payment is due on or before January 31, 2017, at which time one-half of the real property taxes and the full amount of personal property taxes, billed special assessments and special charges will be due. The County shall also prepare other documents and reports for the Town as agreed to by the County.
- B. Tax bills shall be sorted and collated according to a mutually agreed upon order.
- C. The City shall mail the real and personal property tax bills, within five (5) working days after receiving the tax bills from the County. The City of Hudson shall be responsible for placing all other documents in the envelope with the bills.

III. Settlement Procedures

- A. The County agrees to collect real and personal property taxes, special assessments, and special charges and to remit these collections to the City on each Friday through seven (7) ACH transfers to the City's bank account or other mutually agreed upon location. The City shall pay the County, on or before February 20, 2017 - **\$1.75 per parcel** listed on the tax roll. Receipts will be mailed by the County if a self addressed stamped envelope has been received from the taxpayer.
- B. On or before January 15 and February 20, 2017 the City shall settle with all taxing jurisdictions as provided in Wisconsin Statute §§ 74.23 and 74.25. The County will provide printouts of posted payments to the City before the settlement deadlines.

IV. General Provisions

- A. The County agrees to provide adequate staffing during the tax collection period to effectively handle the volume of taxpayers making payments.
- B. This Agreement shall be for a period of one (1) year beginning October 1, 2016 and ending September 30, 2017. The Agreement may be renewed annually by mutual consent in writing.
- C. The City agrees to defend and indemnify, save and hold harmless the County, its officers, agents and employees, from and against all losses, damages, costs, charges, expenses (including attorney's fees), causes of action, suits, claims (including claims under any workers compensation or occupation disease law), demands, judgments and liabilities arising out of the performance of this Agreement which is not due to the negligence or other fault of the County.

V. Collection Procedures

- A. The City agrees to place at least two (2) announcements in the newspaper designated by the municipality, one (1) in December and one (1) in January, informing City taxpayers that the first installment payment and full tax payment will be collected by the County.
- B. The County shall collect, in the manner provided by law, all payments of real and personal property taxes, special charges, and special assessments as agent for the City. The County is responsible for these payments and is bonded in sufficient amount to cover the amount of such payments.

- C. Payments received at the City, on or before January 31 of each year shall be certified as timely by the City and shall be transmitted to the County on the following workday.
- D. The County, as agent for the City, shall accept advance payments of taxes pursuant to Wisconsin Statutes § 74.13.
- E. General tax and payment information shall be available to the public from the County Treasurer's Office. Any request received by the City shall be referred to the County.
- F. Notices required or deemed advisable under the terms and conditions of this Agreement shall be addressed in writing and delivered, personally or via certified mail, return receipt requested, to the following representatives of the parties hereto:

County: Laurie A. Noble
St. Croix County Treasurer
1101 Carmichael Road
Hudson, WI 54016

City: Brenda Malinowski
City of Hudson Finance Officer/Treasurer
505 Third Street
Hudson, WI 54016

VI. Subsequent Changes in State Law

- A. If changes in state law occur during the course of this Agreement which substantially change tax collection methods or requirements, either party may elect to terminate this Agreement by providing the other party with thirty (30) days prior written notice. Any material violation of the terms of this Agreement shall be grounds for termination upon ninety (90) days written notice.

VII. Termination

- A. If for any reason either party is unable to perform the duties as required under this Agreement, a party may terminate the Agreement by providing ninety (90) day prior written notice to the other party.

CITY OF HUDSON

ISSUE SHEET

Submitted to: COMMON COUNCIL	Date: 9-29-2016
Submitted by: PUBLIC WORKS COMMITTEE	
Regarding: DISCUSSION AND POSSIBLE ACTION ON THE PEDESTRIAN CROSSINGS AND SPEED CONTROL SIGNAGE FOR VINE STREET	

At the September 6, 2016, the Council recommended city staff and Public Works to develop a recommendation for sign placement on Vine Street.

At the September 27, 2016, Public Works Committee meeting , discussion regarding the placement of pedestrian crossings and speed control signage for Vine Street included:

- The overall recommendation of the Committee was to install a LED Flashing Pedestrian Crossing at the intersection at 4th & Vine Street and to install a speed control sign for traffic traveling westbound on Vine Street in the vicinity between 6th and 8th Street. Several style options were reviewed by the Committee.
- The estimated cost for the Pedestrian Crossing signs for 4th & Vine, Model RRFB (attached) is \$8,700. This does not include costs for installation, etc.
- The estimated cost for a Radar Speed limit sign is \$6,200. This does not include installation costs.

FUNDING SOURCE: Vine Street Construction project costs.

STAFF RECOMMENDATION: MOTION by Hoggatt, second by Webber to recommend the installation of a LED Flashing Pedestrian Crossing at the intersection at 4th & Vine Street and the installation of a speed control sign for traffic traveling westbound on Vine Street in the vicinity between 6th and 8th Street. MOTION CARRIED.

Rectangular Rapid Flash Beacon (RRFB-XL2) LED Crosswalk Warning System

RRFBs are user-actuated amber LEDs that supplement warning signs at intersections without signals or mid-block crosswalks. Two arrays of alternately flashing LEDs use an irregular flash pattern (similar to emergency flashers on police vehicles), commanding the attention of drivers day and night. The RRFB has been shown to provide an 80% reduction to Yield-to-Pedestrian traffic, exceeding that of standard beacons. As a low cost alternative to traffic signals, it's no wonder why RRFB systems are taking the country by storm! The RRFB units install easily onto new or existing signal poles, and TAPCO can provide completed system with poles and hardware. The FHWA requires that RRFB systems are solely for use in pedestrian or school crossings, and must be pedestrian activated (actively or passively).



FREE QUOTE

1-800-236-0112
<http://gotap.co/0bbc>

- Time clock option in School Zones
- TAPCO RRFB LEDs are the brightest and most durable on the market
- Wireless synchronized control
- Longest Range of communication
- 3-Year Warranty, dedicated support
- Lowest power consumption
- J595 Compliant
- Solar, 110VAC
- Efficient energy management system
- Active or passive wireless activation—pushbutton, bollard or infrared
- Individually maintained components
- Signs & anti-vandal hardware
- RRFB LEDs can flash on front and sides, alerting drivers and pedestrians simultaneously compatible with Intelligent Transportation Systems (ITS)
- MUTCD interim approval (1A-11)



Solar powered.
No AC required.

2 BlinkerBeam®
wirelessly activates
the other RRFB unit

1 Pedestrian activates

TAPCO RRFB Advantages

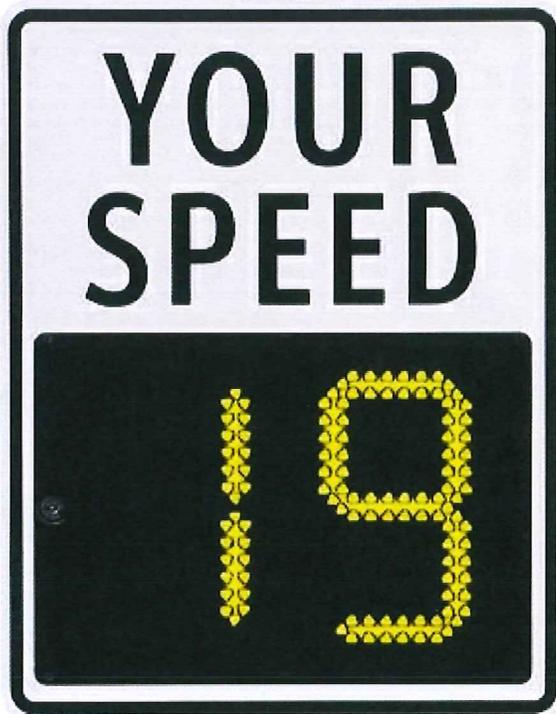
- ✓ TAPCO RRFB LED arrays are SAE J595 Class 1 certified and FHWA compliant.
- ✓ TAPCO RRFB-XL2™'s extra-large LED arrays exceed FHWA requirements (ideal for daylight visibility and multi-lane roads).
- ✓ State-of-the-art lens performs to the highest standards with the best viewing angle and brightest LEDs on the market.
- ✓ TAPCO's modular RRFB assemblies are designed to allow for component-level replacements, saving you time and money.
- ✓ Compatible with pedestrian activation devices, including wireless push-button and infrared bollards.
- ✓ TAPCO's optional BlinkLink™ application allows you to monitor RRFBs and other ITS systems, with any device linked to the internet.
- ✓ TAPCO manufactures signage of the highest quality, and we carry all of the hardware to complement RRFB assemblies.
- ✓ Solar power eliminates electrical installation labor and maintenance costs.



3 RRFB LED arrays
flash synchronously

80% reduction to Yield
to Pedestrian traffic!*

*An Analysis of the Efficacy of Rectangular-shaped Rapid-Flash LED Beacons to Increase Yielding to Pedestrians Using Crosswalks on Multilane Roadways in the City of St. Petersburg, FL", Center for Education and Research in Safety



**CITY OF HUDSON
COUNCIL/COMMITTEE ISSUES**

SUBMITTED TO: Finance/Common Council **DATE:** September 29, 2016

SUBMITTED BY: Brenda Malinowski

REGARDING: RESOLUTION 22-16 Awarding the Sale of \$1,885,000
General Obligation Promissory Notes, Series 2016B

ISSUE:

The General Obligation Promissory Notes issued in 2009 allow for an advance refunding beginning in 2016. Common Council adopted Resolution 22-16 authorizing the sale of these notes at the September 6th meeting. Ehlers & Associates, Inc. has solicited proposals for the sale of the new notes. Proposal for this sale are due on Monday, October 3rd. Sean Lenz from Ehlers will have the results of the sale at the meeting on October 3rd.

The 2009 debt bears interest between 3.5% to 3.5%. It is anticipated that the interest rate on the new debt would be approximately 1.75%. If the interest rate on the new debt is 1.75%, there would be a reduction of interest expense of approximately 56,500 and a net savings, after issuance costs, of \$43,872.

STAFF RECOMMENDATION:

If rates are favorable from the sale, approve Resolution 22-16 Awarding the Sale of \$1,885,000 General Obligation Promissory Notes, Series 2016B fixing their form and specifications; directing their execution and delivery, and providing for their payment.

Extract of Minutes of Meeting
of the Common Council of the City of
Hudson, Wisconsin

Pursuant to due call and notice thereof, a regular meeting of the Common Council of the City of Hudson, Wisconsin, was duly held at City Hall on Monday, October 3, 2016, commencing at 7:00 P.M.

The following members were present:

and the following were absent:

* * *

* * *

* * *

The Mayor announced that the next order of business was consideration of the proposals which have been received for the purchase of the City's \$ _____ General Obligation Promissory Notes, Series 2016B.

