



**SPECIAL COMMON COUNCIL MEETING FOR CITY OF WHITWATER AND
WHITEWATER UNIFIED SCHOOL DISTRICT AGENDA**

Joint Meeting with City of Whitewater Common Council and Whitewater Unified School District

City of Whitewater Municipal Building – Community Room

312 West Whitewater St., Whitewater, WI 53190

Thursday, July 13, 2023 - 6:30 p.m.

This will be an IN PERSON and a VIRTUAL MEETING.

Citizens are welcome (and encouraged) to join us via computer, smart phone, or telephone. Citizen participation is welcome during topic discussion periods.

You are invited to a Zoom webinar

When: Jul 13, 2023 06:00 PM Central Time (US and Canada)

Topic: July 13 Special Common Council Meeting with Whitewater Unified School District

Please click the link below to join the webinar:

<https://us06web.zoom.us/j/86729200029?pwd=dmZRRVozZTZka3dwZnlCNWNrTUJXdz09>

Passcode: 086240

+1 312 626 6799 US (Chicago)

Webinar ID: 867 2920 0029

Passcode: 086240

Please note that although every effort will be made to provide for virtual participation, unforeseen technical difficulties may prevent this, in which case the meeting may still proceed as long as there is a quorum. Should you wish to make a comment in this situation, you are welcome to call this number: 262-473-0108

CALL TO ORDER -CITY OF WHITWATER

CALL TO ORDER- WHITEWATER UNIFIED SCHOOL DISTRICT

ROLL CALL-CITY OF WHITWATER

ROLL CALL – WHITEWATER UNIFIED SCHOOL DISTRICT

PLEDGE OF ALLEGIANCE

APPROVAL OF THE AGENDA – CITY OF WHITWATER

*****Request for authorization to waive the 72-hour notice required by the City of Whitewater Transparency Ordinance to consider Memorandum of Understanding regarding session item relating to Whitewater Aquatic and Fitness Center.**

APPROVAL OF THE AGENDA – WHITEWATER UNIFIED SCHOOL DISTRICT

HEARING OF CITIZEN COMMENTS – CITY OF WHITWATER. No formal Common Council action will be taken during this meeting although issues raised may become a part of a future agenda. Participants are allotted a three minute speaking period. Specific items listed on the agenda may not be discussed at this time; however, citizens are invited to speak to those specific issues at the time the Council discusses that particular item.

HEARING OF CITIZEN COMMENTS – WHITEWATER UNIFIED SCHOOL DISTRICT

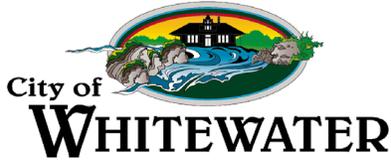
Participants are allotted a 3minute speaking period.

To make a comment during this period, or during any agenda item: On a computer or handheld device, locate the controls on your computer to raise your hand. You may need to move your mouse to see these controls. On a traditional telephone, dial *6 to unmute your phone and dial *9 to raise your hand.

CONSIDERATIONS:

*C-1	Discussion and possible action regarding WAFC – Proposal – City of Whitewater	P. 1
*C-2	Discussion and possible action regarding WAFC – Proposal – Whitewater Unified School District	P. 11
C-3	Councilmember Requests for Future Agenda Items or Committee items. Questions- City of Whitewater	N/A
C-4	Future Meetings – Whitewater Unified School District	N/A
C-5	Adjourn – City of Whitewater	N/A
C-6	Adjourn- Whitewater Unified School District	N/A

Anyone requiring special arrangements is asked to call the Office of the City Manager / City Clerk at least 72 hours prior to the meeting.



Office of the City Manager
312 W. Whitewater Street, P.O. Box 178
Whitewater, Wisconsin 53190

www.whitewater-wi.gov
Telephone: (262) 473-0104
Fax: (262) 222-5901

From: John Weidl and Eric Boettcher

Date: July 11, 2023

Re: WAFC 6-year budget

This option is based on the budgets provided and assumes an Expense Growth rate of 3% per year, Membership Rate (monthly membership fee) Growth of 3% per year, and total Membership growth rates of 5% in 2024 and 2025, and 3% for 2026-2029.

Option 6-year budget

Proposal is for a 6-year budget with contributions for operations and capital made by both the City of Whitewater and WUSD. Both operational and capital contributions are indexed to increase by the expense growth of 3% per year.

- WUSD would contribute \$178,000 in 2024
- City of Whitewater would contribute \$250,000 plus any operational overage
- WUSD and City of Whitewater would contribute \$100,000 towards capital in 2024
- City of Whitewater total contributions by year based on projected net income of WAFC operations: **2024- \$358,767; 2025- \$347,506; 2026- \$343,899; 2027- \$339,375; 2028- \$337,358; 2029- \$334,378.**
- The city's total contribution declines in years 2025-2029 due to projected net income from the operations of the WAFC. This does assume that revenue targets of membership growth and fee increases are met over the time frame along with expenses falling inline to an average of 3% growth over the term of the projected budget.



