# Waukesha City Hall Update

August 7, 2018

# Timeline

1964 – City Council approved contract to design current facility

1966 – Building Dedicated

2010 – City Hall Building Ad Hoc Committee Formed

2011- Awarded Contract for Space Needs Analysis

2012 – Space Needs Analysis Completed

- Joan Francouer, Roger Patton and Eric Payne Participated in the Committee

2013 – Waukesha County Completes Building Space Needs Analysis (City option reviewed)

Jan. 2016 – Bray Architects Financial Study and Conceptual Design Awarded

Sept. 2016 – Bray Architects Financial Study and Conceptual Design Completed

- Eric Payne, Joan Francouer, Joe Pieper, and Andy Reiland Participated in the Study

May 2017 – Common Council votes to Review 4 potential City Hall Sites

Sept. 2017 – Common Council votes 13-1 to focus efforts around the City Hall discussion to remain at existing site (Renovation or Build New)

April 2018 – Contract approved with BWBR to evaluate Renovation and Build New options

- Bill Boyle, Cassie Rodriguez, and Erik Helgestad served on Study Core Team

# City Hall Facts

## Customer Service

Estimated People Served Annually (2017)

| | |
|---|---|
| City Clerk | 11,000 |
| Court | 3,000 |
| Community Development | 1,600 |
| Public Meetings | 5,200 |
| General Traffic | 9,360 |
| Engineering | 3,300 |
| | **33,168 Unique Visits/Year** |

# City Hall Facts

Approximately 95 employees (Including Engineering annex)

3,800 Work Hours per week

197,600 Work Hours per year

225 Public Meetings held at City Hall in 2017

# City Hall Facts

Fleet Vehicles

| | |
|---|---|
| Community Development/Building Inspections: | 7 |
| Engineering: | 16 |
| Total Fleet Vehicles: | 23 |

# City Hall Facts

- Current Issues:
  - Failing Infrastructure
    - Roof
    - Plumbing
    - Corrosion of Sanitary Sewer Pipes
    - HVAC
    - Electrical
    - Exterior Concrete

# City Hall Facts

- Current Issues:
  - Safety and Security
    - No Visitor Access Control
    - Asbestos
    - IT Risk of Flooding
    - No Fire protection

# City Hall Facts

- Current Issues:
  - Functionally Obsolete
    - Customer Service
    - Council Chambers Configuration/Technical Challenges
    - Municipal Court design
    - Lack of Efficiency for staff

# City Hall Facts

- Current Issues:
  - Accessibility and Code Compliance
    - Majority of facility not ADA compliant
    - Does not meet current electrical code
    - Does not meet current fire codes

