

	<b>City Proposal</b>	<b>WUSD Proposal</b>
Referendum	No	No
Years of Extension	15	1-3
Maintenance	City	WUSD
Arrangement of Lessor/Lessee	WUSD owns, leases for \$1	WUSD Lessor/Operator- Maintains: Building Envelope (roofs, windows, doors, masonry, etc.), Parking Lot, HVAC, Lighting, Fire Alarm System, Pool Floor City of Whitewater Lessee- Responsible for all operating costs associated with the WAFC business including: Utilities, Pool Chemicals, Play Structures, Fitness Equipment
Annual Budget from WUSD	\$220,000	\$250,000 (Directly to capital improvement kept by WUSD in Fund 80) Rental Fee for usage: \$7,500 (Summer School and Swim season)
Amount from City	\$220,000	City does all operations
Revenue	\$300,000 goes to City	City takes revenue
Capitol Plan	*\$60,000	\$0 (See above)
Deficit	\$222,008 WUSD; \$222,008 City	\$150,000 (1/3) WUSD; \$300,000 (2/3) City

#### Statements about the Proposed Plan:

- The Whitewater Unified School District (WUSD) values and supports the community pool. As such, we are determined to find a solution that repositions WUSD to focus on the facility, not the operations of an Aquatic Facility and Fitness Center.
- The education of students is the WUSD School Board's priority for making financial decisions.
- The City of Whitewater's annual budget request of the school district is the educational equivalent of 4.5 FTE teacher salaries or the same cost as our entire elementary math curriculum adoption, which supports approximately 1000 students for the next several years of instruction.
- The overall commitment for a 15 year agreement is an ask of \$4.5 million (\$220K annually to operations + \$60K + ½ the deficit). A 15 year agreement is not financially prudent and can not financially be planned or predicted for within the confines of the Wisconsin school funding formula.
- The City's proposed \$60,000 for capital improvements is not enough and does not align with any of the experts' review of impending costs for updates that have not occurred for an aging facility.
- The City is asking for a significant increase in years when they have not provided an operational plan that demonstrates that they will break even on the revenues and expenses of operating the pool. WUSD has communicated to the City that we can not continue to fund an operation that we do not have direct oversight of, especially when historically expenditures are exceeding revenues. We feel it would be irresponsible for our taxpayers.
- While the contract specifically specifies that funding should have been planned and saved for operational improvements since our pay-in from 2016 annually, there has been \$0 of the WUSD funding committed to capital improvements.
- As it stands, the suggested agreement continues a partnership agreement that has WUSD responsible for outcomes that we can not control. For example, the cost to replace an aged HVAC system would be split, however, WUSD does not maintain the system.
- Since 2016, WUSD has paid \$882,000 and none has been applied to capital improvements(invoice history listed below).
- Even with this significant sum of payment, WUSD is forced to rent the facility for \$7500 per year for very little usage. (For approx 420 hours of usage.)
- The WUSD School Board assures that that City's Park and Recreation Department utilizes WUSD facilities all year round, our online registration system for sports and afterschool programming at no charge. (Policy Series 830)

#### Our counterpart costs to run a pool:

- Menomonee Falls - \$100,000
- Muskego - \$100,000
- Manitowoc - \$80,000/90,000
- Elkhorn - \$60,000
- Jefferson - \$100,000 (*Utilities not included*)

Invoice Date	Invoice Number	Description	Amount	Due Date
12/19/2022	43422827	2ND HALF 22-23 AQUATIC	\$ 82,750.00	01/18/2023
06/07/2022	43422482	1ST HALF 2022 AQUATIC	\$ 82,750.00	07/07/2022
12/09/2021	43422280	2ND HALF 2021-22 AQUAT	\$ 76,500.00	01/08/2022
06/03/2021	43421986	1ST HALF 2021 AQUATIC	\$ 64,000.00	07/03/2021
11/30/2020	43421678	AQUATIC CENTER CONTRIB	\$ 64,000.00	12/30/2020
06/16/2020	43421444	AQUATIC CENTER CONTRIB	\$ 64,000.00	07/15/2020
12/04/2019	43421141	AQUATIC CENTER CONTRIB	\$ 64,000.00	12/12/2019
01/31/2019	43420753	AQUATIC CENTER CAPITAL	\$ 128,000.00	01/31/2019
12/08/2017	43419996	2017 CAPITAL CONTRIBUT	\$ 50,000.00	12/08/2017
07/06/2017	43419789	AQUATIC CENTER CONTRIB	\$ 78,000.00	07/06/2017
01/18/2017	43419374	AQUATIC CTR ANNUAL CAP	\$ 50,000.00	01/18/2017
10/27/2016	43419373	ANNUAL SUPPORT AQUATIC	\$ 78,000.00	10/27/2016
			\$ 882,000.00	