2022-2023 Budget
Aquatic Center Special Revenue Fund-247

		6 Year Plan									
		Expense Growth									
		Membership Growth									
		Rate Growth									
REVENUES		2021	2022	2022	2023 Revised	2024	2025	2026	2027	2028	2029
	DESCRIPTION	ACTUAL	ACTUAL	BUDGET	Budget						
AQUATIC CTR-MEMBERSHIPS			850								
247-41000-55	FAMILY MEMBERSHIP REVENUE	81,205	203,618	131,790	200,000	210,200	227,300	241,100	255,800	268,700	282,300
247-41100-55	MONTHLY EFT REVENUE	1,181	669	62,032	8,000	600	600	600	600	600	600
247-41200-55	YOUTH MEMBERSHIP REVENUE	-	-	520	-	7,000	7,600	8,100	8,600	9,000	9,500
247-41250-55	ADULT MEMBERSHIP REVENUE	60,182	699	916	1,000	14,800	16,000	17,000	18,000	18,900	19,900
247-41300-55	SENIOR MEMBERSHIP REVENUE	432	180	3,698	1,000	9,700	10,500	11,100	11,800	12,400	13,000
247-41350-55	SILVER SNEAKERS MEMBERSHIP	10,470	14,181	20,180	20,000	19,400	21,000	22,300	23,700	24,900	26,200
247-41400-55	COUPLE MEMBERSHIP REVENUE	-	-	-	-	-	-	-	-	-	-
247-41500-55	COLLEGE STUDENT MEMBERSHIPS	-	-	1,493	-	-	-	-	-	-	-
	Total:	153,470	219,346	220,629	230,000	261,700	283,000	300,200	318,500	334,500	351,500
AQUATIC CTR-PASSES						10%	5%	3%	3%	3%	3%
247-42000-55	ADULT DAY PASSES	19,860	43,428	56,651	70,000	52,000	56,200	59,600	63,200	67,000	71,100
247-42100-55	YOUTH DAY PASSES	4,630	18,777	31,888	38,000	28,100	30,400	32,300	34,300	36,400	38,600
247-42200-55	SENIOR DAY PASSES	-	-	-	-	-	-	-	-	-	-
247-42300-55	GROUP RATES	4,837	11,491	9,152	14,000	11,800	12,800	13,600	14,400	15,300	16,200
	Total:	29,327	73,697	97,692	122,000	91,900	99,400	105,500	111,900	118,700	125,900
AQUATIC CTR-CLASSES						5%	5%	3%	3%	3%	3%
247-43000-55	SWIM LESSONS	4,738	15,716	18,000	21,000	17,800	19,300	20,500	21,700	23,000	24,400
247-43100-55	SUMMER SCHOOL SWIM LESSONS	(942)	-	-	-	-	-	-	-	-	-
247-43200-55	LAND FITNESS CLASSES	4,271	7,668	4,000	5,000	8,400	9,100	9,700	10,300	10,900	11,600
247-43300-55	WATER CLASSES	2,376	1,175	2,500	3,000	1,400	1,500	1,600	1,700	1,800	1,900
247-43350-55	MERMAID CLASSES	-	-	-	-	-	-	-	-	-	-
	Total:	10,443	24,560	24,500	29,000	27,600	29,900	31,800	33,700	35,700	37,900
AQUATIC CTR-RENTALS						250%	10%	3%	3%	3%	3%
247-44000-55	MEETING ROOM RENTALS	1,507	1,991	6,500	7,000	3,900	4,400	4,700	5,000	5,300	5,600
247-44050-55	OFFICE SPACE RENTALS	3,000	-	-	-	-	-	-	-	-	-
247-44100-55	WHITewater SCHOOL DIST RENTAL	-	1,075	1,200	1,200	3,900	4,400	4,700	5,000	5,300	5,600
247-44105-55	J HAWKS RENTALS	1,030	583	1,000	1,000	2,100	2,400	2,500	2,700	2,900	3,100
247-44200-55	BIRTHDAY PARTIES	111	142	19,000	20,000	3,100	3,500	3,700	3,900	4,100	4,300
	Total:	5,648	3,792	27,700	29,200	13,000	14,700	15,600	16,600	17,600	18,600
AQUATIC CTR-OTHER INCOME						10%	5%	3%	3%	3%	3%
247-45000-55	LIFE GUARD REIMB WHS	-	-	-	-	-	-	-	-	-	-
247-45050-55	DONATIONS	200	-	5,000	6,400	-	-	-	-	-	-
247-45100-55	GIFT CERTIFICATES	-	-	-	-	-	-	-	-	-	-
247-45400-55	CONCESSIONS STAND	10,669	20,771	54,000	25,000	20,100	21,700	23,000	24,400	25,900	27,500
247-45500-55	PRO-SHOP INCOME	277	469	4,000	4,500	600	600	600	600	600	600
247-45505-55	MISC INCOME-ONE TIME REV	-	2,500	-	-	-	-	-	-	-	-
247-45600-55	GIFT CARDS/CERTIFICATES	607	724	1,500	2,000	800	900	1,000	1,100	1,200	1,300
247-45700-55	STATE SALES TAX	-	-	-	-	-	-	-	-	-	-
	Total:	11,753	24,465	64,500	37,900	21,500	23,200	24,600	26,100	27,700	29,400
AQUATIC CTR-OTHER FIN SOURCES											
247-49275-55	TRANSFER IN	-	-	-	-	-	-	-	-	-	-
247-49280-55	WUSD CONTRIBUTION	90,500	115,500	115,500	115,500	178,000	183,300	188,800	194,500	200,300	206,300
247-49290-55	GENERAL FUND TRANSFER	103,000	128,000	128,000	(23,759)	250,000	257,500	265,200	273,200	281,400	289,800
	Total:	193,500	243,500	243,500	91,741	428,000	440,800	454,000	467,700	481,700	496,100
	Total Operating Revenue:	404,141	589,360	678,521	539,841	843,703	891,000	931,700	974,500	1,015,900	1,059,400
	Facility Generated Revenue	210,641	345,860	435,021	448,100	415,700	450,200	477,700	506,800	534,200	563,300

