**COMMON COUNCIL SPECIAL MEETING**

CITY OF WISCONSIN DELLS

**September 29, 2025**

Mayor Wojnicz called the meeting to order at 5:00PM. Notice of the meeting was provided to the *Dells Events,* WNNO Radio, and posted in accordance with State Statutes.

1. Present: Mayor Wojnicz, First District Ald. Brian Holzem & Ald. Troy Ryan, Second District Ald. Terry Marshall; Third District Ald Dan Anchor & Ald. Ben Anderson

   Absent: Second District Ald. Mike Freel

   Others: City Administrator Karen Terry, Police Lt Ben Wiese, Clerk/Treasurer Lisa McClyman, City Attorney Joseph Hasler, Director of Public Works Chris Tollaksen

2. Pledge of Allegiance was said.

3. Motion by Ald. Holzem and seconded by Ald. Ryan to approve the September 15, 2025 Common Council Meeting Minutes. Motion carried unanimously.

4. There were no public appearances.

5. Carol Wirth with Wisconsin Public Finance Professionals, LLC presented the report on financing the water utility portion of the new maintenance facility.

6. Ald. Ryan introduced and moved for adoption **RESOLUTION NO. 5728.** BE IT HEREBY RESOLVED by the City of Wisconsin Dells, Columbia, Sauk, Adams and Juneau Counties, Wisconsin, based upon the recommendation of the Mayor; IT CONFIRMS the appointment of Jim Pfeifer to the City of Wisconsin Dells Parks, Recreation & Waterway Committee. Ald Anchor seconded the motion. Upon roll call vote the motion carried 5-0. Resolution adopted.

7. Ald. Holzem introduced and moved for adoption **RESOLUTION NO. 5729.** BE IT HEREBY RESOLVED by the City of Wisconsin Dells, Columbia, Sauk, Adams and Juneau Counties, Wisconsin; IT APPROVES the Municipal Advisory Agreement with Wisconsin Public Finance Professionals, LLC for the issuance of the $2,970,000 Water System Revenue Bonds – 2025. Ald Anchor seconded the motion. Upon roll call vote the motion carried 5-0. Resolution adopted.

8. Ald. Anderson introduced and moved for adoption **RESOLUTION NO. 5730**. BE IT HEREBY RESOLVED by the City of Wisconsin Dells, Columbia, Sauk, Adams and Juneau Counties, Wisconsin; IT APPROVES the engagement letter with Griggs Law Office LLC for Bond Counsel for the issuance of the Water System Revenue Bonds in the amount of $2,970,000. Ald Holzem seconded the motion. Upon roll call vote the motion carried 5-0. Resolution adopted.

9. Ald. Marshall introduced and moved for adoption **RESOLUTION NO. 5731.** RESOLUTION AUTHORIZING THE ISSUANCE AND AWARDING THE SALE OF $6,400,000 GENERAL OBLIGATION PROMISSORY NOTES PROVIDING THE FORM OF THE NOTES; AND LEVYING A TAX IN CONNECTION THEREWITH

WHEREAS, it is necessary that funds be raised by the City of Wisconsin Dells, Columbia, Sauk, Adams and Juneau Counties, Wisconsin (the "City") for the purpose of paying a portion of the costs of constructing and equipping a new maintenance facility (the "Project"), and there are insufficient funds on hand to pay said costs;

WHEREAS, the City hereby finds and determines that the Project is within the City's power to undertake and serves a "public purpose" as that term is defined in Section 67.04(1)(b) of the Wisconsin Statutes;

WHEREAS, cities are authorized by the provisions of Section 67.12(12) of the Wisconsin Statutes to borrow money and to issue general obligation promissory notes for such public purposes;

WHEREAS, the City directed its financial advisor, Wisconsin Public Finance Professionals, LLC, Brookfield, Wisconsin to take the necessary steps to sell the proposed general obligation promissory note issue;

WHEREAS, a notice of sale was published in the Bond Buyer on September 15, 2025 offering the aforesaid general obligation promissory notes for public sale on September 29, 2025;

WHEREAS, sealed bid proposals were received as summarized in Exhibit C attached hereto; and

WHEREAS, it has been determined that the bid proposal (the "Proposal") submitted by UMB Bank, N.A., Dallas, Texas, fully complies with the bid requirements set forth in the Official Notice of Sale and is deemed to be the most advantageous to the City. A copy of said bid is attached hereto as Exhibit A and incorporated herein by this reference.