After due consideration of the proposals, Alderperson _____ then introduced the following resolution and moved its adoption:

RESOLUTION NO. 22-16

**A RESOLUTION AWARDING THE SALE OF \$1,885,000
GENERAL OBLIGATION PROMISSORY NOTES, SERIES 2016B;
FIXING THEIR FORM AND SPECIFICATIONS;
DIRECTING THEIR EXECUTION AND DELIVERY;
AND PROVIDING FOR THEIR PAYMENT**

BE IT RESOLVED By the Common Council (the “Council”) of the City of Hudson, Wisconsin (the “City”) as follows:

Section 1. Sale of Notes.

1.01. Background; Findings.

(a) The City is authorized by Section 67.12(12), Wisconsin Statutes, as amended (the “Act”), to issue its promissory notes as evidence of indebtedness for any public purpose, as defined in Section 67.04(1)(b), Wisconsin Statutes, including but not limited to paying any general and current municipal expense, and refunding any municipal obligations, including interest on them.

(b) The City intends to refinance certain outstanding obligations of the City, specifically the City’s General Obligation Promissory Notes, Series 2009A, dated July 21, 2009, and issued in the original aggregate principal amount of \$3,200,000, of which \$1,870,000 in aggregate principal amount will be outstanding as of December 1, 2016 (the “Refunded Notes”). Refunded Notes maturing on December 1, 2017 and thereafter are subject to call for prior redemption on December 1, 2016, and on any date thereafter, at par plus accrued interest.

(c) Pursuant to Resolution No. 22-16, adopted by this Council on September 6, 2016, the City authorized the issuance of its General Obligation Promissory Notes, Series 2016B, in the approximate principal amount of \$1,885,000 (the “Notes”), and authorized Ehlers & Associates, Inc., the City’s independent municipal advisor, to solicit proposals for the sale of the Notes.

1.02. Award to the Purchaser and Interest Rate. The City accepts the proposal of _____ (the “Purchaser”) to purchase the Notes. Interest on the Notes will accrue at a rate of _____% per annum. The Mayor and the City Clerk are authorized and directed to execute a contract with the Purchaser on behalf of the City.

1.03. Term and Principal Amount of the Notes. The City will forthwith issue and sell the Notes pursuant to the Act in the total principal amount of \$_____, originally dated October 25, 2016, numbered R-1, upward, be sold in authorized denominations of \$100,000 or more, will bear interest as above set forth, and will mature serially on June 1 in the years and amounts as follows:

Year	Amount
2017	
2018	
2019	

1.04. Optional Redemption. The City may elect on October 25, 2016, and on any date thereafter to prepay Notes due on or after June 1, 2017. Redemption may be in whole or in part and if in part, at the option of the City and in such manner as the City will determine. Prepayments will be at a price of par plus accrued interest.

Section 2. Registration and Payment.

2.01. Registered Form. The Notes will be issued only in fully registered form. The interest thereon and, upon surrender of each Note, the principal amount thereof, is payable by check or draft issued by the Registrar described herein.

2.02. Dates; Interest Payment Dates. Each Note will be dated as of the last interest payment date preceding the date of authentication to which interest on the Note has been paid or made available for payment, unless (i) the date of authentication is an interest payment date to which interest has been paid or made available for payment, in which case the Note will be dated as of the date of authentication, or (ii) the date of authentication is prior to the first interest payment date, in which case the Note will be dated as of the date of original issue. The interest on the Notes will be payable on June 1 and December 1 of each year, commencing June 1, 2017, to the registered owner(s) of record thereof as of the close of business on the fifteenth day of the immediately preceding month, whether or not that day is a business day.

2.03. Registration. This Council hereby appoints the City Clerk to serve as bond registrar, transfer agent, authenticating agent and paying agent for the Bonds (the “Registrar”). The effect of registration and the rights and duties of the City and the Registrar with respect thereto are as follows:

(a) *Register.* The Registrar must keep at its office a bond register in which the Registrar provides for the registration of ownership of Notes and the registration of transfers and exchanges of Notes entitled to be registered, transferred or exchanged.

(b) *Transfer of Notes.* Upon surrender for transfer of a Note duly endorsed by the registered owner thereof or accompanied by a written instrument of transfer, in form satisfactory to the Registrar, duly executed by the registered owner thereof or by an attorney duly authorized by the registered owner in writing, the Registrar will authenticate and deliver, in the name of the designated transferee or transferees, one or more new Notes of a like aggregate principal amount and maturity, as requested by the transferor. The Registrar may, however, close the books for registration of any transfer after the fifteenth day of the month preceding each interest payment date and until that interest payment date.

(c) *Exchange of Notes.* When Notes are surrendered by the registered owner for exchange the Registrar will authenticate and deliver one or more new Notes of a like aggregate principal amount and maturity as requested by the registered owner or the owner’s attorney in writing.

(d) *Cancellation.* Notes surrendered upon transfer or exchange will be promptly cancelled by the Registrar and thereafter disposed of as directed by the City.

(e) *Improper or Unauthorized Transfer.* When a Note is presented to the Registrar for transfer, the Registrar may refuse to transfer the Note until the Registrar is satisfied that the endorsement on the Note or separate instrument of transfer is valid and genuine and that the requested transfer is legally authorized. The Registrar will incur no liability for the refusal, in good faith, to make transfers which it, in its judgment, deems improper or unauthorized.

(f) *Persons Deemed Owners.* The City and the Registrar may treat the person in whose name a Note is registered in the bond register as the absolute owner of the Note, whether the Note is overdue or not, for the purpose of receiving payment of, or on account of, the principal of and interest on the Note and for all other purposes, and payments so made to a registered owner or upon the owner's order will be valid and effectual to satisfy and discharge the liability upon the Note to the extent of the sum or sums so paid.

(g) *Taxes, Fees and Charges.* The Registrar may impose a charge upon the owner thereof for a transfer or exchange of Notes sufficient to reimburse the Registrar for any tax, fee or other governmental charge required to be paid with respect to the transfer or exchange.

(h) *Mutilated, Lost, Stolen or Destroyed Notes.* If a Note becomes mutilated or is destroyed, stolen or lost, the Registrar will deliver a new Note of like amount, number, maturity date and tenor in exchange and substitution for and upon cancellation of the mutilated Note or in lieu of and in substitution for a Note destroyed, stolen or lost, upon the payment of the reasonable expenses and charges of the Registrar in connection therewith; and, in the case of a Note destroyed, stolen or lost, upon filing with the Registrar of evidence satisfactory to it that the Note was destroyed, stolen or lost, and of the ownership thereof, and upon furnishing to the Registrar of an appropriate bond or indemnity in form, substance and amount satisfactory to it and as provided by law, in which both the City and the Registrar must be named as obligees. Notes so surrendered to the Registrar will be cancelled by the Registrar and evidence of such cancellation must be given to the City. If the mutilated, destroyed, stolen or lost Note has already matured or been called for redemption in accordance with its terms it is not necessary to issue a new Note prior to payment.

(i) *Redemption.* In the event any of the Notes are called for redemption, notice thereof identifying the Notes to be redeemed will be given by the Registrar by mailing a copy of the redemption notice by first class mail (postage prepaid) to the registered owner of each Note to be redeemed at the address shown on the registration books kept by the Registrar and by publishing the notice if required by law. Failure to give notice by publication or by mail to any registered owner, or any defect therein, will not affect the validity of the proceedings for the redemption of Notes. Notes so called for redemption will cease to bear interest after the specified redemption date, provided that the funds for the redemption are on deposit with the place of payment at that time.

2.04. Execution, Authentication and Delivery. The Notes will be prepared under the direction of the City Clerk and executed on behalf of the City by the signatures of the Mayor and the City Clerk, provided that all signatures may be printed, engraved or lithographed facsimiles of the originals. If an officer whose signature or a facsimile of whose signature appears on the Notes ceases to be such officer before the delivery of any Note, that signature or facsimile will nevertheless be valid and sufficient for all purposes, the same as if the officer had remained in office until delivery. Notwithstanding such execution, a Note will not be valid or obligatory for any purpose or entitled to any security or benefit under this Resolution unless and until a certificate of authentication on the Note has been duly executed by the manual signature of the Registrar. Certificates of authentication on different Notes need not be signed by the same representative. The executed certificate of authentication on a Note is conclusive evidence that it has been authenticated and delivered under this Resolution. When the Notes have been so prepared, executed and authenticated, the City Clerk will deliver the same to the Purchaser upon payment of the purchase price in accordance with the contract of sale heretofore made and executed, and the Purchaser is not obligated to see to the application of the purchase price.

2.05. Temporary Notes. The City may elect to deliver in lieu of printed definitive Notes one or more typewritten temporary Notes in substantially the form set forth in Section 3 hereof with such changes as

may be necessary to reflect more than one maturity in a single temporary bond. Upon the execution and delivery of definitive Notes the temporary Notes will be exchanged therefor and cancelled.

Section 3. Form of Note.

3.01. Execution of the Notes. The Notes will be printed or typewritten in substantially the form as attached hereto as Exhibit A.

3.02. Approving Legal Opinion. The City Clerk will obtain a copy of the proposed approving legal opinion of Eckberg Lammers, P.C., Hudson, Wisconsin, Bond Counsel to the City, which will be complete except as to dating thereof and will cause the opinion to be printed on or accompany each Note.

Section 4. Payment; Security; Pledges and Covenants.

4.01. Funds and Accounts. (a) *Debt Service Fund.* The Notes are payable from the General Obligation Promissory Notes, Series 2016B Debt Service Fund (the “Debt Service Fund”) created herein, and the proceeds of ad valorem taxes levied or to be levied for the payment of the Notes are pledged to the Debt Service Fund. If a payment of principal or interest on the Notes becomes due when there is not sufficient money in the Debt Service Fund to pay the same, the City Finance Director will pay such principal or interest from the general fund of the City, and the general fund may be reimbursed for those advances out of the proceeds of taxes levied, when received.

(b) *Refunding Fund.* The proceeds of the Notes, less any amounts used to pay costs of issuance of the Notes pursuant to Section 5.03 hereof, will be deposited in a separate fund (the “Refunding Fund”), to be used solely to redeem and prepay the Refunded Notes in accordance with this Resolution. Any balance remaining in the Refunding Fund after the redemption of the Refunded Notes shall be deposited in the Debt Service Fund. It is found and determined that such Note proceeds will be sufficient to prepay the outstanding principal of and interest on the Refunded Notes on December 1, 2016, which is the redemption date of the Refunded Notes.

4.02. Debt Service Fund Investments. No money shall be withdrawn from the Debt Service Fund and appropriated for any purpose other than the payment of principal of and interest on the Notes, until all such principal and interest has been paid in full and canceled; provided (i) the funds to provide for each payment of principal of and interest on the Notes prior to the scheduled receipt of taxes from the next succeeding tax collection may be invested in direct obligations listed in Section 67.11(2), Wisconsin Statutes, maturing in time to make such payments when they are due or in other investments permitted by law, and (ii) any funds over and above the amount of such principal and interest payments on the Notes may be used to reduce the next succeeding tax levy, or may, at the option of the City, be invested by purchasing debt obligations as permitted by and subject to Section 67.11(2), Wisconsin Statutes, in interest-bearing obligations of the United States of America, in other obligations of the City or in other investments permitted by law, which investments shall continue to be a part of the Debt Service Fund. Any and all investments derived from money on deposit in the Debt Service Fund shall at all times conform with the provisions of the Internal Revenue Code of 1986, as amended (the “Code”), and U.S. Treasury Regulations promulgated thereunder (the “Treasury Regulations”). When the Notes has been paid in full and canceled, and all permitted investments disposed of, any money remaining in the Debt Service Fund shall be deposited in the general fund of the City, unless this Council directs otherwise.