	DESCRIPTION	2021 ACTUAL	2022 ACTUAL	2022 BUDGET	2023 Revised Budget	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget	2029 Budget
EXPENSES											
	DESCRIPTION	2021 ACTUAL	2022 ACTUAL	2022 BUDGET	2023 Revised Budget	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget	2029 Budget
WAC- MANAGEMENT											
247-55100-111	SALARIES/PERMANENT	68,535	85,028	86,008	96,970	98,936	101,904	104,961	108,110	111,353	114,694
247-55100-112	WAGES/OVERTIME	-	-	-	-	-	-	-	-	-	-
247-55100-113	WAGES/TEMPORARY	-	-	-	-	-	-	-	-	-	-
247-55100-150	MEDICARE TAX/CITY SHARE	1,040	1,258	1,352	1,476	1,504	1,549	1,596	1,644	1,693	1,744
247-55100-151	SOCIAL SECURITY/CITY SHARE	4,446	5,381	5,779	6,310	6,432	6,625	6,823	7,028	7,239	7,456
247-55100-152	RETIREMENT	4,436	5,381	5,591	6,594	6,728	6,929	7,137	7,351	7,572	7,799
247-55100-153	HEALTH INSURANCE	4,851	12,313	7,200	11,933	11,933	12,291	12,660	13,040	13,431	13,834
247-55100-154	HSA-HRA CONTRIBUTIONS	-	-	-	1,250	1,250	1,250	1,250	1,251	1,252	1,253
247-55100-155	WORKERS COMPENSATION	552	1,054	2,667	3,007	2,117	2,181	2,246	2,313	2,383	2,454
247-55100-156	LIFE INSURANCE	-	5	-	-	-	-	-	-	-	-
247-55100-158	UNEMPLOYMENT COMPENSATION	316	-	-	-	-	-	-	-	-	-
247-55100-211	PROFESSIONAL DEVELOPMENT	2,023	1,162	-	-	484	498	513	528	544	561
	Total:	86,199	111,583	108,596	127,539	129,383	133,227	137,186	141,266	145,467	149,794
WAC-FRONT DESK											
247-55150-112	WAGES/OVERTIME	-	-	-	-	-	-	-	-	-	-
247-55150-113	WAGES/TEMPORARY	64,883	84,507	58,356	61,952	68,712	70,773	72,897	75,083	77,336	79,656
247-55150-150	MEDICARE TAX/CITY SHARE	929	1,207	846	898	996	1,026	1,057	1,089	1,121	1,155
247-55150-151	SOCIAL SECURITY/CITY SHARE	3,973	5,161	3,618	3,841	4,260	4,388	4,520	4,655	4,795	4,939
247-55150-155	WORKERS COMPENSATION	2,448	2,384	1,810	1,921	1,470	1,514	1,560	1,607	1,655	1,704
247-55150-158	UNEMPLOYMENT COMPENSATION	1,101	-	-	-	-	-	-	-	-	-
	Total:	73,334	93,258	64,630	68,612	75,439	77,702	80,033	82,434	84,907	87,454
WAC-FITNESS											
247-55200-113	WAGES/TEMPORARY	-	-	-	-	-	-	-	-	-	-
247-55200-114	WAGES/PART-TIME/PERMANENT	32,460	41,898	43,988	25,700	70,205	72,311	74,480	76,714	79,016	81,386
247-55200-150	MEDICARE TAX/CITY SHARE	462	603	638	373	1,018	1,049	1,080	1,112	1,146	1,180
247-55200-151	SOCIAL SECURITY/CITY SHARE	1,975	2,579	2,727	1,593	4,353	4,483	4,618	4,756	4,899	5,046
247-55200-152	RETIREMENT	-	87	-	-	-	-	-	-	-	-
247-55200-155	WORKERS COMPENSATION	1,032	1,299	1,364	797	1,502	1,547	1,594	1,642	1,691	1,741
247-55200-158	UNEMPLOYMENT COMPENSATION	-	-	-	-	-	-	-	-	-	-
	Total:	35,928	46,466	48,717	28,463	77,077	79,390	81,771	84,225	86,751	89,354
WAC-AQUATIC											
247-55300-112	WAGES/OVERTIME	-	139	-	-	-	-	-	-	-	-
247-55300-113	WAGES/TEMPORARY	-	-	-	-	-	-	-	-	-	-
247-55300-114	WAGES/PART-TIME/PERMANENT	102,510	103,926	170,202	181,396	245,715	253,086	260,679	268,499	276,554	284,851
247-55300-150	MEDICARE TAX/CITY SHARE	1,490	1,489	2,468	2,630	3,563	3,670	3,780	3,893	4,010	4,130
247-55300-151	SOCIAL SECURITY/CITY SHARE	6,369	6,367	10,553	11,247	15,234	15,691	16,162	16,647	17,146	17,661
247-55300-152	RETIREMENT	-	1,020	-	-	-	-	-	-	-	-
247-55300-153	HEALTH INSURANCE	-	-	-	-	-	-	-	-	-	-
247-55300-155	WORKERS COMPENSATION	3,979	3,183	5,278	5,625	5,258	5,415	5,578	5,745	5,918	6,095
247-55300-158	UNEMPLOYMENT COMPENSATION	107	-	-	-	-	-	-	-	-	-
	Total:	114,456	116,124	188,500	200,897	269,770	277,863	286,199	294,785	303,628	312,737
WAC-MAINTENANCE											
247-55400-111	SALARIES/PERMANENT	3,381	12,608	-	-	4,500	4,635	4,774	4,917	5,065	5,217
247-55400-113	WAGES/TEMPORARY	-	75	-	-	-	-	-	-	-	-
247-55400-114	WAGES/PART-TIME/PERMANENT	-	-	-	-	-	-	-	-	-	-
247-55400-150	MEDICARE TAX/CITY SHARE	45	182	-	-	65	67	69	71	73	75
247-55400-151	SOCIAL SECURITY/CITY SHARE	192	780	-	-	277	285	294	302	311	321
247-55400-152	RETIREMENT	209	817	-	-	290	299	308	317	326	336
247-55400-153	HEALTH INSURANCE	-	497	-	-	176	181	187	193	198	204
247-55400-155	WORKERS COMPENSATION	37	392	-	-	139	143	148	152	157	161
247-55400-156	LIFE INSURANCE	0	4	-	-	1	1	1	2	2	2
247-55400-250	CONTRACTED SERVICES	-	-	-	-	-	-	-	-	-	-
	Total:	3,865	15,354	-	-	5,448	5,611	5,780	5,953	6,132	6,316
WAC-ADMIN EXPENSES											
247-55500-220	INSURANCE	-	-	-	-	-	-	-	-	-	-
247-55500-224	SOFTWARE/HARDWARE MAINTENANCE	1,355	4,483	4,719	8,445	4,331	4,461	4,594	4,732	4,874	5,020
247-55500-225	TELECOM/INTERNET/COMMUNICATION	4,087	4,563	4,668	4,766	4,516	4,651	4,791	4,935	5,083	5,235
247-55500-246	CLEANING & SUPPLIES	26	8,170	2,000	5,500	9,247	9,525	9,810	10,105	10,408	10,720
247-55500-310	FITNESS & OPERATING SUPPLIES	3,843	1,616	2,200	2,000	2,878	2,965	3,054	3,145	3,240	3,337
247-55500-312	SUPPLIES-CHECKS	-	-	-	-	-	-	-	-	-	-
247-55500-320	CHAMBER DUES & EXPENSES	-	274	-	275	-	-	-	-	-	-
247-55500-650	CREDIT CARD PROCESSING FEES	44	57	150	152	78	80	83	85	88	90
247-55500-652	BANK CHARGES	7	10	-	10	5	5	5	6	6	6
247-55500-654	PERMITS & FEES	1,005	1,005	2,500	1,050	1,035	1,066	1,098	1,131	1,165	1,200
247-55500-656	MEMBER KEY TAGS	885	1,386	1,000	1,100	1,428	1,471	1,515	1,560	1,607	1,655
247-55500-658	FAMILY PARTNERSHIP PAYOUTS	-	-	-	-	-	-	-	-	-	-
	Total:	11,251	21,563	17,238	23,298	23,518	24,224	24,950	25,699	26,470	27,264