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

Section 1. Authorization and Award of the Notes. For the purpose of paying the cost of the Project there shall be borrowed pursuant to Section 67.12(12) of the Wisconsin Statutes, the principal sum of SIX MILLION FOUR HUNDRED THOUSAND DOLLARS ($6,400,000). The bid proposal of UMB Bank, N.A., Dallas, Texas, (the "Purchaser") is hereby accepted, said proposal offering to purchase the $6,400,000 City of Wisconsin Dells General Obligation Promissory Notes (the "Notes") for the sum of SIX MILLION FIVE HUNDRED SEVENTY THOUSAND ONE HUNDRED NINETY-TWO DOLLARS AND EIGHTY-FIVE CENTS ($6,570,192.85), plus accrued interest to the date of delivery, resulting in a net interest cost of THREE MILLION FIVE HUNDRED FORTY TWO THOUSAND EIGHT HUNDRED TWENTY-SIX DOLLARS AND EIGHTY-SEVEN CENTS ($3,542,826.87) and a true interest rate of 4.0755504%.

Section 2. Designation of Purchaser as Agent. The City hereby designates the Purchaser as its agent for purposes of distributing the Final Official Statement relating to the Notes to any participating underwriter in compliance with Rule 15c2-12 of the Securities and Exchange Commission.

Section 3. Terms of the Notes. The Notes shall be designated “General Obligation Promissory Notes”; shall be dated October 16, 2025; shall be in the denomination of $5,000 or any integral multiple thereof; shall bear interest at the rates per annum and mature on March 1 of each year, in the years and principal amounts as set forth in the Pricing Summary attached hereto as Exhibit D and incorporated herein by this reference. Interest is payable semi-annually on March 1 and September 1 of each year commencing on March 1, 2026. The schedule of principal and interest payments due on the Notes is set forth on the Debt Service Schedule attached hereto as Exhibit E and incorporated herein by this reference (the “Schedule”).

Section 4. Redemption Provisions. At the option of the City, the Notes maturing on March 1, 2037 and thereafter shall be subject to redemption prior to maturity on March 1, 2036 or on any date thereafter. Said Notes shall be redeemable as a whole or in part, in inverse order of maturity and within each maturity by lot, at the principal amount thereof, plus accrued interest to the date of redemption.

Section 5. Form of the Notes. The Notes shall be issued in registered form and shall be executed and delivered in substantially the form attached hereto as Exhibit B and incorporated herein by this reference.

Section 6. Direct Annual Irrepealable Tax Levy. For the purpose of paying the principal of and interest on the Notes as the same becomes due, the full faith, credit and resources of the City are hereby irrevocably pledged and a direct annual irrepealable tax is hereby levied upon all of the taxable property of the City. Said direct annual irrepealable tax shall be levied in the years 2025 through 2044 for payments due in 2026 through 2045 in the amounts as set forth on the Schedule.

The aforesaid direct annual irrepealable tax hereby levied shall be collected in addition to all other taxes and in the same manner and at the same time as other taxes of the City levied in said years are collected. So long as any part of the principal of or interest on the Notes remains unpaid, the tax herein above levied shall be and continues irrepealable except that the amount of tax carried onto the tax roll may be reduced in any year by the amount of any surplus in the Debt Service Fund Account created herein.

Section 7. Debt Service Fund Account. There is hereby established in the City treasury a fund account separate and distinct from every other City fund or account designated “Debt Service Fund Account for $6,400,000 City of Wisconsin Dells General Obligation Promissory Notes, dated October 16, 2025.” There shall be deposited in said fund account any premium plus accrued interest paid on the Notes at the time of delivery to the Purchaser, all money raised by taxation pursuant to Section 6 hereof and all other sums as may be necessary to pay interest on the Notes when the same shall become due and to retire the Notes at their respective maturity dates. Said fund account shall be used for the sole purpose of paying the principal of and interest on the Notes and shall be maintained for such purpose until such indebtedness is fully paid or otherwise extinguished.

Section 8. Borrowed Money Fund. The proceeds of the Notes (the “Note Proceeds”)(other than any premium and accrued interest paid at the time of delivery which must be paid into the Debt Service Fund Account created above) shall be deposited into an account separate and distinct from all other funds and disbursed solely for the purposes for which borrowed or for the payment of the principal of and interest on the Notes.

Section 9. Arbitrage Covenant. The City shall not take any action with respect to the Note Proceeds which, if such action had been reasonably expected to have been taken, or had been deliberately and intentionally taken on the date of the delivery of and payment for the Notes (the “Closing”), would cause the Notes to be “arbitrage bonds” within the meaning of Section 148 of the Internal Revenue Code of 1986, as amended (the “Code”) and any income tax regulations promulgated thereunder (the “Regulations”).