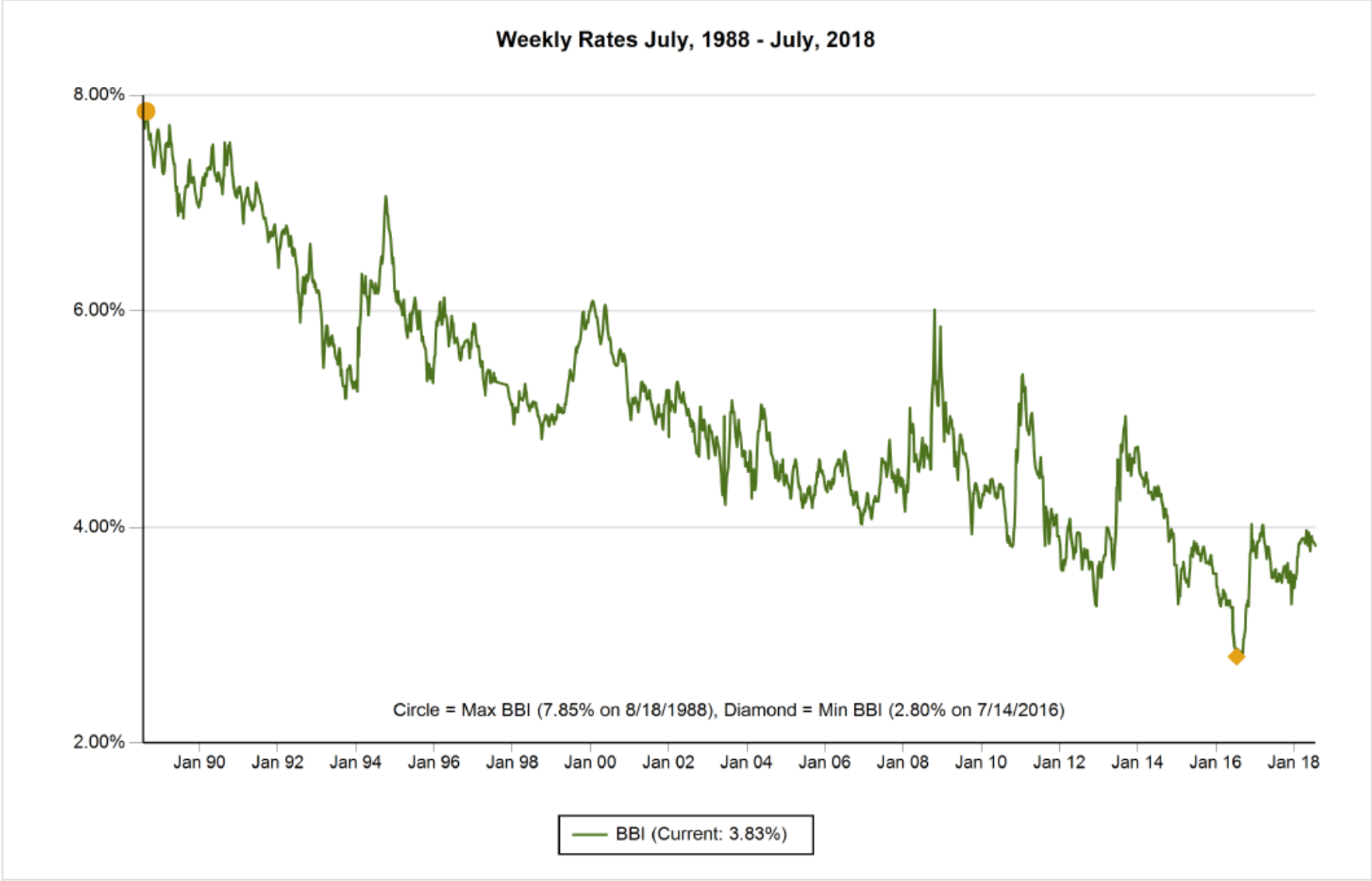
# Asbestos

Asbestos Containing Material in City Hall:

- Pipe Insulation Fittings and Pipe Wrap
- Spray Applied Fireproofing
- Ceiling Tiles
- Vinyl Floor Tile and mastic, caulks and glazings

