

VILLAGE OF WRIGHTSTOWN

COMMITTEE OF THE WHOLE MEETING MINUTES

The regular bi-monthly meeting of the Committee of the Whole, of the Village of Wrightstown, was held at Wrightstown Village Hall, 352 High St., Wrightstown, WI, on **Tuesday, May 3, 2022.**

Meeting was called to order at 6:06 p.m. by Trustee Keith Wendlandt.

The Pledge of Allegiance was recited.

Motion was made by S Byers with a second made by T Schaeuble to appoint Trustee Mark Leonard President Pro Tem due to the absence of Village President Dean J. Erickson.

Roll Call: Present –Trustee Sue Byers; Trustee Mark Leonard; Trustee Andy Lundt (*arrived at 6:19 p.m.*); Trustee Terry Schaeuble; Trustee Dan Segerstrom (*arrived at 6:27 p.m.*); Trustee Keith Wendlandt. Absent – President Dean J. Erickson

Also present: Brian Roebke (Wrightstown Spirit); Administrator Travis Coenen; Public Works Director Andy Vickman; Clerk/Treasurer Michelle Seidl; Police Chief Greg Deike, Fire Chief Mike Schampers, Municipal Judge Evan Mathu (*arrived at 6:10 p.m.*), Senator Andre Jacque, Senior Municipal Advisor Jon Cameron from Ehlers, Dave Vande Hei and Elizabeth Robertson from Wrightstown Thunder Wash Car & Pet Wash, Residents Brian Mathu and Gordon T. Wilker Jr.

Motion made by M Leonard with a second made by S Byers to open the Committee of the Whole Meeting. **Motion carried.**

Motion made by S Byers with a second made by T Schaeuble to approve the **Committee of the Whole Meeting Minutes** from Tuesday, April 19, 2022. **Motion carried.**

Review of the Village of Wrightstown Financial Management Plan with Senior Municipal Advisor Jon Cameron, from Ehlers

Senior Municipal Advisor Jon Cameron presented the updated GENERAL FUND Financial Management Plan, originally created in 2020. Not including the NEW 2022A borrowing, the Village's total General Fund debt service obligations, to be paid through 2039, totals \$15,013,973. Breakdown of payments by fund are as follows:

Water Utility:	\$ 400,860
Sewer Utility:	\$ 422,404
Tax Incremental Districts:	\$10,335,326
General:	\$ 3,746,707

The remaining \$108,677 is to be paid back in 2022-2023 via premium deposits.

For 2022, owed debt service payments total \$1,581,780. Of that, \$1,228,885 is to be abated by the utility and tax incremental district funds, leaving \$352,895 to be paid by the property tax levy. This equates to \$1.12 per \$1,000 of assessed value being charged to the property owner (or \$240.85 on a property valued at \$215,000).

The Capital Improvement & Funding Uses Plan projected project costs range from \$2,250,000 – 2,640,000 annually, through 2026. They include:

2022 – Alliance Rail Installation, Plum Creek Restoration, Royal St. Patrick’s Regional Storm Pond

2023 – Upgrades to Poplar St. & Hwy 96, Plum Road Trail Improvements, Drexel Rail Installation, purchase of NEW Village signage, rehab of Well 4, abandonment of Well 2, construction of Royal St. Patrick’s Storm Levy (*Phase 1*)

2024 – Broadway and Debra Street Improvements, Tigers Den Storm Pond Repair, construction of Royal St. Patrick’s Storm Levy (*Phase 2*), replacement of John Deere tractor, purchase of a NEW generator for Village Hall, Mueller and Van Dyke Park Upgrades, replacement of a Fire Truck

2025 – Janet, Short and Debra Street Upgrades and replacement of the 2003 Trackless

2026 – Construction of NEW DPW Garage

Majority of financing can be issued as tax exempt bonds with the exception of the rail installations, since they benefit only a few key areas of the Village. 1-10 year bank “notes” will also need to be issued to finance small dollar capital expenses that are not bond eligible.

For the 2022A borrowing, being moved on later in the meeting, the net bond size is \$2,270,000:

- \$205,000 for the storm sewer installation, to be covered by the tax levy
- \$1,735,000 for the TID 3 portion of the storm sewer project
- \$330,000 for the TID 4 portion of the storm sewer project

A \$360,000 bank note will also be issued for the Alliance Rail Installation, with an estimated annual payment of \$44,087.