4.03. Pledge of Tax Levy. For the purpose of paying the principal of and interest on the Notes, there is levied a direct annual irrepealable ad valorem tax upon all of the taxable property in the City, which will be spread upon the tax rolls and collected with and as part of other general taxes of the City. Such ad valorem tax will be credited upon receipt to the Debt Service Fund above provided. The City

shall be and continue without power to repeal the levies for the taxes, or obstruct the collection of said taxes, until all such debt service payments on the Notes have been made or provided for. The ad valorem taxes shall be, from year to year, carried onto the tax roll of the City and collected in addition to all other taxes and in the same manner and at the same time as other taxes of the City for said years are collected, except that the amount of the taxes may be reduced in any year by the amount of any surplus money in the Debt Service Fund, in the discretion of this Council. City staff is authorized and directed to take all such necessary action to cancel previous tax levies used for debt service payments related to the Refunded Notes.

Section 5. Authentication of Transcript; Refunding.

5.01. City Proceedings and Records. The officers of the City are authorized to prepare and furnish to the Purchaser and to the attorneys approving the Notes certified copies of proceedings and records of the City relating to the Notes and to the financial condition and affairs of the City, and such other certificates, affidavits and transcripts as may be required to show the facts within their knowledge or as shown by the books and records in their custody and under their control, relating to the validity of the Notes, and such instruments, including any heretofore furnished, may be deemed representations of the City as to the facts stated therein. The Mayor and the City Clerk are additionally authorized to furnish to the Purchaser at closing on the Notes such certificates as are required as a condition of sale. Unless litigation shall have been commenced and be pending questioning the Notes or the organization of the City or incumbency of its officers, at the closing on the Notes the Mayor and necessary City staff shall also execute and deliver to the Purchaser a suitable certificate as to the absence of material litigation, and necessary City staff shall also execute and deliver a certificate as to payment for and delivery of the Notes.

5.02. No Official Statement or Prospectus. It is determined that no official statement or prospectus has been prepared or circulated by the City in connection with the sale of the Notes and that the Purchaser has made its own investigation concerning the City as set forth in an investment letter of even date, receipt of which is hereby acknowledged by the City.

5.03. Payment of Costs of Issuance. The Purchaser shall be responsible for paying costs of issuance of the Notes on behalf of the City.

5.04. Notice of Redemption; Refunded Notes. The Refunded Notes maturing on December 1, 2017 and thereafter will be redeemed and prepaid on December 1, 2016. The Refunded Notes will be redeemed and prepaid in accordance with their terms and in accordance with the terms and conditions set forth in the form of the Notice of Call for Redemption attached hereto as Exhibit B, which terms and conditions are approved and incorporated herein by reference. The Registrar for the Refunded Notes is authorized and directed to send a copy of the Notice of Redemption to each registered holder of the Refunded Notes.

Section 6. Tax Covenants.

6.01. Tax-Exempt Notes. The City covenants and agrees with the holder or holders from time to time of the Notes that it will not take or permit to be taken by any of its officers, employees, or agents any action which would cause the interest on the Notes to become subject to taxation under the Code or Treasury Regulations in effect at the time of such actions, and that it will take or cause its officers, employees or agents to take, all affirmative action within its power that may be necessary to ensure that such interest will not become subject to taxation under the Code and applicable Treasury Regulations, as presently existing or as hereafter amended and made applicable to the Notes. To that end, the City will comply with all requirements necessary under the Code to establish and maintain the exclusion from

gross income of the interest on the Notes under Section 103 of the Code, including without limitation requirements relating to temporary periods for investments and limitations on amounts invested at a yield greater than the yield on the Notes.

6.02. Not Private Activity Bonds. The City further covenants not to use the proceeds of the Notes or to cause or permit them or any of them to be used in such a manner as to cause the Notes to be “private activity bonds” within the meaning of Sections 103 and 141 through 150 of the Code.

6.03. Qualified Tax-Exempt Obligation. To qualify the Notes as a “qualified tax-exempt obligation” within the meaning of Section 265(b)(3) of the Code, the City makes the following factual statements and representations:

- (a) the Notes are not “private activity bonds” as defined in Section 141 of the Code;
- (b) the City designates the Notes as “qualified tax-exempt obligations” for purposes of Section 265(b)(3) of the Code;
- (c) the reasonably anticipated amount of tax-exempt obligations (other than any private activity bonds that are not qualified 501(c)(3) bonds) which will be issued by the City (and all subordinate entities of the City) during calendar year 2016 will not exceed \$10,000,000; and
- (d) not more than \$10,000,000 of obligations issued by the City during calendar year 2016 have been designated for purposes of Section 265(b)(3) of the Code.

6.04. Procedural Requirements. The City will use its best efforts to comply with any federal procedural requirements which may apply in order to effectuate the designations made by this Section.

Section 7. No Requirement of Continuing Disclosure. Participating underwriters need not comply with the continuing disclosure requirements of Rule 15c2-12, promulgated by the Securities and Exchange Commission under the Securities Exchange Act of 1934, because the Notes are being offered in authorized denominations of \$100,000 or more and are being sold to the Purchaser, who has knowledge and experience in financial and business matters and is capable of evaluating the merits and risks of the Notes, and is not purchasing the Bonds for more than one account or with a view to distributing the Notes. Consequently, the City will not enter into any undertaking to provide continuing disclosure of any kind with respect to the Notes.

Section 8. Defeasance. When the Notes and all accrued interest thereon have been discharged as provided in this Section, all pledges, covenants and other rights granted by this Resolution to the holder(s) of the Notes will cease, except that the pledge of the full faith and credit of the City for the prompt and full payment of the principal of and interest on the Notes will remain in full force and effect.

Passed and adopted by the Common Council of the City of Hudson, Wisconsin this 3rd day of October, 2016.

CITY OF HUDSON, WISCONSIN

Rich O'Connor, Mayor

ATTEST:

Devin Willi, City Administrator/Interim City Clerk

The motion for the adoption of the foregoing resolution was duly seconded by Alderman _____, and upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

whereupon said resolution was declared duly passed and adopted.

STATE OF WISCONSIN)
)
COUNTY OF ST. CROIX) SS.
)
CITY OF HUDSON)

I, the undersigned, being the duly qualified and acting City Administrator/Interim City Clerk of the City of Hudson, Wisconsin do certify that I have carefully compared the attached and foregoing extract of minutes of a regular meeting of the Common Council of the City held on October 3, 2016 with the original minutes on file in my office and the extract is a full, true and correct copy of the minutes insofar as they relate to the issuance and sale of \$_____ General Obligation Promissory Notes, Series 2016B, of the City.

WITNESS My hand officially as such City Administrator/Interim City Clerk and the corporate seal of the City this _____ day of _____, 2016.

(SEAL)

City Administrator/Interim City Clerk
City of Hudson, Wisconsin

EXHIBIT A
FORM OF NOTE

No. R-_____ UNITED STATES OF AMERICA \$ _____
STATE OF WISCONSIN
COUNTY OF ST. CROIX
CITY OF HUDSON

GENERAL OBLIGATION PROMISSORY NOTE, SERIES 2016B

<u>Rate</u>	<u>Maturity</u>	<u>Date of Original Issue</u>
	December 1, 20__	October 25, 2016

Registered Owner: _____

The City of Hudson, Wisconsin, a duly organized and existing political subdivision located in St. Croix County, Wisconsin (the "City"), acknowledges itself to be indebted and for value received promises to pay to the Registered Owner specified above or registered assigns, the principal sum of \$_____ on the Maturity date specified above, with interest thereon from the date hereof at the annual rate specified above, payable June 1 and December 1 in each year, commencing June 1, 2017, to the person in whose name this Note is registered at the close of business on the fifteenth day (whether or not a business day) of the immediately preceding month. The interest hereon and, upon presentation and surrender hereof, the principal hereof are payable in lawful money of the United States of America by check or draft by the City of Hudson, Wisconsin, Office of the City Clerk, as Registrar, Paying Agent, Transfer Agent and Authenticating Agent, or its designated successor under the Resolution described herein. For the prompt and full payment of such principal and interest as the same respectively become due, the full faith and credit and taxing powers of the City have been and are irrevocably pledged.

The City may elect on October 25, 2016, and on any date thereafter to prepay Notes due on or after June 1, 2017. Redemption may be in whole or in part and if in part, at the option of the City and in such manner as the City will determine. Prepayments will be at a price of par plus accrued interest.

The Common Council of the City has designated the issue of Notes of which this Note forms a part as "qualified tax exempt obligations" within the meaning of Section 265(b)(3) of the Internal Revenue Code of 1986, as amended (the "Code") relating to disallowance of interest expense for

financial institutions and within the \$10 million limit allowed by the Code for the calendar year of issue.

This Note is one of an issue in the aggregate principal amount of \$ _____, all of like original issue date and tenor, except as to number, maturity date and interest rate, all issued pursuant to a resolution adopted by the Common Council of the City on October 3, 2016 (the "Resolution"), for the purpose of providing money to effect a current refunding certain general obligation bonds of the City, pursuant to and in full conformity with the Constitution and laws of the State of Wisconsin, including Section 67.12(12), Wisconsin Statutes, as amended. The principal hereof and interest hereon are payable from ad valorem taxes imposed on all taxable property in the City, as set forth in the Resolution to which reference is made for a full statement of rights and powers thereby conferred. The full faith and credit of the City is irrevocably pledged for payment of this Note and the Common Council of the City has obligated itself to levy additional ad valorem taxes on all taxable property in the City, which taxes may be levied without limitation as to rate or amount.

As provided in the Resolution and subject to certain limitations set forth therein, this Note is transferable upon the books of the City at the principal office of the Registrar, by the registered owner hereof in person or by the owner's attorney duly authorized in writing upon surrender hereof together with a written instrument of transfer satisfactory to the Registrar, duly executed by the registered owner or the owner's attorney; and may also be surrendered in exchange for Notes of other authorized denominations. Upon such transfer or exchange the City will cause a new Note or Notes to be issued in the name of the transferee or registered owner, of the same aggregate principal amount, bearing interest at the same rate and maturing on the same date, subject to reimbursement for any tax, fee or governmental charge required to be paid with respect to such transfer or exchange.

The City and the Registrar may deem and treat the person in whose name this Note is registered as the absolute owner hereof, whether this Note is overdue or not, for the purpose of receiving payment and for all other purposes, and neither the City nor the Registrar will be affected by any notice to the contrary.