	DESCRIPTION	2021 ACTUAL	2022 ACTUAL	2022 BUDGET	2023 Revised Budget	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget	2029 Budget
WAC-POOL EXPENSES											
247-55600-310	OFFICE & OPERATING SUPPLIES	109	1,410	-	250	3,171	3,267	3,365	3,466	3,569	3,677
247-55600-342	WSI CLASS EXPENSE	-	634	-	100	653	673	693	714	735	757
247-55600-344	LIFEGUARD CLASS EXPENSE	1,663	1,695	1,000	1,500	1,954	2,013	2,073	2,135	2,199	2,265
247-55600-346	GENERAL POOL MAINTENANCE	12,963	12,001	16,000	14,000	12,000	12,360	12,731	13,113	13,506	13,912
247-55600-348	POOL EQUIPMENT	8,676	4,167	5,000	5,050	5,302	5,461	5,625	5,793	5,967	6,146
247-55600-350	POOL CHEMICALS	18,840	18,000	18,000	18,180	18,540	19,096	19,669	20,259	20,867	21,493
Total:		42,250	37,907	40,000	39,080	41,620	42,869	44,155	45,480	46,844	48,249
WAC-UTILITIES/HVAC											
247-55700-221	WATER/SEWER UTILITIES	22,613	27,529	28,000	28,280	26,235	27,022	27,833	28,668	29,528	30,413
247-55700-222	ELECTRIC UTILITIES	74,473	82,711	80,000	80,800	79,595	81,983	84,443	86,976	89,585	92,273
247-55700-223	NATURAL GAS	68,776	74,817	55,000	60,000	62,965	64,854	66,799	68,803	70,867	72,993
247-55700-244	HVAC SUPPLIES	7,790	9,068	3,500	3,535	8,995	9,265	9,543	9,829	10,124	10,427
247-55700-355	REPAIR/MAINT SUPPLIES	2,400	7,489	2,500	2,525	9,864	10,160	10,465	10,779	11,102	11,435
Total:		176,052	201,614	169,000	175,140	187,654	193,283	199,082	205,054	211,206	217,542
WAC-OTHER EXPENSES											
247-55800-310	OFFICE & OPERATING SUPPLIES	17,483	19,601	10,000	10,100	20,846	21,472	22,116	22,779	23,463	24,167
247-55800-324	MARKETING	5,463	5,144	8,000	8,080	8,000	8,240	8,487	8,742	9,004	9,274
247-55800-341	JANITORIAL/CLEANING SUPPLIES	535	1,055	500	505	1,087	1,119	1,153	1,187	1,223	1,260
247-55800-342	CONCESSION SUPPLIES	6,203	12,166	40,000	15,000	11,754	12,106	12,470	12,844	13,229	13,626
247-55800-344	LAND FITNESS SPECIAL EVENTS	-	194	-	-	200	206	212	219	225	232
247-55800-346	PRO-SHOP INVENTORY	456	654	2,000	750	674	694	715	737	759	781
247-55800-600	SALES TAX EXPENSE	-	-	-	-	-	-	-	-	-	-
247-55800-913	GENERAL FUND TRANSFER	-	-	-	-	-	-	-	-	-	-
Total:		30,140	38,815	60,500	34,435	42,561	43,838	45,153	46,507	47,903	49,340
Total Operating Expenses:		573,474	682,684	697,181	697,464	852,470	878,007	904,309	931,402	959,308	988,050