The Note Proceeds may be temporarily invested in legal investments until needed, provided however, that the City hereby covenants and agrees that so long as the Notes remain outstanding, moneys on deposit in any fund or account created or maintained in connection with the Notes, whether such moneys were derived from the Note Proceeds or from any other source, will not be used or invested in a manner which would cause the Notes to be “arbitrage bonds” within the meaning of the Code or Regulations.

The City Clerk, or other officer of the City charged with responsibility for issuing the Notes, shall provide an appropriate certificate of the City, for inclusion in the transcript of proceedings, setting forth the reasonable expectations of the City regarding the amount and use of the Note Proceeds and the facts and estimates on which such expectations are based, all as of the Closing.

Section 10. Additional Tax Covenants; Exemption from Rebate. The City hereby further covenants and agrees that it will take all necessary steps and perform all obligations required by the Code and Regulations (whether prior to or subsequent to the issuance of the Notes) to assure that the Notes are obligations described in Section 103(a) of the Code, the interest on which is excluded from gross income for federal income tax purposes, throughout their term. The City Clerk or other officer of the City charged with the responsibility of issuing the Notes, shall provide an appropriate certificate of the City as of the Closing, for inclusion in the transcript of proceedings, certifying that it can and covenanting that it will comply with the provisions of the Code and Regulations.

Further, it is the intent of the City to take all reasonable and lawful actions to comply with any new tax laws enacted so that the Notes will continue to be obligations described in Section 103(a) of the Code, the interest on which is excluded from gross income for federal income tax purposes.

The City anticipates that the Notes will qualify for the construction expenditure exemption from the rebate requirements of the Code. The City Clerk or other officer of the City charged with the responsibility of issuing the Notes, shall provide an appropriate certificate of the City as of the Closing, for inclusion in the transcript of proceedings, with respect to said 4 exemption from the rebate requirements, and the City Clerk or other officer is hereby authorized to make any election on behalf of the City in order to comply with the rebate requirements of the Code. If, for any reason, the City did not qualify for any exemption from the rebate requirements of the Code, the City covenants that it would take all necessary steps to comply with such requirements. The City hereby covenants that it is a governmental unit with general taxing powers and that the Notes are not "private activity bonds" as defined in Section 141 of the Code.

Section 11. Persons Treated as Owners; Transfer of Notes. The City Clerk shall keep books for the registration and for the transfer of the Notes. The person in whose name any Note shall be registered shall be deemed and regarded as the absolute owner thereof for all purposes and payment of either principal or interest on any Note shall be made only to the registered owner thereof. All such payments shall be valid and effectual to satisfy and discharge the liability upon such Note to the extent of the sum or sums so paid.

Any Note may be transferred by the registered owner thereof by surrender of the Note at the office of the City Clerk, duly endorsed for the transfer or accompanied by an assignment duly executed by the registered owner or his attorney duly authorized in writing. Upon such transfer, the City Clerk shall deliver in the name of the transferee or transferees a new Note or Notes of a like aggregate principal amount, series and maturity and the City Clerk shall record the name of each transferee in the registration book. No registration shall be made to bearer. The City Clerk shall cancel any Note surrendered for transfer.

The City shall cooperate in any such transfer, and the Mayor and City Clerk are authorized to execute any new Note or Notes necessary to effect any such transfer.

The 15th day of each calendar month next preceding each interest payment date shall be the record date for the Notes. Payment of interest on the Notes on any interest payment date shall be made to the registered owners of the Notes as they appear on the registration book of the City maintained by the City Clerk at the close of business on the corresponding record date.

Section 12. Utilization of The Depository Trust Company Book-Entry-Only-System. In order to make the Notes eligible for the services provided by The Depository Trust Company, New York, New York ("DTC"), the City has heretofore agreed to the applicable provisions set forth in the DTC Blanket Issuer Letter of Representation and an officer of the City has executed such Letter of Representation and delivered it to the DTC on behalf of the City.

Section 13. Official Statement. The Common Council hereby approves the Preliminary Official Statement with respect to the Notes and deems the Preliminary Official Statement as "final" as of its date for purposes of SEC Rule 15c2-12 promulgated by the Securities and Exchange Commission pursuant to the Securities and Exchange Act of 1934 (the "Rule"). All actions taken by officers of the City in connection with the preparation of such Preliminary Official Statement and any addenda to it or Final Official Statement are hereby ratified and approved. In connection with Closing, the appropriate City official shall certify the

Preliminary Official Statement and any addenda or Final Official Statement. The appropriate City official shall cause copies of the Preliminary Official Statement and any addenda or Final Official Statement to be distributed to the Purchaser.