IT IS HEREBY CERTIFIED, RECITED, COVENANTED AND AGREED that all acts, conditions and things required by the Constitution and laws of the State of Wisconsin to be done, to exist, to happen and to be performed preliminary to and in the issuance of this Note in order to make it a valid and binding general obligation of the City in accordance with its terms, have been done, do exist, have happened and have been performed as so required, and that the issuance of this Note does not cause the indebtedness of the City to exceed any constitutional or statutory limitation of indebtedness.

This Note is not valid or obligatory for any purpose or entitled to any security or benefit under the Resolution until the Certificate of Authentication hereon has been executed by the Registrar by manual signature.

IN WITNESS WHEREOF, the City of Hudson, Wisconsin, by its Common Council, has caused this Note to be executed on its behalf by the facsimile or manual signatures of the Mayor and the City Clerk, and has caused this Note to be dated as of the date set forth below.

Dated: October 25, 2016.

CITY OF HUDSON, WISCONSIN

City Clerk

Mayor

CERTIFICATE OF AUTHENTICATION

This is one of the Notes delivered pursuant to the Resolution mentioned within.

CITY OF HUDSON, WISCONSIN

By _____
City Clerk

The following abbreviations, when used in the inscription on the face of this Note, will be construed as though they were written out in full according to applicable laws or regulations:

TEN COM -- as tenants in common UNIF GIFT MIN ACT _____ Custodian _____ (Cust) (Minor)

TEN ENT -- as tenants by entireties under Uniform Gifts or Transfers to Minors

JT TEN -- as joint tenants with right of survivorship and not as tenants in common Act (State)

Additional abbreviations may also be used though not in the above list.

ASSIGNMENT

For value received, the undersigned hereby sells, assigns and transfers unto _____ the within Note and all rights thereunder, and does hereby irrevocably constitute and appoint _____ attorney to transfer the said Note on the books kept for registration of the within Note, with full power of substitution in the premises.

Dated: _____

Notice: The assignor's signature to this assignment must correspond with the name as it appears upon the face of the within Note in every particular, without alteration or any change whatever.

Signature Guaranteed:

Signature(s) must be guaranteed by a financial institution that is a member of the Securities Transfer Agent Medallion Program ("STAMP"), the Stock Exchange Medallion Program ("SEMP"), the New York Stock Exchange, Inc. Medallion Signatures Program ("MSP") or other such "signature guarantee program" as may be determined by the Registrar in addition to, or in substitution for, STAMP, SEMP or MSP, all in accordance with the Securities Exchange Act of 1934, as amended.

The Registrar will not effect transfer of this Note unless the information concerning the assignee requested below is provided.

Name and Address: _____

(Include information for all joint owners if this Note is held by joint account.)

Please insert social security or other identifying number of assignee

PROVISIONS AS TO REGISTRATION

The ownership of the principal of and interest on the within Note has been registered on the books of the Registrar in the name of the person last noted below.

<u>Date of Registration</u>	<u>Registered Owner</u>	<u>Signature of Registrar</u>
<u>October 25, 2016</u>	_____ _____ _____	_____

EXHIBIT B

FORM OF NOTICE OF CALL FOR REDEMPTION

\$3,260,000
GENERAL OBLIGATION PROMISSORY NOTES, SERIES 2009A
CITY OF HUDSON
ST. CROIX COUNTY, WISCONSIN

NOTICE IS HEREBY GIVEN that, by order of the Common Council of the City of Hudson, Wisconsin, there have been called for redemption and prepayment on

December 1, 2016

all outstanding bonds of the City designated as General Obligation Promissory Notes, Series 2009A, dated July 21, 2009, having stated maturity dates of December 1, 2017, December 1, 2018, and June 1, 2019, totaling \$1,870,000 in principal amount, and with the following CUSIP numbers (the "Refunded Notes"):

<u>Year of Maturity</u>	<u>CUSIP</u>
2017	444186 MX5
2018	444186 MY3
2019	444186 MZ0

The Refunded Notes are being called at a price of par plus accrued interest to December 1, 2016, on which date all interest on said notes will cease to accrue. Holders of the Refunded Notes hereby called for redemption are requested to present their bonds for payment at the main office of Bond Trust Services Corporation, Roseville, Minnesota (the "Registrar"), on or before December 1, 2016.

The Registrar will not be responsible for the selection or use of the CUSIP number, nor is any representation made as to the correctness indicated in the Redemption Notice or on any Refunded Note. It is included solely for convenience of the Holders of the Refunded Notes.

Additional information may be obtained from:

Bond Trust Services Corporation
3060 Centre Pointe Drive
Roseville, Minnesota 55113
(800) 552-1171

Dated: October 25, 2016.

BY ORDER OF THE COMMON COUNCIL
CITY OF HUDSON, WISCONSIN

By _____
City Administrator/Interim City Clerk

COUNCIL/COMMITTEE ISSUES

SUBMITTED TO: Devin Willi

DATE: 9/14/2016

SUBMITTED BY: Scott St. Martin Fire Chief/David Gray Building Inspector

REGARDING: Requested RFP by council for engineering service for fire station facilities consideration.

ISSUE: The fire station has not serviced the growing needs of the department and the city.

BUDGET IMPACT: \$8,250-\$380,000; depending on choice made

FUNDING SOURCE: Unknown

RECOMMENDATION: It's the recommendation of the Fire Chief and Building Inspector to contract with Fives Bugels to perform the needs assessment at a cost of \$8,250.

August 31, 2016

Scott St. Martin, Fire Chief
222 Walnut Street
Hudson, WI 54016

RE: Station Location and Facilities Master Planning

Dear Chief St. Martin,

Thank you for your inquiry regarding a pre-design study for your facility. We are in agreement that your department could benefit from a more comprehensive facilities study. The current RFP will provide some needed maintenance to your existing station and make some spaces more useful, however we noted on our tour that there a number of issues that we are not certain it resolves:

- The existing facility is located in the downtown (on your far western boundary), but growth appears to be occurring in other areas of Hudson. And, as you have noted, parking is at a premium in the downtown.
- Expansion on your existing site is limited. Is this the best location for your headquarters into the future?
- How well is the current facility situated relative to points of service in your community today and relative to future growth patterns?
- You have several pieces of expensive equipment sitting outside. Perhaps the vacated EMS space will accommodate this, but then you will once again be full. And we are uncertain if we were seeing all of your existing equipment.
- Office space for Department Staff is located in a converted bathroom and your office is not located at the station.
- The distance between your apparatus bays is small and full of equipment making it difficult access the equipment in the trucks before and after events as well as hazardous when exiting and returning.
- Personal protective gear (turnout gear) is more susceptible to environmental degradation and it is no longer recommended to be stored in apparatus bays near vehicle exhausts or in contact with infrared light sources. Donning equipment alongside potentially exiting equipment is also recognized industry wide as a safety hazard.
- Training is one of the most critical activities of any department. You have a classroom big enough for the department, but no dedicated site for vehicle extraction exercises, hose drills, equipment or tower-type training programs, meaning that you must take valuable assets out of service to do training drills.

Much has changed in the fire service and in your community in the decades since the existing station was constructed. Your department could benefit from a comprehensive review of the existing facility with an eye toward determining what the department and your community will look like in 10-20 years.

We would suggest the following course of action prior to investing in the current facility:

1. Step 1: Perform a Station Location Study. This GIS mapping study will use existing City and County GIS data to create the following maps for the Department and City to use in developing a comprehensive plan for the development of the Hudson Fire Department:
 - a. Current response time maps showing response time in 2 minute increments from the existing station to the boundaries of your response area.
 - b. Fire Call Data Map. This map will use the Department's data for past five years of calls to develop a picture of current "hot-spots" in the community and overall need for service.
 - c. Paid-on-Call responder location. This map will help determine if the current or a projected location is within a reasonable distance of current POC staff to avoid hindering total response.
 - d. Optimal site location. This map will provide an optimal location for a fire station to best serve your community.
 - e. We will also generate up to two maps for sites as provided by the Department or City to demonstrate their potential response characteristics.
 - f. Recommendations will be based on NFPA Guidelines and will consider current and potential improvements to the City's ISO rating.
2. Step 2: Perform a comprehensive Space Needs Study. This study will look at current space usage as well as predict space needs for the next 20 years giving you a comprehensive look at the potential short comings of the existing facility and location.
3. Step 3: Master Planning Study. Our team will use the data generated above to develop a proposed plan of action for the future deployment or renovations required by the department to continue to serve the City of Hudson and its surroundings.
4. Step 4: The City has already embarked on a project to provide short term fixes to the existing facility. The work in steps 1-3 can be done either before or concurrently with that project to provide a more comprehensive view of the department's current needs as well as those that will develop over the next several decades; better informing the City's decision making processes.

Five Bugles Design will provide the services outlined in Steps 1-3 for a fee of \$7,500 dollars. We will also require an additional \$750 in reimbursable expenses to cover travel related costs for our work. The City already has our fees and proposal for the work outlined in Step no. 4 should you want us to coordinate that work with this proposal. We have attached some additional information from our firm including several pages of information on our Station Location services.

Please call if we can be of any additional assistance.

Best Regards,
Five Bugles Design



Michael Clark, AIA
Market Sector Leader

LARS

Architectural Services, LLC

Larry (Lars) Glockzin
Architect

Design Proposal for the Hudson Safety Building Fire Department

222 Walnut Street
Hudson, WI 54016



Index:

1. Summary
2. Architectural Plan Diagram
3. Conceptual Building Costs
4. Qualifications
5. Referrals
6. Breakdown of Design Services
7. Schedule of Events
8. Insurance

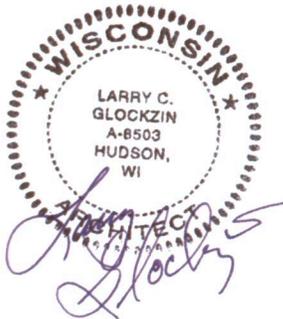
1: Summary

To whom it may concern:

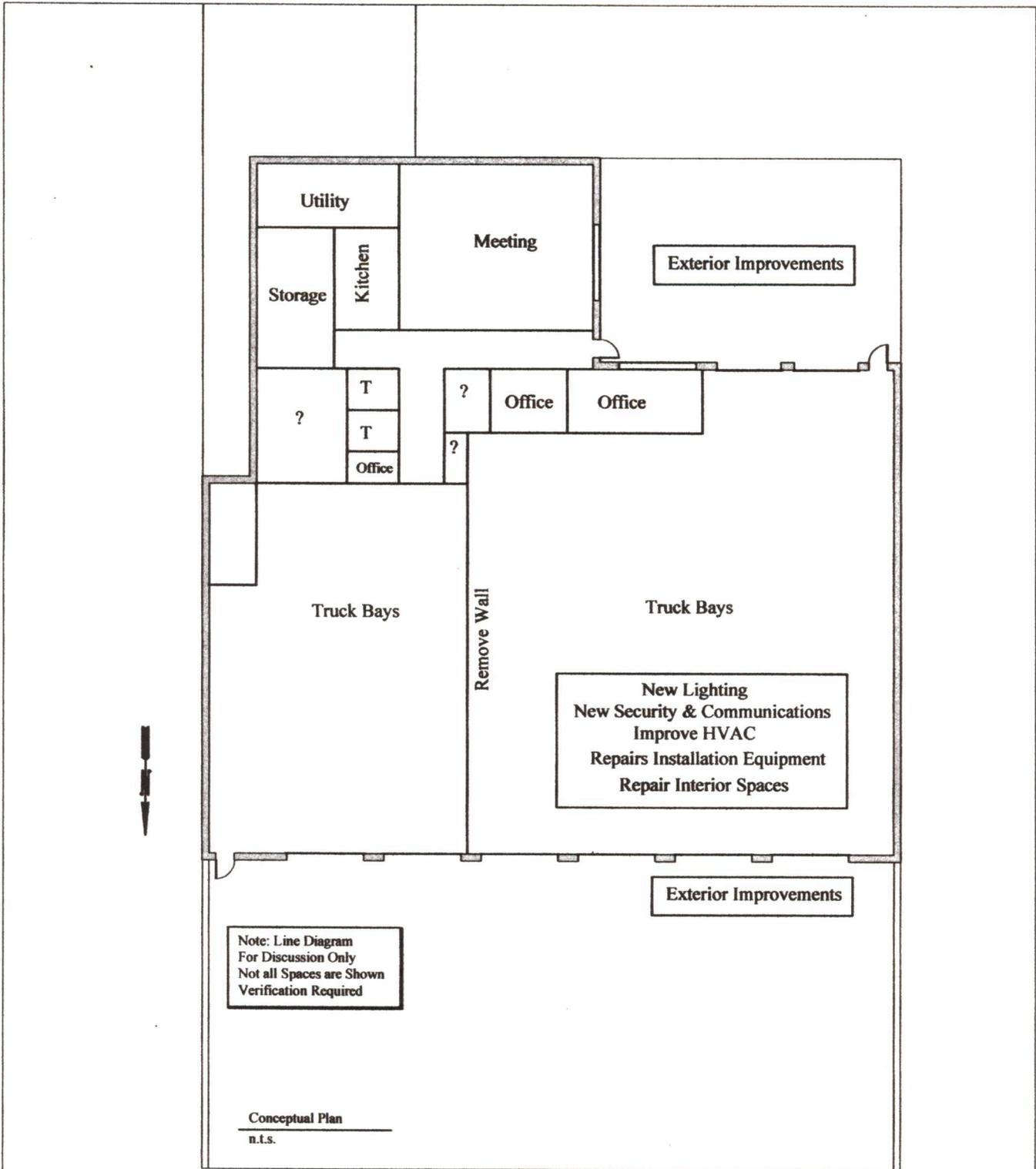
- First I would like to say that I am very interested in providing Design Services to the City of Hudson and the Fire Department.
- I have been a resident of Hudson for well over 30 years, which I am told that I am not quite a resident yet... I have seen Hudson have the painful growing pains with a population of approx. 5,600 to what it is now. This is a very strong and thriving community, and I am proud to be part of it.
- I have a wide experience in working with all elements pertaining to public and private facilities, which I will highlight later in this proposal.
- I will be the primary contact.
- After reviewing the Appendix A, there appears to be numerous items that would be better suited under an on-site construction manager position. Example is re-weatherstripping the doors. I have a perfect small contractor that I could provide under my contract, whereas we would work directly together. His name is Tom Harper of Hudson WI. I estimate the cost at approx. 3% of 350k (See preliminary building budget) of \$10,500.00. He is very experienced in commercial construction, plus many of the items that you need to be performed can be accomplished by a small contractor. This would replace the standard construction profit margin of 10%. We would still competitively bid out the sub-contract work. Its very important for me to work with qualified persons. I have confidence with Mr. Harper. We can discuss this at a later date.

I want to thank you for the opportunity to provide design services

Larry (Lars) Glockzin
Registered Architect #8305-A
Lars Architectural Servies LLC
115 River St.
Hudson WI 54016



2: Architectural Plan Diagram



3: Conceptual Building Costs

- I have performed a preliminary walk-through of the “fire station”, and reviewed the improvements described within appendix A. I can see we are severely limited with storage and basic maneuverability.
 - a. Note that there will be code elements that will supercede what we can actually do. I don’t foresee any major issues at this time.
 - b. This building is not insulated very well. The 70’s was an era where energy values were not taken into account, until after the oil embargos. Because of the massing, there is a definite delay (days) with heating and cooling of the spaces.
 - c. In regards to the roof:



Notice the dark areas of the membrane roof system. These do not indicate that the roof is bad. It is just a sign of areas that may deteriorate faster than other areas due to potential ponding. You would be able to tell by walking on it (lightly of course) and it feels soft. Most membrane roof systems will have a warranty of 25 years. They usually

start having problems around 28 to 30 years. You are probably looking at \$75,000 to replace/add insulation.

One of the more difficult elements is determining the costs. We are just throwing a dart. I also understand that most of the “equipment” could be incorporated with various grants.

Here is the dart...

Interior Improvements:	\$ 75,000.00
Demolition:	\$ 25,000.00
Exterior Improvements	\$ 30,000.00
Electrical:	\$ 70,000.00
HVAC:	\$ 50,000.00
Communications:	\$ 25,000.00
Plumbing:	\$ 35,000.00
Equipment & Install	\$ 40,000.00
	<u>\$ 350,000.00</u>

We also need to realize that there are levels of completeness. I think a range of \$275k to 350k would be in the ballpark. A more accurate budget could be performed once a preliminary design set was developed.

4: Qualifications

I have been in the field of construction and architecture for over 35 years. My work experience is well diverse. It consists of both large and small buildings. From the largest indoor motocross arena in Wisconsin, largest solar array in Minnesota, Apartment complexes, State (Impact 7) Housing, Retail, Commercial, Industrial, Municipal Government facilities, Fire Halls, etc. The list is extremely long.

The following facilities were recently completed.

Grantsburg Firehall
Dunn County Municipal Facility (Downsville WI)
Blackeye Coffee (St. Paul, MN)
Lindstrom Equipment (Modena WI)
Multiple Airport Hangars (Forest Lake & Redwing MN)
WDI Industries (Forest Lake, MN)
Common Man Brewery (Ellsworth, WI)
O'Connell Funeral Home (Hudson WI)

Here is a very short list of some buildings that I have designed:
Please feel free to look at their websites.

Ecetra (Hudson WI)
Norlake (Hudson WI)
River Ridge Campus (Hudson, WI. South of Post Office)
Mickelson Drug Store (upper level) 715 (Adjacent building)
Smiling Moose (Hudson WI)
Multiple Tenant Lease Spaces in Hudson
Catalyst (Hudson WI)
St. Croix Insulation (Hudson, WI)
Animal Care Center (Hudson, WI)
Boumeester Excavating (Hudson, WI)
McKenzie Bowl (Centuria, WI)
Clydes (Beledinville, WI)
Design Light (Woodbury, MN)
Multiple Freedom Station remodels (Wisconsin, Minnesota, South Dakota)
Woodville Municipal (Woodville, WI)
DR Tech (Grantsburg, WI)
Johnson Motors (St. Croix Falls)
Lindus Construction (Baldwin, WI)
High Crush - Frack Sand (Augusta, WI)
Redcliff Reservation Elderly and Manufacturing (Bayfield, WI)

Roberts Retail Complexes (Roberts, WI)
Merrick Inc Work facility for htcp (Vadnais Heights MN) www.merrickinc.org
70 Unit Apartment (Fergus Falls MN) <http://www.redrivervillage.com>

5: Referrals

Fire Halls:

You are more than welcome to contact the following persons.
They pertain to your facility.

Additional referrals available upon request.

Derek Zeiler

Grantsburg Fire Chief

gfirechief@grantsburgtelcom.net>

You can see the building at their website

<http://www.grantsburgwifire.org>

This facility came under budget of 1.64m (1.57m). I worked with USDA, which was able to provide a 0% financing interest rate for I think 30 years. It was the only building that was built under the “shovel ready” projects north of highway 8 under the Obama stimulus era. All other buildings were never built do to the intensity of the federal mandates. This facility has been reviewed by many fire departments throughout Wisconsin.

FYI: If you look on the website, the witch tower is used to hang their hoses. They still use cotton wrapped.

I recently worked with the Ellsworth Fire Department on determining if they should remodel vrs. building new. Still pending.

Contact:

Dave Diess

Ellsworth Fire Hall

dhdeiss@mmm.com

6: Breakdown of Design Services

Note: AIA B101 Contract will be provided upon acceptance by all parties.

Proposed Design Services fee for:

Public Safety Building (Fire Station)
222 Walnut St
Hudson, Wisconsin

Between the Owner: City of Hudson
505 Third St
Hudson, WI 54016
Rep: to be determined

and the Architect: Lars Architectural Services, LLC
Lars Glockzin
115 River St.
Hudson, Wisconsin

Scope of Work Includes:

Develop Construction Documents to be submitted for local/state approval:

Drawings to consist of:

- Site Layout Plan
- Floor Plan
- Elevations
- Schedules
- Framing, Foundation Plans & Details
- 5 Site Visits

Basic Services cost -

Building:

Based on 5% of \$350k

Design Fees Arch/Struct (200 Hours @ \$80/hr)

= \$16,000.00

Civil:

* By owner

Mechanical/Electrical/Plumbing/HVAC:

* Design/Build

Other Fees:

* Per Contractor

Local Fees:

* By owner

Total Design Fees

= \$16,000.00

Design Development (25%)

Construction Documents (50%)

Build Construction (15%)

Final (10%)

Construction Management (3%)

= \$10,500.00

State Submittal (May be waived by the state)

= \$ 900.00

OWNER REP:

ARCHITECT

Larry (Lars) Glockzin

SCOPE OF SERVICES

ASSUMPTIONS

- The services of mechanical, electrical and lighting consultants have not been included. Should they be required, they will be provided on a design-build basis through the general/sub-contractors.

ADDITIONAL SERVICES

1. Revisions to the program following completion of final plan.
2. Special wall, ceiling, floor or lighting treatment.
3. Custom furniture design and extensive cabinet/millwork drawings.
4. Selection of interior furnishings, accessories or equipment.

PREVAILING HOURLY RATES

<u>Position</u>	<u>Rate Per Hour</u>
Architect	\$80.00

PREVAILING REIMBURSABLE EXPENSES

<u>Description</u>	<u>Cost</u>
Large Format Prints	Included
Mileage	Included
Postage/Delivery Charges	Cost
Consultants if required	Cost

Expenses:

Nominal expenses are included. Excessive amounts will be addressed prior to submittal.

Mechanical/Electrical/HVAC

Per sub-contractor – Design/Build

I would strongly advise to approach this on a design build basis. I have not had engineered drawings developed in the past 20 years. It is due to the fact that if something doesn't work the finger pointing starts and you end up with the problem never being resolved. Drawings will be provided once the sub-contract is awarded, which usually is by the supply company that they work with.