Total Operating Revenue:	404,141	589,360	678,521	539,841	843,703	891,000	931,700	974,500	1,015,900	1,059,400
Total Operating Expenses:	573,474	682,684	697,181	697,464	852,470	878,007	904,309	931,402	959,308	988,050
Total Operating Net:	(169,333)	(93,324)	(18,660)	(157,622)	(8,767)	12,994	27,391	43,098	56,593	71,350

CAPITAL REVENUES

	DESCRIPTION	2021 ACTUAL	2022 ACTUAL	2022 BUDGET	2023 Revised Budget	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget	2029 Budget
247-49285-55	WUSD CAPITAL IMPROVE CONT	50,000	50,000	50,000	50,000	100,000	103,000	106,090	109,273	112,551	115,927
247-49295-55	GENERAL FUND CAP IMPROVE CONT	50,000	50,000	50,000	50,000	100,000	103,000	106,090	109,273	112,551	115,927
Total Capital Revenue:		100,000	100,000	100,000	100,000	200,000	206,000	212,180	218,545	225,102	231,855

CAPITAL EXPENSES

	DESCRIPTION	2021 ACTUAL	2022 ACTUAL	2022 BUDGET	2023 Revised Budget	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget	2029 Budget
247-55800-810	CAPITAL EQUIPMENT	9,990	18,275	-	-	-	-	-	-	-	-
247-55800-820	CAPITAL IMPROVEMENTS	-	-	25,000	-	-	-	-	-	-	-
Total Capital Expenses:		9,990	18,275	25,000	-	-	-	-	-	-	-
Total Capital Revenue:		100,000	100,000	100,000	100,000	200,000	206,000	212,180	218,545	225,102	231,855
Total Capital Expenses:		9,990	18,275	25,000	-	-	-	-	-	-	-
Total Capital Net:		90,010	81,725	75,000	100,000	200,000	406,000	618,180	836,725	1,061,827	1,293,682

247-49300-55	FUND BALANCE APPLIED	-	-	-	-	-	-	-	-	-	-
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City Operational Contribution:	(less projected net income)	258,767	244,506	237,809	230,102	224,807	218,450
City Capital Contribution:		100,000	103,000	106,090	109,273	112,551	115,927
Total City Contribution:		358,767	347,506	343,899	339,375	337,358	334,378

Best Regards,



John Weidl
City Manager



Office of the City Manager
312 W. Whitewater Street, P.O. Box 178
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July 11, 2023

City Council and School Board Members,

Great news! The WAFC Subcommittee for the City has agreed to the meeting this Thursday being a full meeting of both governing bodies. Attached are three documents to help guide where the City and WAFC Subcommittee want to be with conversations moving forward. I will ask that Eric ensure these documents are a part of the packet for Thursday's discussions.