# Financial Implications

# 30 YEAR TREND IN MUNICIPAL BOND INDICES

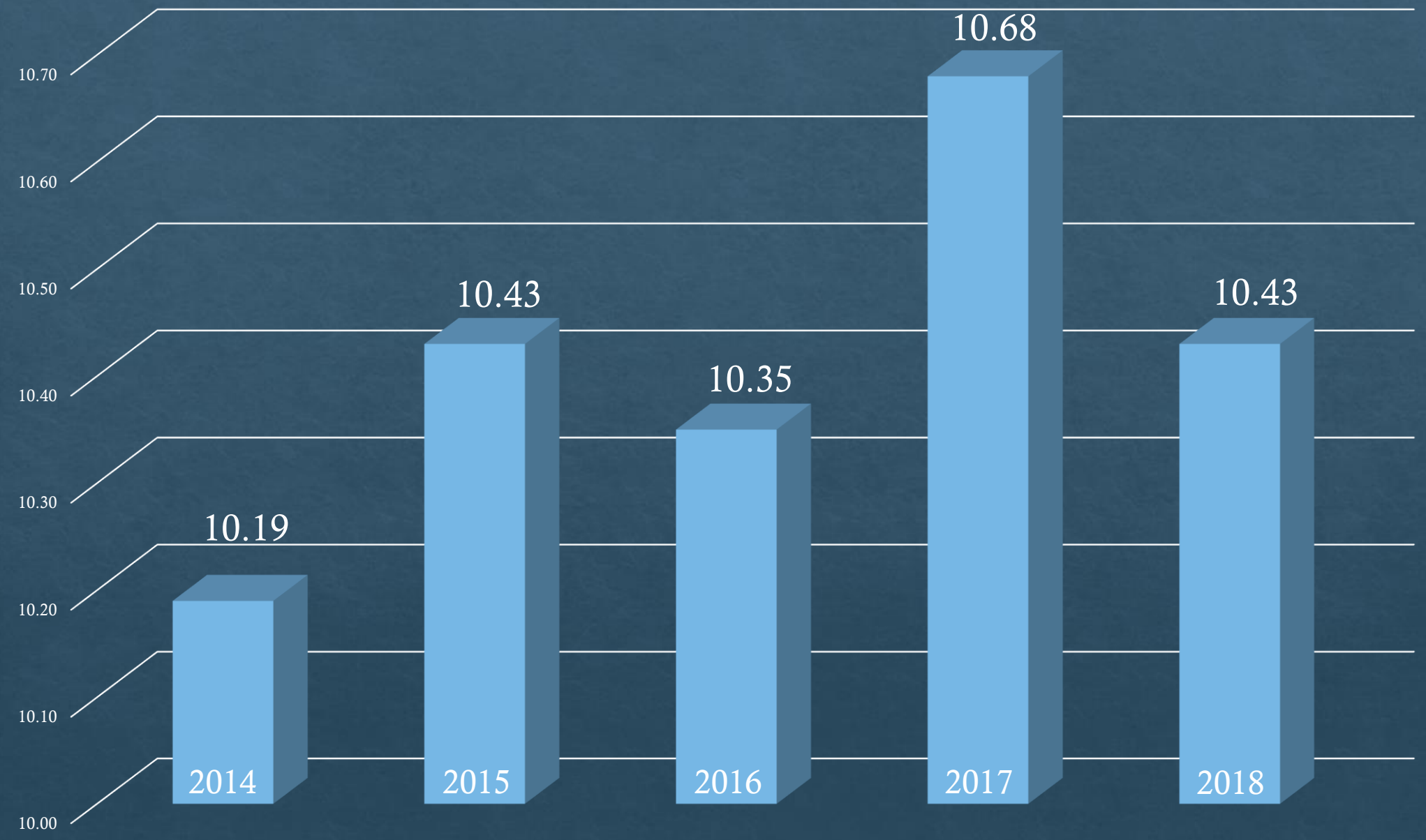



The Bond Buyer "20 Bond Index" (BBI) shows average yields on a group of municipal bonds that mature in 20 years and have an average rating equivalent to Moody's Aa2 and S&P's AA.

*Source: The Bond Buyer*

EHLERS
LEADERS IN PUBLIC FINANCE

# City of Waukesha Tax Rate 2014 - 2018



# Financial Implications of New City Hall

- 2018 City Tax Rate Ranking of Cities in Wisconsin with population over 40,000 residents:
  - Racine $16.86
  - La Crosse $12.08
  - Kenosha $11.06
  - West Allis $11.05
  - Waukesha $10.43
  - Oshkosh $10.34
  - Fond du Lac $9.95
  - Sheboygan $9.74
  - Eau Claire $9.26
  - Green Bay $9.02
  - Appleton $8.92
  - Janesville $8.37
  - Wauwatosa $7.77

Average among Cities over 40,000:
$10.37

* Source: City Budget Documents – 2018 ** Excludes Milwaukee and Madison

# Financial Implications of New City Hall

- 2016 Combined Tax Rate Ranking of Cities in Wisconsin with population over 40,000 residents:

| | | |
|---|---|---|
| 9 | Racine | $32.31 |
| 41 | La Crosse | $29.27 |
| 45 | West Allis | $28.89 |
| 46 | Kenosha | $28.83 |
| 68 | Sheboygan | $27.89 |
| 130 | Oshkosh | $26.15 |
| 148 | Janesville | $25.81 |
| 150 | Fond du Lac | $25.80 |
| 220 | Green Bay | $24.60 |
| 265 | Wauwatosa | $23.99 |
| 272 | Appleton | $23.94 |
| 360 | Eau Claire | $22.70 |
| 402 | Waukesha | $21.99 |