Section 14. Execution of the Notes. The Notes shall be issued in typewritten form, one Note for each maturity, executed on behalf of the City by the manual or facsimile signatures of the City Clerk and the Mayor (except that one of the foregoing signatures shall be manual), sealed with its official or corporate seal, and delivered to the Purchaser upon payment to the City of the purchase price thereof, plus accrued interest to the date of delivery. In the event that either of the officers whose signatures appear on the Notes shall cease to be such officers before the delivery of the Notes, such signatures shall, nevertheless, be valid and sufficient for all purposes to the same extent as if they had remained in office until such delivery. The aforesaid officers are hereby authorized to do all acts and execute and deliver all documents as may be necessary and convenient to effectuate the Closing.

Section 15. Payment of the Notes. The principal of and interest on the Notes shall be paid by the Treasurer or his agent in lawful money of the United States.

Section 16. Continuing Disclosure. The City hereby covenants and agrees that it will comply with and carry out all of the provisions of its Continuing Disclosure Certificate which the City will execute and deliver on the Closing Date. Any Noteholder may take such actions as may be necessary and appropriate, including seeking mandate or specific performance by court order, to cause the City to comply with its obligations under this Section.

Section 17. Conflicting Resolutions; Severability; Effective Date. All prior resolutions, rules or other actions of the City or any parts thereof in conflict with the provisions hereof shall be, and the same are, hereby rescinded insofar as the same may so conflict. In the event that any one or more provisions hereof shall for any reason be held to be illegal or invalid, such illegality or invalidity shall not affect any other provisions hereof. The foregoing shall take effect immediately upon adoption and approval in the manner provided by law.

Ald Holzem seconded the motion. Upon roll call vote the motion carried 5-0. Resolution adopted.

10. Ald. Holzem introduced and moved for adoption the Second reading of the following ordinance:

**CITY OF WISCONSIN DELLS**
**ORDINANCE NO. 929**
**(Resort Signs)**

The City of Wisconsin Dells, Adams, Columbia, Juneau and Sauk Counties, Wisconsin, does hereby ordain as follows:

<u>SECTION I: PURPOSE</u>

The purpose of this ordinance is to amend Section 22 of the Municipal Code to authorize the issuance of Resort Sign Permits for qualifying resorts that meet defined criteria, subject to size and placement limitations and contingent upon Site Plan Review and Public Hearing approval.

This amendment is intended to enable qualifying resorts to incorporate distinctive, branded signage that enhances their visual identity, reinforces the unique character of the City of Wisconsin Dells, and supports continued economic growth by attracting significant investments.

SECTION II: CODE SECTION REVISED

Code Sec 22.02 is amended to add Resort Sign definition as (42).

22.10(5)(d)(4) is added.

SECTION III: PROVISION AS REVISED:

22.02 (42) Resort Sign: a permanent, on-premises sign that identifies, brands, or provides directional information for a qualifying resort, designed to complement the architectural character and theme of the resort. A Resort Sign may include distinctive design features, integrated lighting, or other elements consistent with the resort's visual identity, provided the resort complies with the following qualifying criteria:

a. *The resort is located on a parcel zoned C-4;*
b. *The resort ~~parcel~~ consists of five (5) or more contiguous acres;*
c. *The resort is a ~~resort~~ facility, as defined in Chapter 19.111(5.6), ~~adding~~ containing more than two hundred (200) rooms; and*
d. *The resort includes an on-site restaurant.*

22.10(5)(d)(4) Resort Sign

A resort that satisfies all four (4) criteria noted in 22.02(42), the City may allow **one (1) Resort Sign Permit subject to Design Review Committee, Site Plan Review by the Plan Commission and approval of Common Council,** and the following restrictions:

a. The **total sign structure** shall not exceed **700 square feet**, including all components associated with the structure;
b. Any **digital component** of the sign (Variable Messaging Center) shall not exceed **50%** of the total structure, and shall not exceed **300 square feet;**
c. The **maximum height** of any component of the sign shall be **35 feet**;
d. The **maximum width** of any component of the sign shall be **35 feet**.
e. No additional signage for the resort shall be permitted within 500 feet of the Resort Sign, except for directional or incidental signs otherwise allowed under this Code.

SECTION IV: VALIDITY

Should any section, clause or provision of the ordinance be declared by the courts to be invalid, the same shall not affect the validity of the ordinance as a whole or any part thereof, other than the part so declared to be invalid.

SECTION V: CONFLICTING PROVISIONS REPEALED

All ordinances in conflict with any provisions of this ordinance are hereby repealed.