The first attached memo presents a proposal from the WAFC Subcommittee that aims to merge elements from both the City's proposal and the most recent proposal put forth by the Whitewater Unified School District (WUSD). The memo provides a point-by-point analysis of the most recent WUSD proposal from 6-26-2023 (the second attached document), indicating acceptance or a declining the point and explaining the rationale behind the decisions. The proposal includes specific allocations for operational and capital contributions from both parties and assurances that WUSD will not experience overruns, providing budget stability and a offering pathway to reducing future expenses. The memo also highlights areas where the WAFC Subcommittee's proposal differs from the WUSD's proposal from 6-26-2023 and provides explanations for the City's position. The City Manager's conclusion at the end of the memo emphasizes the City's commitment to the proposed framework and urges the Common Council and School Board to consider and approve the recommended approach by the WAFC Subcommittee. Finally, we attached a rough budget for the 6 year proposal as recommended by the City WAFC Subcommittee.

Briefly here are the strengths of the attached WAFC Subcommittee Proposal:

1. Collaborative approach: The proposal represents a balanced approach, combining elements from both the City's proposal and the most recent Whitewater Unified School District's (WUSD) proposal. This collaborative framework can help foster a positive and cooperative relationship between the two entities and demonstrates our desire to incorporate ideas from both organizations.
2. Clear financial contributions: The plan lays out explicit financial contributions from both parties. This clarity can help with budgeting and future financial planning. Further, the City's willingness to cap contributions and cover additional operational costs beyond the outlined contributions should reassure the WUSD and encourage their participation.
3. Inflation-adjusted contributions: Adjusting the annual contributions by 3% to account for inflation is a practical and realistic measure, ensuring the sustainability of the partnership over time. So is the modest increases to membership fees and commitment to 5% increases to membership growth.
4. Shared leadership committee: The formation of a seven-member shared leadership committee, consisting of representatives from the WUSD, City Council, and community members, fosters

inclusivity and diverse perspectives in decision making. It also directly addresses WUSD concerns by creating a clear line of accountability and oversight for WAFC planning, strategy, and communication.

I am looking forward to the WAFC Subcommittee meeting along with the support and participation of both governing bodies, which will be posted as a full meeting of both governing bodies, both the City Council and the WUSD School Board. Thank you for your time, attention, and consideration of this important matter.

Best Regards,

A handwritten signature in cursive script that reads "John S. Weidl".

John Weidl
City Manager



Office of the City Manager
312 W. Whitewater Street, P.O. Box 178
Whitewater, Wisconsin 53190

MEMORANDUM

www.whitewater-wi.gov
Telephone: (262) 473-0104
Fax: (262) 222-5901

To: Common Council and School Board
From: John Weidl, City Manager
Date: 7/10/2023
Re: WAFC Subcommittee Proposal for Thursday Meeting

EXECUTIVE SUMMARY

This memo presents a proposal from the WAFC Subcommittee that aims to merge elements from both the City's proposal and the most recent proposal put forth by the Whitewater Unified School District (WUSD). The memo provides a point-by-point analysis of the most recent WUSD proposal, indicating acceptance or declining the point and explaining the rationale behind the decisions. The City Manager recommends agreeing to the proposed framework outlined by the WUSD Subcommittee below, which includes specific allocations for operational and capital contributions from both parties and assurances to WUSD providing budget stability and a pathway to reducing future expenses. The City Manager's conclusion emphasizes the City's commitment to the proposed framework and urges the Common Council and School Board to consider and approve the recommended approach.

WAFC SUBCOMMITTEE APPROVED WAFC AGREEMENT FRAMEWORK:

The agreement is intended to span a period of six years. Annual contributions for each organization related to the WAFC will be divided into two categories: operational and capital. All contributions will be adjusted annually by 3% to account for inflation.

For the WUSD's operational contribution starting in 2024, the amount in the first year will be \$179,000, or the exact same as the current contribution level of 2023. This figure will be capped and increased by 3% each year for the subsequent five years. Regardless of the budgetary outcomes, no additional contribution will be required from the WUSD for operations. The City will assume full responsibility for any additional funds needed for operations beyond the contributions outlined in this document.

In the first year, the City's operational contribution will be \$250,000, or more than \$70,000 per year more than in 2023, which will be indexed by 3% annually for the following five years.

Regarding capital contributions, both the WUSD and the City will each provide \$100,000 in the first year. This amount will be indexed by 3% annually for the next five years. The funds will be managed by the WUSD and used for facility maintenance, including HVAC systems, parking lots, roof and building repairs, pool mechanical and heating equipment, and other capital equipment related to the WAFC facility. However, expenses such as fitness equipment replacement, leisure pool play structures, lockers, audio and security equipment, and other IT infrastructure will be covered by the WAFC cost center, the City, or other sources of funding.

The committee oversight of the WAFC will be removed and transferred from the Park and Recreation Board. The City and WUSD will collaborate to establish a seven-member shared leadership committee. This committee will consist of one member from the WUSD school board, one member from the City

Council, and the remaining members will be appointed at large to represent diverse community perspectives. Although this committee will not have direct employment or budgetary authority, it will participate in the annual development, recommendation, and adoption of business and marketing plans for WAFC operations. The committee will also provide recommendations to the WUSD and the City regarding facility maintenance and operational matters, as deemed appropriate.

POINT-BY-POINT ANSWER AND EXPLANATION OF THE MOST RECENT WUSD WAFC PROPOSAL DATED 6/26/2023.

- Years of Extension: The school District will provide a 6-year agreement with the City.