Mech/Plumbing Design drawings, would be on a cost basis which would probably run approx. 2.5% to 3% of the project budget \$8,000.00 to \$10,000.00

Experience Levels:

I strive to have a broad experience in all aspects of building design. Over 30 years of experiences, include retail, schools, elderly care, dementia, technology, industrial, commercial, production, church additions, health centers, ambulatory, etc.

My code of ethics gives me the opportunity to provide a completed project. I will follow through.

References:

I have a strong, long list of references. Please feel free to ask.

7: Scheduling

Note: These times are indicated as weeks

1. Draft Existing Conditions = 3 weeks. Are Existing drawings available?
2. Review Proposed changes = 3 to 4 weeks
3. Develop Construction Budget = 2 weeks
4. Advertise for bid = 3 to 4 weeks
5. State Review = 3 weeks
6. Value Engineering = 1 week
7. Award Bids Contracts = 1 week
8. Construction = Seems to always average 3 Months

The above times will intermix. But with various meetings and reviews the design process would take approx. 2 to 3 months. Construction 3 months. It seems to always follow this time frame.

I do have most of the required public project documents, which I am sure the city also has.

COUNCIL/COMMITTEE ISSUES

SUBMITTED TO:	Finance Committee/Common Council	DATE: October 3, 2016
SUBMITTED BY:	Karen Duchow	
REGARDING:	APPLICATION FOR RETAIL CLASS 'B' FERMENTED MALT BEVERAGE AND RETAIL "CLASS B" LIQUOR LICENSE FROM ST. CROIX GRILL	

ISSUE: An application has been submitted by St. Croix Grill LLC for a Class "B" fermented malt beverage and Retail "Class B" liquor license at 417 2nd Street Hudson WI doing business as Ellies on Main.

The need for timely start up and continuation of the business is required per City of Hudson Municipal Code, Chapter 145-12 F. Request is made asking for an extension until April-May of 2017.

The application was found to be in order; the Police Department criminal history background check, the required documents have been presented, and there is no outstanding debt owed to the City.

STAFF RECOMMENDATION: Consider approving a Class "B" fermented malt beverage and Retail "Class B" Liquor license to St. Croix Grill LLC for the property at 417 2nd Street contingent on successful building and fire inspections, receipt of a copy of the Wisconsin Seller's Permit and payment of any outstanding debt owed to the City, surrender of the license that was issued to Sharon Horne Ellstrom, LLC owned by Sharon Horne Ellstrom and considering approving an extension to the timely start-up ordinance requirement, until April or May of 2017.

**CITY OF HUDSON
COUNCIL/COMMITTEE ISSUES**

SUBMITTED TO: FINANCE/COMMON COUNCIL	DATE: September 26, 2016
SUBMITTED BY: BRENDA MALINOWSKI	
REGARDING: FUEL BIDS FOR 10/4/16 TO 9/30/17	

ISSUE: Invitations to bid on the City's annual fuel contract were advertised in the Hudson Star Observer and on the City website. The bids were opened at 11:00 a.m. on Monday, September 26th.

The bid was to supply and deliver an estimated quantity of 37,000 gallons of blended clear unleaded gasoline and 25,000 gallons of Grade #2 ultra low sulfur diesel fuel. The bid price was based on a fixed differential added to the average price posted for blended clear unleaded gasoline and Number 2 diesel fuel as listed in the Oil Price Information Service (OPIS) St. Paul, MN Rack Prices for the date of delivery.

Bids were received from Diesel Dogs and Countryside Cooperative

The low bid, submitted by Countryside Cooperative, was for a fixed differential of +\$.10 per gallon for both fuel types. Countryside Cooperative is the City's current fuel supplier. This is the same price as the current contract.

STAFF RECOMMENDATION: Award the bid to Countryside Cooperative.

**CITY OF HUDSON
QUOTE TABULATION
PURCHASE AND DELIVERY OF GASOLINE DIESEL FUEL**

Date:	<u>9/26/2016</u>	Vendor name	Countryside Cooperative	Diesel Dog Companies
Quotes solicited by:	<u>public bid</u>	Contact name	Mike Holmann	Douglas Daniels
		Phone #	715-672-8947	651-636-2515
		Fax #	715-672-5131	651.636-2514

Estimated Quantity	Unit	Description	unit price	location price	unit price	location price
37,000	gallons	Blended Clear Unleaded Gasoline - 87 Octane (OPIS St. Paul, MN Rack price)	\$ 0.10	\$ 3,700.00	\$ 0.384	\$ 14,208.00
25,000	gallons	Ultra Low Sulphur Diesel - Grade #2 (OPIS St. Paul, MN Rack price)	\$ 0.10	\$ 2,500.00	\$ 0.444	\$ 11,100.00
Total bid price above OPIS pricec index				\$ 6,200.00		\$ 25,308.00

Recommended Vendor Countryside Cooperative Basis for recommendation lowest cost, current supplier

Other factors _____

CITY OF HUDSON
Council/Committee Issues

ITEM
New Business

Common Council – October 3, 2016

Submitted to: **Common Council**

Date: **September 27, 2016**

Submitted by: **Dennis Darnold, CDD**

Regarding: **Certified survey map (CSM), two industrial lots, southeast quadrant STH 35 and Hanley Road – Northern States Power Wisconsin**

ISSUE: Northern States Power Wisconsin (NSP) recently purchased approximately 21 acres at the southeast quadrant of STH 35 and Hanley Road and the city annexed the property this summer. NSP proposes to create two development lots through approval of a certified survey map (CSM). Lot 1, 15.14 acres, will be the location of the proposed Hudson Xcel Energy service center. To the south NSP proposes Lot 2, 6.23 acres, to be sold for future industrial development. Trunk sanitary sewer and water mains exist on the west part of the properties and easements have been provided for the city to access and maintain the trunk mains.

With the location of the trunk mains service lines can be extended to both lots. The service lines locations for Lot 1 have been approved with the approval of the Xcel Energy service center plans. Lot 2 will need to have services provided. I suggest that NSP either constructed the service lines at this time or enter into an agreement that the service lines will be constructed by NSP as a condition of the sale of Lot 2.

A copy of the proposed CSM is attached.

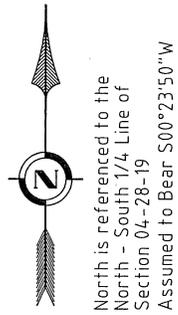
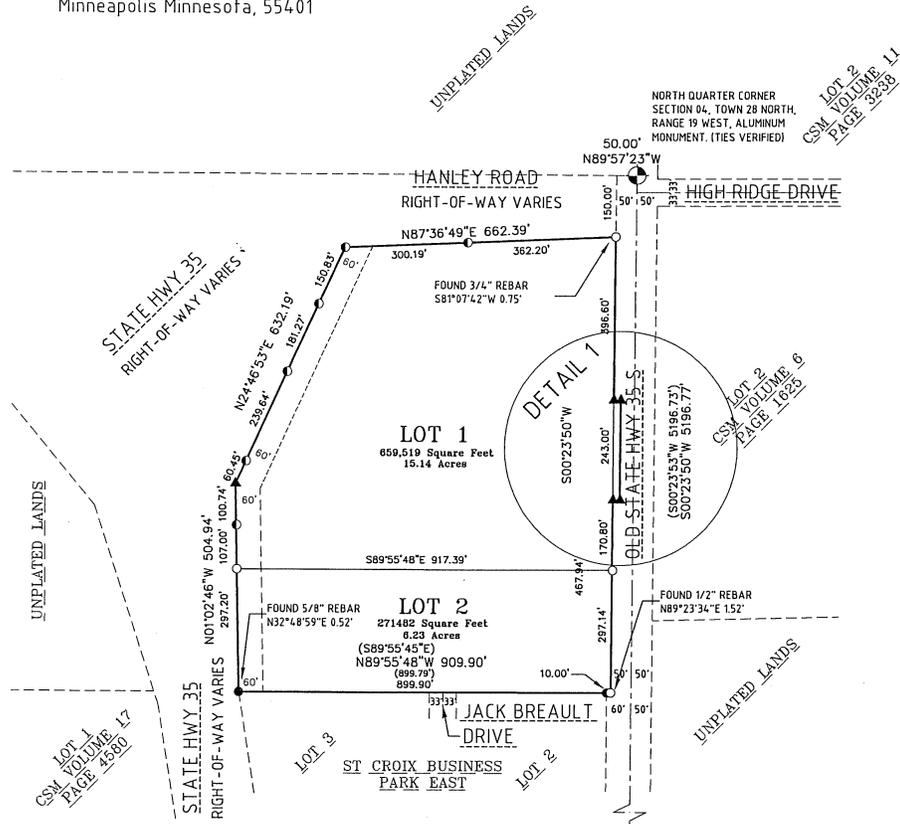
STAFF RECOMMENDATION: (note committee recommendation)

COMMITTEE RECOMMENDATION: Recommends approval of the two lot certified survey map as proposed by Northern States Power Wisconsin with the condition that the sanitary sewer and water services be provided to both lots prior to recording of the CSM or that Northern States Power enter into an agreement that the services must be constructed as a condition of development plans for Lot 1 or sale of Lot 2. (*Note: I have been informed by NSP Wisconsin that the water and sanitary sewer services will be constructed for both lots at the time the utility work for the proposed / approved Hudson Xcel Energy Service Center completed*). With that understanding that the city allow the recording of the CSM, with the condition that the city will hold the occupancy permit for the Hudson Xcel Energy service center to assure that the services to Lot 2 are completed.

CERTIFIED SURVEY MAP NO. _____
 VOLUME _____, PAGE _____.

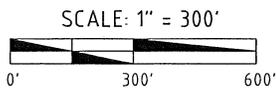
PART OF THE NORTHEAST QUARTER OF THE NORTHWEST
 QUARTER, SECTION 04, TOWNSHIP 28 NORTH, RANGE 19
 WEST, CITY OF HUDSON, ST. CROIX COUNTY, WISCONSIN

OWNER/PREPARED FOR:
 NSPW Xcel Energy
 414 Nicollet Mall
 Minneapolis Minnesota, 55401



Cedar Corporation
 604 Wilson Avenue
 Menomonie, WI 54751

- LEGEND**
- Government Corner (as noted)
 - Set 3/4" x 18" Rebar Weighing 1502 Pounds/Lineal Foot
 - Found 1-1/4" Rebar
 - Found 3/4" Rebar
 - Found 1/2" Rebar
 - () Recorded Bearing
 - CSM Certified Survey Map
 - HWY Highway
 - NO. Number



CERTIFIED SURVEY MAP NO. _____
VOLUME _____, PAGE _____.