SECTION VI: EFFECTIVE DATE

This ordinance shall be in force from and after its introduction and publication and as provided by statute.

SECTION VII: PART OF CODE

This ordinance becomes a part of Wisconsin Dells Codes, Chapter 22.

Ald. Anderson seconded the motion. Upon roll call vote the motion carried 5-0. Ordinance adopted and in full force after publication.

11. Ald. Anderson introduced and moved for adoption the Second reading of the following ordinance:

**CITY OF WISCONSIN DELLS**
**ORDINANCE NO. 930**
**(Overnight Lodging-Tourist Rooming Houses)**

The City of Wisconsin Dells, Adams, Columbia, Juneau and Sauk Counties, Wisconsin, does hereby ordain as follows:

SECTION I: PURPOSE.

The purpose of this ordinance is to update the definition of Tourist Rooming House (TRH)

SECTION II: PROVISION AMENDED:

Wisconsin Dells Codes Sec. 16.35(2)(p) is amended.

SECTION III: PROVISION AS AMENDED:

**16.35 OVERNIGHT LODGING – TOURIST ROOMING HOUSES & SHORT TERM RENTALS**

(2) Definitions.

(p) **Tourist Rooming House (TRH).** Any dwelling unit ~~with four (4) or less bedrooms~~ *in a commercially-zoned* ~~*or mixed-use*~~ *district*~~*s*~~ where sleeping accommodations are offered for overnight lodging. Houses, cabins, and/or condominium units contiguously located, owned and operated by a hotel, motel or resort are not TRHs under this section.

SECTION IV: VALIDITY

Should any section, clause or provision of the ordinance be declared by the courts to be invalid, the same shall not affect the validity of the ordinance as a whole or any part thereof, other than the part so declared to be invalid.

SECTION V: CONFLICTING PROVISIONS REPEALED

All ordinances in conflict with any provisions of this ordinance are hereby repealed.

SECTION VI: EFFECTIVE DATE

This ordinance shall be in force from and after its introduction and publication and as provided by statute.

SECTION VII: PART OF CODE

This ordinance becomes a part of Wisconsin Dells Code, Chapter 16.

Ald. Anchor seconded the motion. Upon roll call vote the motion carried 5-0. Ordinance adopted and in full force after publication.

12. Ald. Ryan introduced and moved for adoption the Second reading of the following ordinance:

**CITY OF WISCONSIN DELLS**
**ORDINANCE NO. 931**
**(Munir & Taylor Frank Annexation)**

The City of Wisconsin Dells, Columbia, Sauk, Adams and Juneau Counties, Wisconsin, does hereby ordain as follows:

SECTION 1: TERRITORY ANNEXED BY DIRECT ANNEXATION

Pursuant to Wis. State Stature Sec. 66.0217(2) and the Petition for Direct Annexation by Unanimous Consent filed with the City Clerk by property owners Munir & Taylor Frank, parcel 11028.51.A in the Town of Newport, Columbia County, Wisconsin is hereby annexed in to the City of Wisconsin Dells, Wisconsin and the zoning map as set forth in section 19.612 of the Wisconsin Dells Municipal Code is hereby permanently amended to include the property set forth below. Total Acreage of said property is 1.47 acres. Population is 0. Annexation boundary map is attached as Exhibit A. Legal description is attached as Exhibit B. Upon annexation, said property will become part of City of Wisconsin Dells in Ward 2.

SECTION 2: EFFECT OF ANNEXATION

From and after the effective date of this ordinance, the territory described in Section 1 will be a part of the City of Wisconsin Dells for any and all purposes provided by law, and all persons residing within such territory shall be subject to all ordinances, rules and regulations governing the City of Wisconsin Dells.

SECTION 3: TEMPORARY ZONING CLASSIFICATION

The territory annexed to the City of Wisconsin will be zoned R-1 Residential.

SECTION 4: SEVERABILITY

All ordinances in conflict with any provisions of this ordinance are hereby repealed.

SECTION 5: EFFECTIVE DATE

This ordinance will be in force from and after its introduction and publication as provided by statute.

Ald. Holzem seconded the motion. Upon roll call vote the motion carried 5-0. Ordinance adopted and in full force after publication.

13. Business for Referral – Special Common Council meeting is Wednesday, October 15, 2025. Review of electric scooters and electric bikes on the 10’ multiuse path. Review of the UTV & ATV route on River Road.

14. Motion by Ald. Anchor seconded by Ald. Ryan to adjourn. Motion carried unanimously and the meeting adjourned at 5:33 pm.

Lisa A McClyman

Lisa McClyman
City Clerk/Treasurer
Published: October 30, 2025