City: Agreed

- Maintenance of Facilities: WUSD will be responsible for roof repair and replacement of sections 18, 19, 20, 22, 23 and 24 WUSD will be responsible for the parking lot maintenance and replacement.

City: Agreed. Further based on the proposal of both organizations contributing \$100,000 per year for capital maintenance, WUSD shall draw on those funds and be responsible for all capital and major HVAC and mechanical maintenance. See below regarding HVAC, etc.

- The City will cover all their equipment: cardio equipment, water slide, office, pool fixtures, etc.

City: Agreed

- Each facility will have their own HVAC equipment at the end of two years- this will require WUSD to upgrade controls to more current Direct Digital Control (DDC) technology. Each entity bears future costs of repairs and replacement of their "own" HVAC unit. WUSD will take the two older boilers and be responsible for their overhaul and maintenance. (Boiler 3 and 4).

City: Declined. We are proposing a 6-year deal with WUSD allocating \$179,000 for capital and \$100,000 for capital. The City will provide \$250,000 for operational and \$100,000 for capital equipment replacement. WUSD is responsible for all capital maintenance and repair.

- Locker rooms will be assigned and maintained by each party, with the City responsible for the public locker room, and the District responsible for the high school locker room.

City: Agreed

- 6-year Costs Incurred by WUSD: ½ of Utility Costs for years 1 & 2: approx. \$202,934 (Continue splitting utilities for water and electric post year 2 until meters updated).

City: Declined. We are proposing a 6-year deal with WUSD allocating \$179,000 for capital and \$100,000 for capital. The City will provide \$250,000 for operational and \$100,000 for capital equipment replacement. All utilities are covered in the \$179,000 for operations.

- 6-year Costs Incurred by the City: Capital Contribution: \$100,000/year = \$600,000

City: Agreed. WUSD is responsible for scheduling all capital maintenance to the facility.

- All revenue for the Recreational facility and Fitness Center will go to the City. As proposed by the City on June 21st, all operational overruns will be borne by the City.

City: Agreed

- City Community Survey: In the case an agreement is not reached on 7/13/23 a community survey may be issued by WUSD's 3rd party survey provider in order to obtain community voice on the direction of the agreement.

City: Agreeing to the proposal as outlined by the City will solve this problem.

- Chemical Maintenance: WUSD will be responsible for the chemical maintenance for the Lap Pool.

City: Agreed, provided WUSD also be responsible for the chemical maintenance of the recreational pool.

- The City will be responsible for the chemical maintenance for the Recreational Pool.

City: Agreed, provided the City is also responsible for the maintenance of the lap pool. Otherwise, all chemical maintenance is covered in the \$179,000 for operations

- Until WUSD staff are trained, we cover the cost for Carrico based on the lap pool portion of the bill.

City: Declined. All chemical maintenance is covered in the \$179,000 for operations, even during training, if this happens.

- Meters and Utility Split: Meters and utilities will be split 50/50 until July 1, 2025. In June 2025, WUSD will update the two older boilers, install a new gas meter, HVAC controls and piping. Until the meter split, the City must notify WUSD of any work in maintenance room.

City: Declined. All utilities are covered in the \$179,000 for operations.

- Operating Hours: Operating hours of the Lap Pool will be governed by the WUSD Board Policy 830 and 830 Exhibit (1) in which: City of Whitewater Parks and Recreation and Whitewater Traveling (Scheduling Priority 2) and Non-Profit Community Organizations (Scheduling Priority 3): No Charge for facility usage. The City will be required to staff hours they book our facilities and provide proper insurance according to the policy.

City: Declined. The City is renting the facility and will maintain control the operations, operating hours, etc. We will continue to honor existing time commitments in the current arrangement.

- Summer School: WUSD will plan, staff and run its own summer school swim courses. As per our current agreement, we would continue to ask to use a small portion of the Recreational Pool for our youngest swimmers during summer school. Staffing and Lifeguards: According to Board Policy 830 and 830 Exhibit (1), staffing must be provided by the renter of our facility or at the determined Board approved rate of \$50/hour for Life Guard staffing. Insurance: WUSD will be insured for the Lap Pool. (Becoming primary insured rather than secondary.

City: Declined. Per the School District Administrator, WUSD is in the business of educating children and therefore not in the business of lifeguarding or running an aquatic center. However, the City is in the business of staffing for lifeguards and running swim courses. We will continue to honor existing time commitments in the current arrangement. We also decline to change the insurance arrangement.

CONCLUSION

In conclusion, the WAFC Subcommittee's proposal represents a robust plan that carefully intertwines the interests and responsibilities of both the City and the Whitewater Unified School District. The proposed framework assures a six-year span of stability, with an annual adjustment mechanism in place

to counter the inevitable effects of inflation. This ensures that both parties maintain an equitable standing throughout the partnership, providing a sense of security and clarity that is crucial to our collective success.

Furthermore, the formation of a shared leadership committee underlines the commitment to an inclusive approach, incorporating diverse viewpoints from representatives across the city. By including WUSD, City Council, and community representatives, we ensure that all key stakeholders have a seat at the table, leading to decision-making processes that are transparent, democratic, and cognizant of our community's needs.