Bond amount for the 2023 capital projects is estimated to be \$1,750,000 with an additional \$950,000 taxable 10 year State Trust Fund Loan which will cover the Village costs of the Drexel Rail Installation. The annual payment of the State Trust Fund Loan is estimated to be \$103,628.

Estimated bond amount for 2024 is \$2,265,000, \$2,595,000 for 2025 and \$2,320,000 for 2026

Annual principal and interest payment amounts are structured around the estimated development pace in Tax Incremental Districts 3 and 4.

Because the General Obligation debt capacity limit is based on the calculation of 5% of TID “in” equalized value, the expectation is that growing development will raise the Village’s borrowing power so planned capital projects can be funded. With the 2022A borrowing, the Village will be at 67% of its debt limit capacity. With the 2023 - 2026 borrowing, the debt capacity will increase to 77%, before it begins dropping annually through 2046.

Currently planned projects will increase the tax rate, annually, from 2022's rate of \$1.12/thousand to approximately \$2.36/thousand, until 2027. The tax rate will then continue dropping, through 2046, when all debt will be paid in full.

The next step in managing the Financial Plan will be to hold workshops with staff and trustees to create 5 year revenue and expenditure assumptions and then calculate how these figures, in conjunction with debt service payments, will keep the Village within mandatory levy limits.

Administrator Coenen noted that future projects scheduled beyond 2022 will be dependent on the impact to the tax rate.

Sr. Municipal Advisor Jon Cameron recommended that as the tax incremental districts close, the Village take the one time levy limit bump that is allowable, to build the levy "base". Managing the tax rate can then be done by adjusting the amount of debt service payments included in the levy annually.

In the coming years, as the Village's debt burden decreases, and the growth rate increases, the Board of Trustees will need to consider becoming rated through Standard & Poor's and Moody's.

TID 3

From 2015 – 2020, Tax Incremental District 3 grew in value to \$44,207,800, with majority of growth experienced in 2020. Based on the current and proposed development, the district is estimated to increase in taxable value to \$115,707,800, before terminating. This will result in a tax increment value of approximately \$31,977,293. Total expenditures through 2035, to include debt service principal and interest payments and incentive obligations, are estimated to total \$23,817,548 if all projected development manifests. Funds unspent upon TID closure would be proportionately divided between all taxing entities. Tax Incremental District 3 could potentially close in 2032, three years prior to its maximum life.

TID 4

Value of Tax Incremental District 4, as of January 1, 2021, was \$14,335,700. A significant amount of single/multi-family residential development is projected to occur within this district with some light industrial and commercial growth as well. Estimated value of the district over its life, to include the projected development, is \$133,197,100. Estimated 2035 tax increment value is \$27,436,490. Total expenditures, through 2035, to include debt service principal and interest payments and PAY-GO incentive obligations are forecasted at \$25,369,198 with support assistance for debt service payments needed from the general fund in 2024 and 2025. Tax Incremental District 4 could potentially close early in 2036 or 2037.

TID 5

As of January 1, 2021, the actual value of Tax Incremental District 5 was \$4,002,400. This "downtown" TID currently has three development projects that are estimated to add another \$5,700,000 in value. Over the life of TID 5, total revenues are forecasted to be \$ 4,955,243 with \$934,253 in principal, interest and PAY-GO expenses. Closure could be as early as 2029

Discussion of changes to 206 Zoning §206-20 R-1 Residential District and 206 Zoning §206-23 R-R Rural Residential District, in regards to Short-Term Rentals – Request was made by Village Board of Trustees to add regulations, prohibiting short term rentals of 6 days or less, in

these districts. Because current conditional uses in these districts need to be converted to “permitted” uses for legal purposes, all updates will be made together before presenting for action. This will save on publishing and processing costs through General Code. Administrator Coenen will forward documents any Trustees wishing to participate in the review.

Motion made by A Lundt with a second made by K Wendlandt to close the Committee of the Whole meeting, at 7:03 p.m.

Michelle Seidl

Clerk/Treasurer

Posted: 05/18/2022 MS