* Source: Wisconsin Taxpayers Alliance ** Excludes Milwaukee and Madison

# Financial Implications of New City Hall

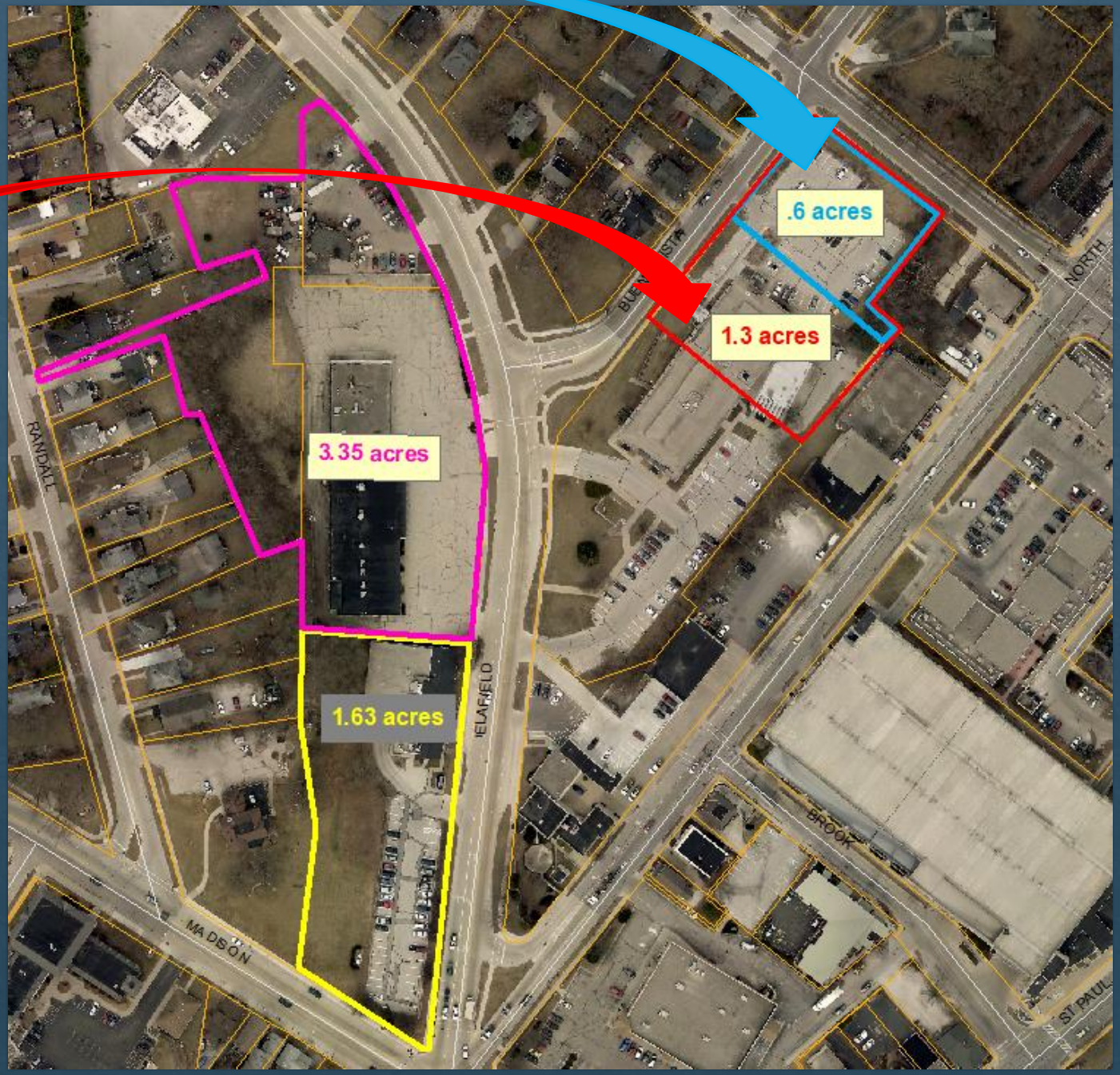
- $85.30 added per Year for $200,000 home
  - $7.10 per month for $200,000 home
  - 4% increase for $200,000 home