Supporting this proposal means the City will be shouldering the responsibility for any additional operational costs that exceed the outlined contributions. However, the City's willingness to take this step reflects our commitment to the continued success of the WAFC. It illustrates our readiness to invest in the well-being of our community and is a testament to our belief in the potential of the WAFC project.

Both governing bodies affirmatively approving this framework moves us one step closer to realizing the promise of stability and a refocus on the growth of the WAFC—a promise that carries immense potential benefits for our community, from increased recreational and wellness opportunities to heightened community spirit. Rejection of this proposal by the WUSD, on the other hand, risks stalling progress and depriving our community of a significant opportunity to reinvigorate and refocus on these important recreational facilities.

Therefore, I strongly recommend the Common Council support this framework and urge the WUSD School Board do the same. This framework's approval will be a testament to our shared dedication to a balanced, collaborative partnership, and our readiness to address challenges head-on for the benefit of our community. By adopting this proposal, we will not only fortify the bond between the City and the Whitewater Unified School District but also send a clear message about our commitment to the City's growth and prosperity.

Your support is not just about today's decision. It's a step towards building a more inclusive, vibrant, and thriving community—a community we're all proud to call Whitewater. To do that we need to swiftly set the WAFC on a course for improvement and long-term success so that each organization can spend more time focusing on core issues and services.

Sincerely,



John S. Weidl
City Manager, City of Whitewater

Attachments: (1) 247 Budget 2024-2025 Draft 6 year plan and (2) WUSD Proposal 6-26-23

Aquatic Center Proposal



Review Date: 6/26/23

Years of Extension:
<ul style="list-style-type: none">The school District will provide a 6 year agreement with the City.
Maintenance of Facilities:
<ul style="list-style-type: none">WUSD will be responsible for roof repair and replacement of sections 18, 19, 20, 22, 23 and 24- \$590,000WUSD will be responsible for the parking lot maintenance and replacement. (approx. \$250,000 replacement cost, due to be replaced 2029-31)The City will cover all their equipment: cardio equipment, water slide, office, pool fixtures, etc.Each facility will have their own HVAC equipment at the end of two years- this will require WUSD to upgrade controls to more current Direct Digital Control (DDC) technology. Each entity bears future costs of repairs and replacement of their "own" HVAC unit.WUSD will take the two older boilers and be responsible for their overhaul and maintenance. (Boiler 3 and 4)Locker rooms will be assigned and maintained by each party, with the City responsible for the public locker room, and the District responsible for the high school locker room.
6 year Costs Incurred by WUSD:
<ul style="list-style-type: none">½ of Utility Costs for years 1 & 2: approx. \$202,934 (Continue splitting utilities for water and electric post year 2 until meters updated)Utility Costs 3-6 : \$405,868 (Based on prior year estimates)Roof repair and replace: \$590,000Parking Lot Maintenance: \$10,000 first year (based on this year's parking lot quotes)2 new Boilers and associated pipe work: \$300,000 <p>----- \$1,508,802.00</p>
6 year Costs Incurred by the City:
<ul style="list-style-type: none">Capital Contribution: \$100,000/year = \$600,000½ of Utility Costs for years 1 & 2: approx. \$202,934 (Continue splitting utilities for water and electric post year 2 until meters updated)Utility Costs 3-6 : \$405,868 (Based on prior year estimates) <p>----- \$1,208,802.00</p>
Revenue Breakout:
<ul style="list-style-type: none">All revenue for the Recreational facility and Fitness Center will go to the City.As proposed by the City on June 21st, all operational overruns will be borne by the City
Community Survey:
<ul style="list-style-type: none">In the case an agreement is not reached on 7/13/23 a community survey may be issued by WUSD's 3rd party survey provider in order to obtain community voice on the direction of the agreement.
Chemical Maintenance:
<ul style="list-style-type: none">WUSD will be responsible for the chemical maintenance for the Lap Pool.

- The City will be responsible for the chemical maintenance for the Recreational Pool.
- Until WUSD staff are trained, we cover the cost for Carrico based on the lap pool portion of the bill.

Meters and Utility Split:

- Meters and utilities will be split 50/50 until July 1, 2025. In June 2025, WUSD will update the two older boilers, install a new gas meter, HVAC controls and piping.
- Until the meter split, the City must notify WUSD of any work in maintenance room.

Operating Hours:

- Operating hours of the Lap Pool will be governed by the WUSD [Board Policy 830](#) and [830 Exhibit \(1\)](#) in which: ***City of Whitewater Parks and Recreation and Whitewater Traveling (Scheduling Priority 2) and Non-Profit Community Organizations (Scheduling Priority 3): No Charge for facility usage.*** The City will be required to staff hours they book our facilities and provide proper insurance according to the policy.
- We will continue to honor existing time commitments in the current arrangement.

Summer School:

- WUSD will plan, staff and run its own summer school swim courses. As per our current agreement, we would continue to ask to use a small portion of the Recreational Pool for our youngest swimmers during summer school.

Staffing and Lifeguards:

- According to [Board Policy 830](#) and [830 Exhibit \(1\)](#), staffing must be provided by the renter of our facility or at the determined Board approved rate of \$50/hour for LifeGuard staffing.

Insurance:

- WUSD will be insured for the Lap Pool. (Becoming primary insured rather than secondary)