PART OF THE NORTHEAST QUARTER OF THE NORTHWEST
QUARTER, SECTION 04, TOWNSHIP 28 NORTH, RANGE 19
WEST, CITY OF HUDSON, ST. CROIX COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, Dustin J. LaBlonde, Wisconsin Professional Land Surveyor, hereby certify that I have surveyed, divided, and mapped part of the Northeast Quarter of the Northwest Quarter, Section 04, Township 28 North, Range 19 West, City of Hudson, St. Croix County, Wisconsin, more particularly described as follows:

Commencing at the North Quarter corner of said Section 04;
Thence on N89°57'23"W along the north line of said Northwest Quarter, 50.00 feet;
Thence S00°23'50"W along the West right-of-way line of Old Hwy 35, 150.00 feet;
Thence continuing S00°23'50"W along said West right-of-way line of Old Hwy 35, 396.60 feet;
Thence S89°36'10"E along said West right-of-way line of Old Hwy 35, 17.00 feet;
Thence S00°23'50"W along said West right-of-way line of Old Hwy 35, 243.00 feet;
Thence N89°36'10"W along said West right-of-way line of Old Hwy 35, 17.00 feet;
Thence S00°23'50"W along said West right-of-way line of Old Hwy 35, 467.94 feet;
Thence N89°55'48"W, 909.90 feet to the East right-of-way line of State Hwy 35;
Thence N01°02'46"W along the East right-of-way line of State Hwy 35, 504.94 feet;
Thence N24°46'53"E along said East right-of-way line of State Hwy 35, 632.19 feet;
Thence N87°36'49"E along said East right-of-way line of State Hwy 35, 662.39 feet to said West right-of-way line of Old Hwy 35 being the point of beginning.

Said parcel contains 931001 square feet (21.37 acres).

That I have made such survey, land division, and map at the direction of NSPW Xcel Energy, Owner, 414 Nicollet Mall, Mezzanine, Minneapolis, Minnesota 55401. That such map is a correct representation of the exterior boundaries of the land surveyed, and the subdivision thereof made. That I fully complied with the provisions of Chapter 236.34 of the Wisconsin State Statutes, Chapter A-E 7 of the Wisconsin Administrative Code and the subdivision regulations of St. Croix County in surveying, dividing and mapping the same. Said survey is subject to easements of record and as shown.

Dated this _____ day of _____, 2016.

Dustin J LaBlonde, Wisconsin Professional Land Surveyor, S-3096

**CITY OF HUDSON
Council/Committee Issues**

**ITEM
New Business**

Common Council – October 3, 2016

Submitted to: **Common Council**

Date: **September 29, 2016**

Submitted by: **Dennis Darnold, CDD**

Regarding: **Final development plans, 8,487, sq. ft., multiple-tenant commercial building, Lot 7-Hudson Center, 2161 – 2181 Badger Drive – Hudson Center Holdings, LLC**

ISSUE: Hudson Center Holdings propose an 8,487 sq. ft. multiple-tenant commercial building on the north side of Badger Drive within the Hudson Center commercial development (former visitor center site). Tenants proposed at this time include Panera Bakery and Restaurant and Five Guys restaurant.

Staff review of the final development plans included comments in regard to testing of the water line and the provision of physical separation, such as a retaining wall, between the drive thru and the patio area for the Panera Bread tenant space.

A copy of the proposed development plans is attached.

STAFF RECOMMENDATION: (note committee recommendation)

COMMITTEE RECOMMENDATION: Recommends approval of the final development plans for the 8,487 sq. ft. commercial building and site improvements as proposed by Hudson Center Holdings, LLC with the condition that revised patio plans are submitted for city staff approval with the plan submittal for the Panera Bread unit build-out.

DEVELOPMENT PLAN REVIEW
City of Hudson, Wisconsin

Project name and applicant:

Hudson Center Lot 7, David Robson

Project location:

South of Highway 94, North of Crest View Drive, West of Carmichael Road in the Old Wisconsin DOT travel Center.

Proposed building material and colors (provide a description of the materials and treatment or colors):

Facades:

A mix of brick, architectural precast, EIFS, metal panel and Aluminum windows.

Roofs:

A flat parapet roof for most of the building with a gable roof on one end.

Windows, entrances, dock facilities, awnings, canopies, accent details or other details:

Aluminum windows and entrances

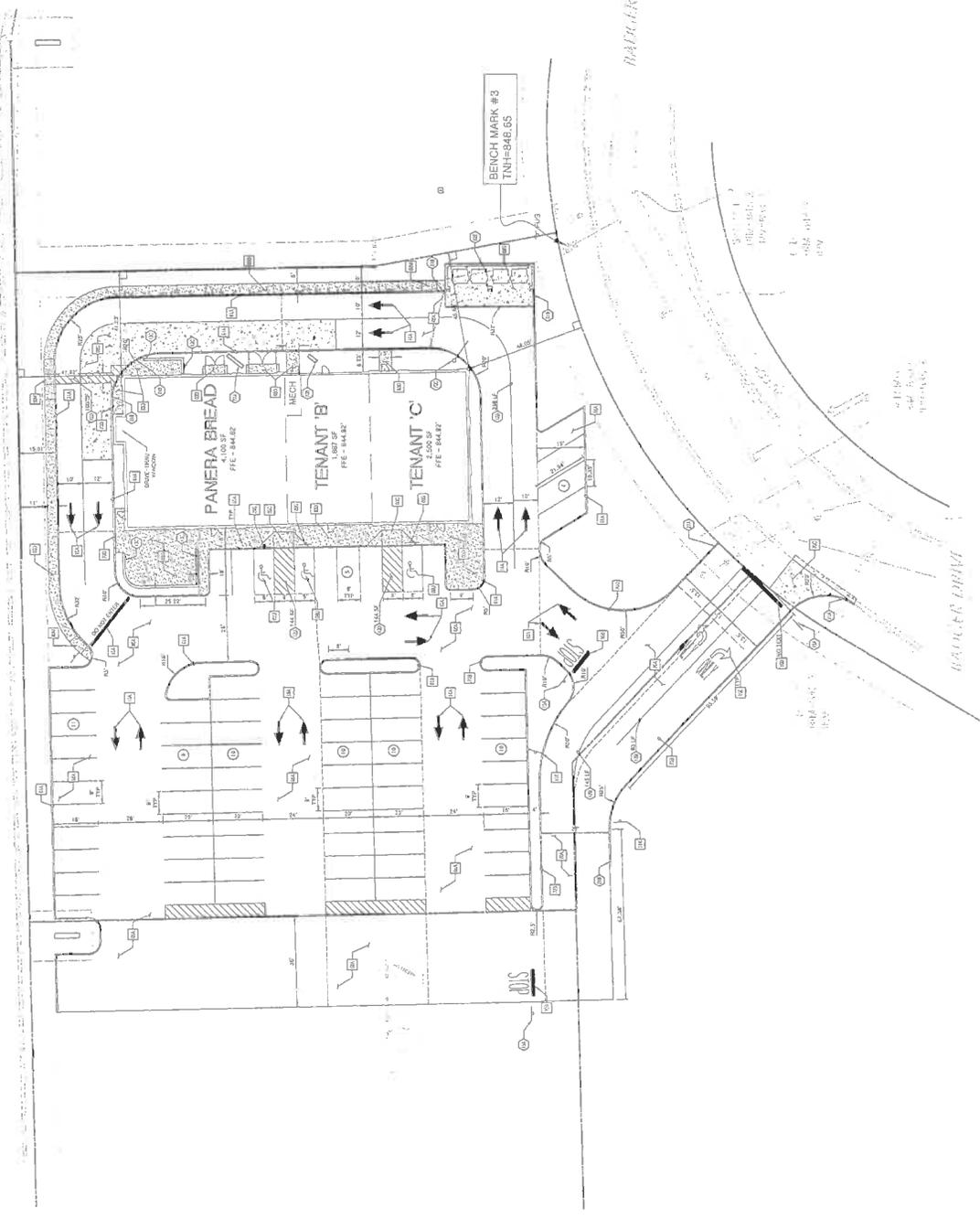
Attach color elevations, perspectives, illustrations or photos that may assist in explaining building materials proposed.

12/05



FOURTH
FLOOR PLAN
CORNER

INTERSTATE HIGHWAY 94



EXISTING	
1	ASPHALT DRIVEWAY
2	ASPHALT DRIVEWAY
3	ASPHALT DRIVEWAY
4	ASPHALT DRIVEWAY
5	ASPHALT DRIVEWAY
6	ASPHALT DRIVEWAY
7	ASPHALT DRIVEWAY
8	ASPHALT DRIVEWAY
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44	ASPHALT DRIVEWAY
45	ASPHALT DRIVEWAY
46	ASPHALT DRIVEWAY
47	ASPHALT DRIVEWAY
48	ASPHALT DRIVEWAY
49	ASPHALT DRIVEWAY
50	ASPHALT DRIVEWAY

PROPOSED	
1	ASPHALT DRIVEWAY
2	ASPHALT DRIVEWAY
3	ASPHALT DRIVEWAY
4	ASPHALT DRIVEWAY
5	ASPHALT DRIVEWAY
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GENERAL SITE NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF MILWAUKEE ZONING ORDINANCES AND THE MILWAUKEE SUBDIVISION MAP ACT.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MILWAUKEE AND THE WISCONSIN DEPARTMENT OF TRANSPORTATION.

3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

4. ALL UTILITIES SHALL BE DEPTH MARKED AND PROTECTED PRIOR TO CONSTRUCTION.

5. THE CONTRACTOR SHALL MAINTAIN ADEQUATE EROSION CONTROL MEASURES THROUGHOUT CONSTRUCTION.

6. ALL MATERIALS AND METHODS SHALL BE APPROVED BY THE CITY OF MILWAUKEE.

7. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORD DRAWINGS THROUGHOUT CONSTRUCTION.

8. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

9. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SAFETY MEASURES THROUGHOUT CONSTRUCTION.

10. ALL UTILITIES SHALL BE DEPTH MARKED AND PROTECTED PRIOR TO CONSTRUCTION.

11. THE CONTRACTOR SHALL MAINTAIN ADEQUATE EROSION CONTROL MEASURES THROUGHOUT CONSTRUCTION.

12. ALL MATERIALS AND METHODS SHALL BE APPROVED BY THE CITY OF MILWAUKEE.

13. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORD DRAWINGS THROUGHOUT CONSTRUCTION.

14. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

15. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SAFETY MEASURES THROUGHOUT CONSTRUCTION.

GENERAL SITE INFORMATION

TOTAL SITE AREA: 100,000 SQ. FT.

TOTAL IMPROVED AREA: 40,000 SQ. FT.

TOTAL PAVED AREA: 20,000 SQ. FT.

TOTAL UNPAVED AREA: 20,000 SQ. FT.

TOTAL CURB AREA: 10,000 SQ. FT.

TOTAL SIDEWALK AREA: 5,000 SQ. FT.

TOTAL BIKEWAY AREA: 5,000 SQ. FT.

TOTAL GREEN SPACE: 10,000 SQ. FT.