- 52% of State Statutory Debt Limit

Remodel & Addition Option

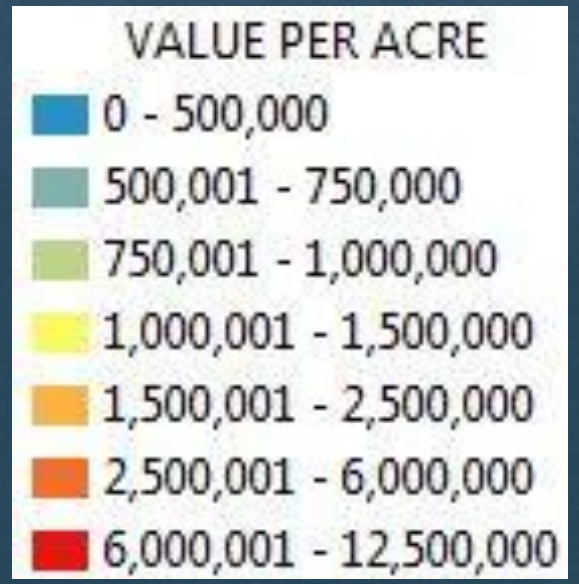
New Construction Option

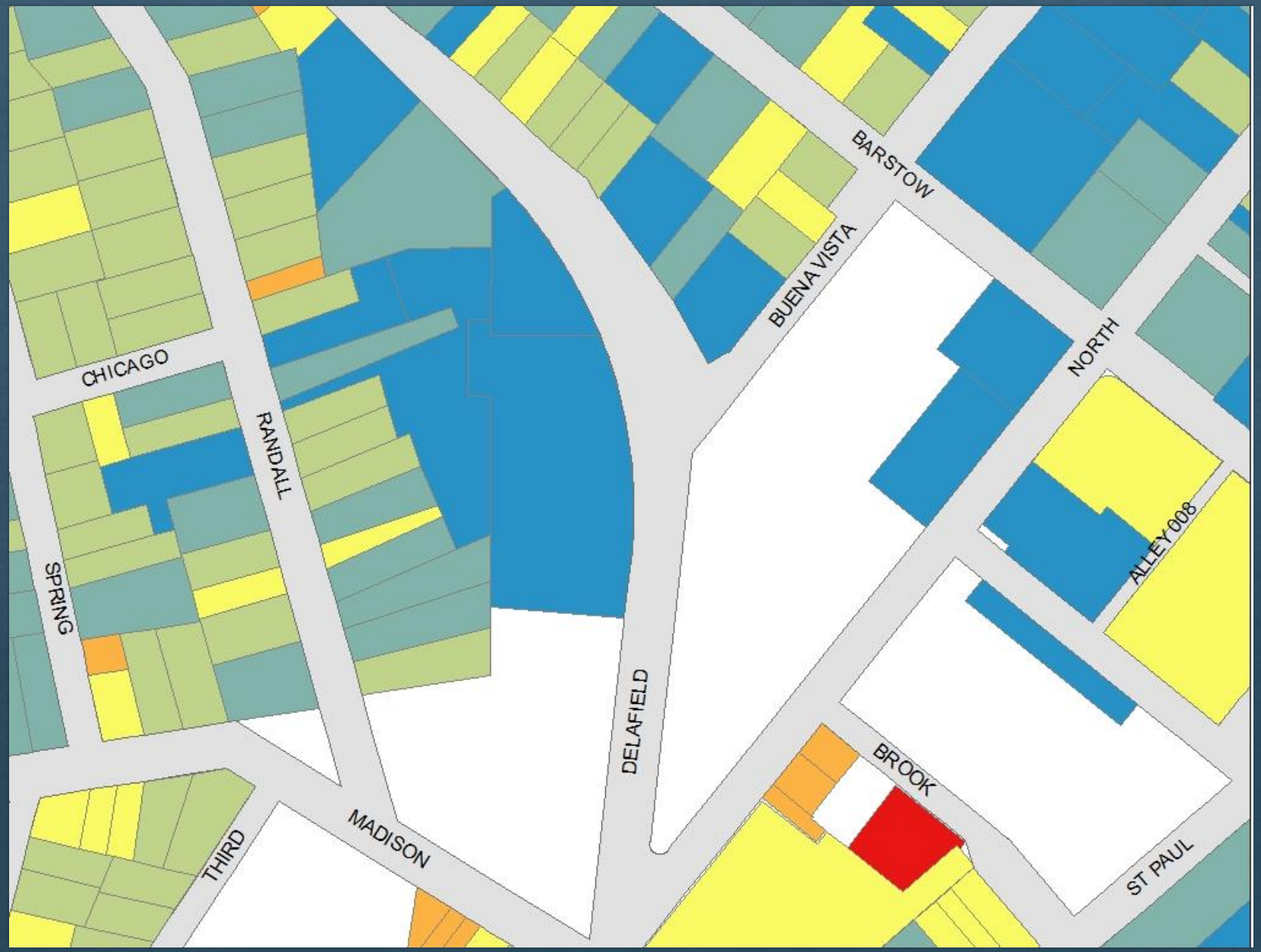
# Acreage of Each City Owned Property



# Current Tax Density

- Surrounding houses worth more per acre than the commercial properties on Delafield