TOTAL TREES: 100

TOTAL PLANTS: 100

TOTAL LIGHT FIXTURES: 100

TOTAL SIGNAGE: 100

TOTAL UTILITIES: 100

TOTAL CONSTRUCTION COST: \$1,000,000

TOTAL OPERATING COST: \$500,000

TOTAL PROJECT COST: \$1,500,000

TOTAL PROJECT VALUE: \$1,500,000

TOTAL PROJECT RISK: LOW

TOTAL PROJECT COMPLEXITY: LOW

TOTAL PROJECT DURATION: 12 MONTHS

TOTAL PROJECT START DATE: 01/01/2024

TOTAL PROJECT END DATE: 12/31/2024

ACCESSIBLE PARKING	
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3	REQUIRED
4	PROVIDED
5	REQUIRED
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Engineering Associates, Inc.

1000 North Park Ave., Suite 100
Milwaukee, WI 53212
Tel: 414.224.1234
Fax: 414.224.1235
www.ea-inc.com

HUDSON CENTER LOT 7

BRIDGE DRIVE
MILWAUKEE, WI 53212

SITE PLAN

DATE: 01/01/2024
DRAWN BY: J. SMITH
CHECKED BY: M. JONES
SCALE: AS SHOWN

THIS PLAN IS PRELIMINARY AND SUBJECT TO CHANGE WITHOUT NOTICE. THE CLIENT ACCEPTS ALL RESPONSIBILITIES FOR THE ACCURACY OF THE INFORMATION PROVIDED AND THE DESIGN OF THE PROJECT. THE ENGINEER'S RESPONSIBILITY IS LIMITED TO THE DESIGN OF THE PROJECT AS SHOWN ON THIS PLAN.

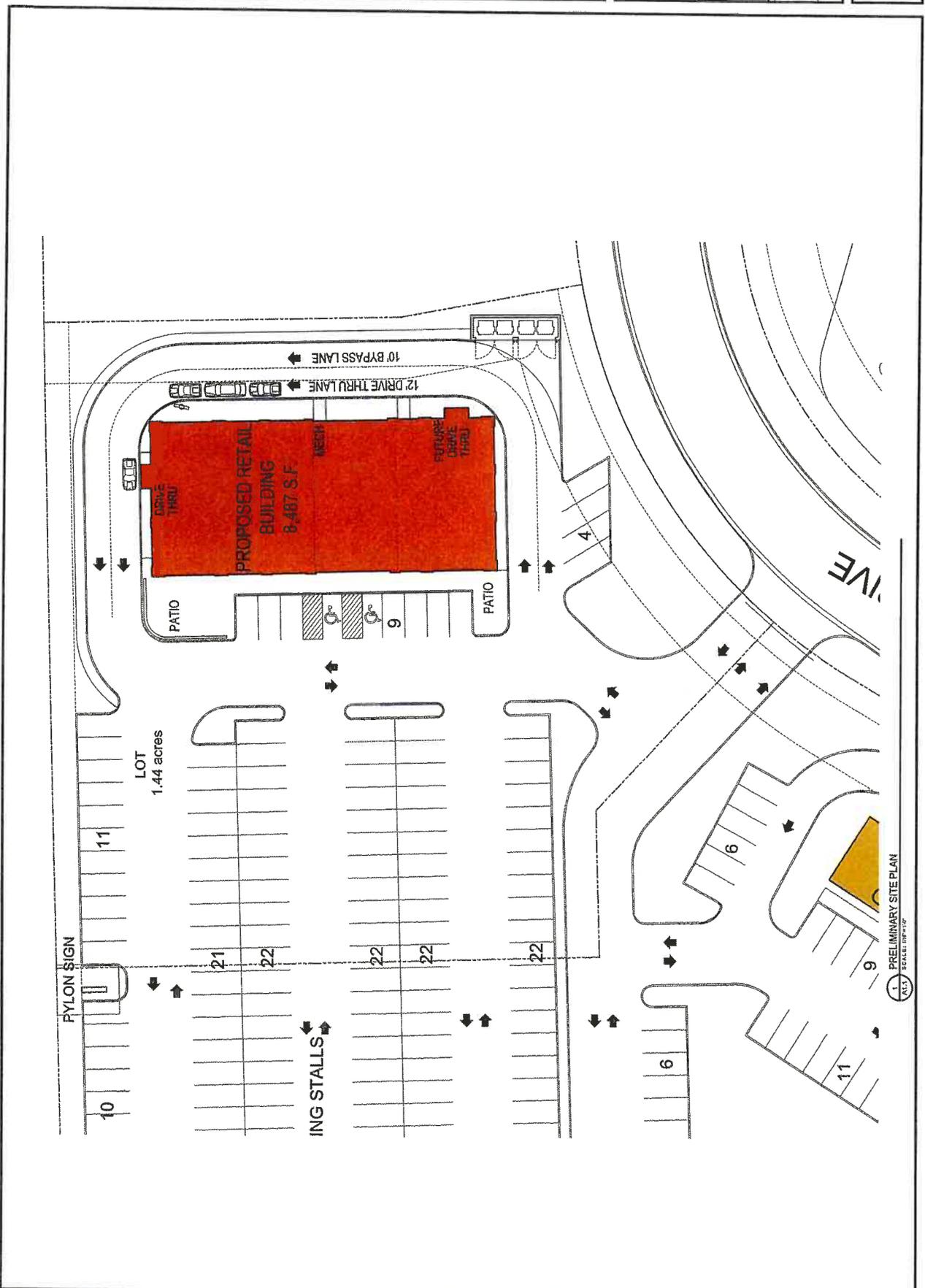
DATE	DESCRIPTION

HUDSON, MI
 NEW BUILDING FOR
 HUDSON CENTER LOT 7

AMRES ASSOCIATES
 1715 E. HAWTHORNE ST. SUITE 204
 ANN ARBOR, MI 48106
 PHONE: (734) 422-5988
 FAX: (734) 422-5988

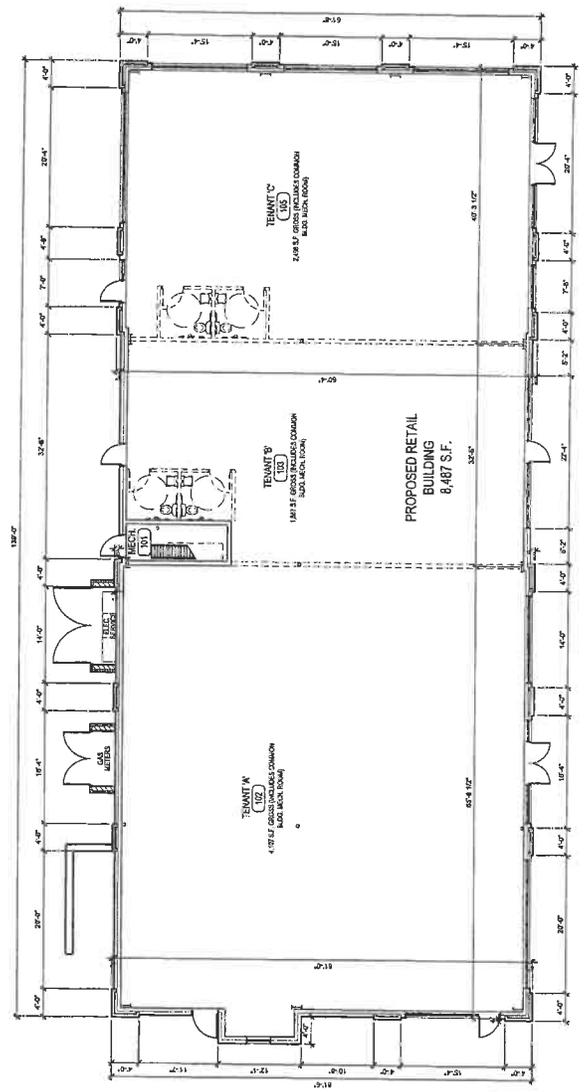
PROJECT NO. 00-000000

A1.1
 11 AUGUST 2018



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

NO.	REVISION	DATE	BY	CHKD



1 PRELIMINARY FLOOR PLAN
A2.1 SCALE: 1/8" = 1'-0"

**CITY OF HUDSON
Council/Committee Issues**

**ITEM
New Business**

Common Council – October 3, 2016

Submitted to: **Common Council**

Date: **October 29, 2016**

Submitted by: **Dennis Darnold, CDD**

Regarding: **Request by Shannon and Paul Melzer, 1728 Laurel Avenue to construct a fence on adjacent city property**

ISSUE: Shannon and Paul Melzer applied for a fence permit to construct a four foot high picket style fence along the west side of their property, however, they were not aware that the area that they wanted to construct the fence was city owned property (not part of the 17th Street right-of-way). They have two young children and want to construct a fence to separate their yard from the 17th street right-of-way and the traffic. This 20 foot wide outlet was dedicated to the city to provide an area for pedestrian traffic adjacent to the 17th Street right of way. A four foot wide sidewalk exists within this 20 foot wide area. To the east of the sidewalk are a number of older cedar trees, so the entire area is not utilized for pedestrian traffic, because the root systems of the trees are exposed which makes it difficult to walk on. The area of the Melzer property east of the city property is limited as to where a fence can be constructed.

I suggest that the city approve a use agreement with the Melzers that allows them to construct a fence, maximum four feet high, and no closer than one foot east of the existing sidewalk. Also, taken into consideration is the location of the proposed fence so that it does not block the view of east bound traffic that would be entering onto 17th Street from Laurel Avenue.

Mrs. Melzer and I discussed whether the city may be willing to dispose of the outlet between their property and the 17th Street right-of-way. I explained that the process of disposal of city property may require two to three months and that a use agreement may be the best process to expedite a decision on the fence if they desire to construct the fence this fall (2016).

STAFF RECOMMENDATION: Recommend approval of a use agreement with Shannon and Paul Melzer to permit them to construct a four (4) foot high fence on the city property (Outlot 2, Cudd's Golf View Addition) with the fence to be located no closer than one foot east of the existing sidewalk.

COMMITTEE RECOMMENDATION: Not applicable



Denny Darnold <ddarnold@ci.hudson.wi.us>

1728 Laurel Ave

1 message

Shannon Melzer <shannonmelzer@gmail.com>

Wed, Sep 28, 2016 at 9:11 PM

To: ddarnold@ci.hudson.wi.us

Dear Dennis,

We recently purchased a property at 1728 Laurel Ave. I have personally lived in this area for 9 years, just 2 blocks away. We love this neighborhood for the variety of house styles and mature trees. Our young family includes 2 children under 4 and our loyal dog. We knew to protect them along this busy road, we needed a fence.

We applied for a permit for a 4' high vinyl fence(non privacy) to keep our loved ones off the street. We then found out the city owns a 20 ft outlot on our block. We were shocked due to fences/stuctures on adjacent blocks. We are requesting a varience on that 20 ft parcel to allow us to install a permanant fence. The current lot line has the fence running thru our driveway. We have also been informed by our neighbor that a fence was located on our property previously. He also stated no problem with our fence plans(He has the adjacent lot with the same restrictions).

Thank you for your consideration.

The Melzers

(Shannon, Paul, Emily, Hugo, and Axel(the dog))