# Combined Redevelopment Values Needed to Meet Value Goals

16 Million = $2,539,682 per acre

25 million = $3,968,253 per acre

32 million = $5,079,365 per acre

38 million = $6,031,746 per acre

Goal Value per acre = 4.5 million per acre / 15 million total

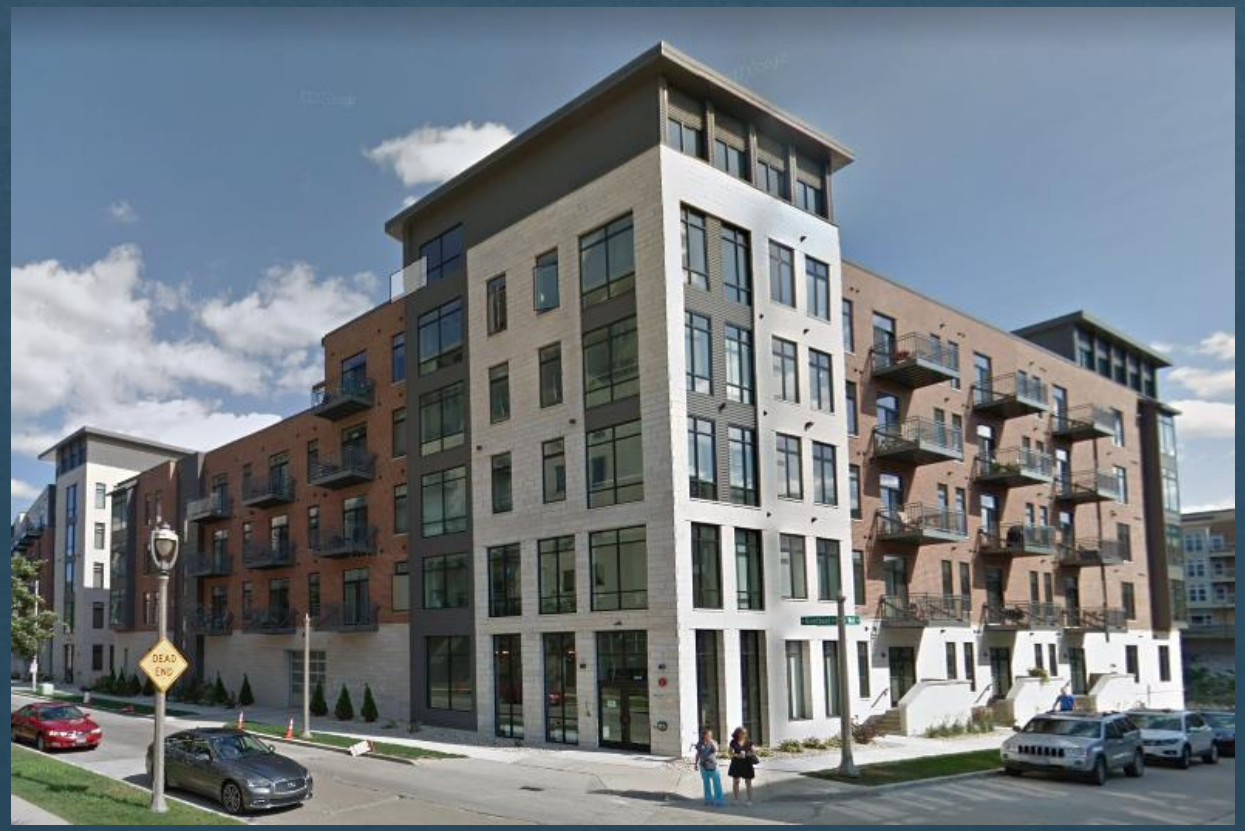
# 200 Delafield St.

Potential 3.7 million per acre /6 Million total

# 130 Delafield St.

# 200 Delafield Remodel Option

13 million per acre / 8 million total



# 200 Delafield New Construction Option

12.5 million per acre / 16 million total

# Revenue Estimates

| | 200 Delafield | 130 Delafield | 201 Delafield | Total Potential Value | Total City Tax Revenue Each Year |
|---|---|---|---|---|---|
| Remodel & Addition | $15,000,000 | $6,000,000 | $8,000,000 | $29,000,000 | **$290,000** |
| New Building | $15,000,000 | $6,000,000 | $16,000,000 | $37,000,000 | **$370,000** |

| | Total City Revenue Over 15 Years with 1% Inflation | Total City Revenue Over 30 Years with 1% Inflation |
|---|---|---|
| Remodel & Addition | $4,668,100 | $10,087,619 |
| New Building | $5,955,851 | $12,870,410 |

# 15 & 30 Year Revenue with 1% Inflation