



# State of the City



September 19, 2019



# State of the City

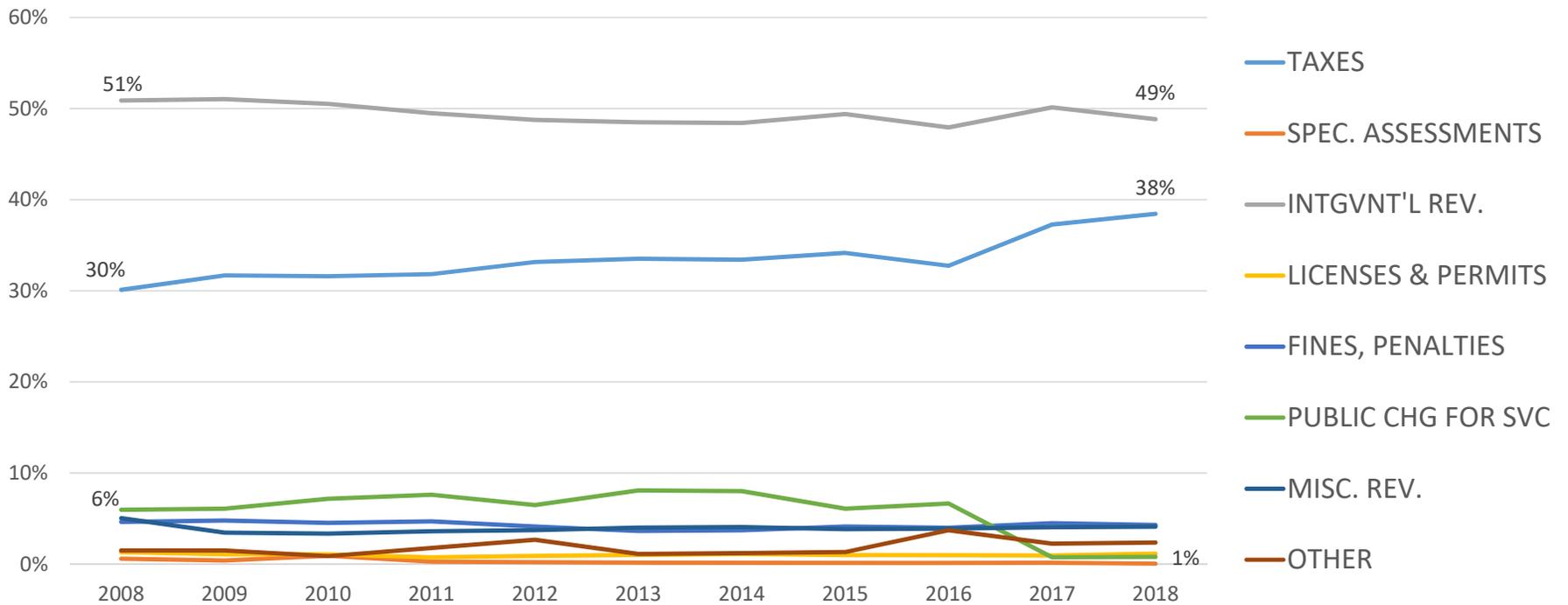
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- City Financials
- The Budget Process
- Economic Development
- Construction Projects
- 2019 Accomplishments

# State of the City

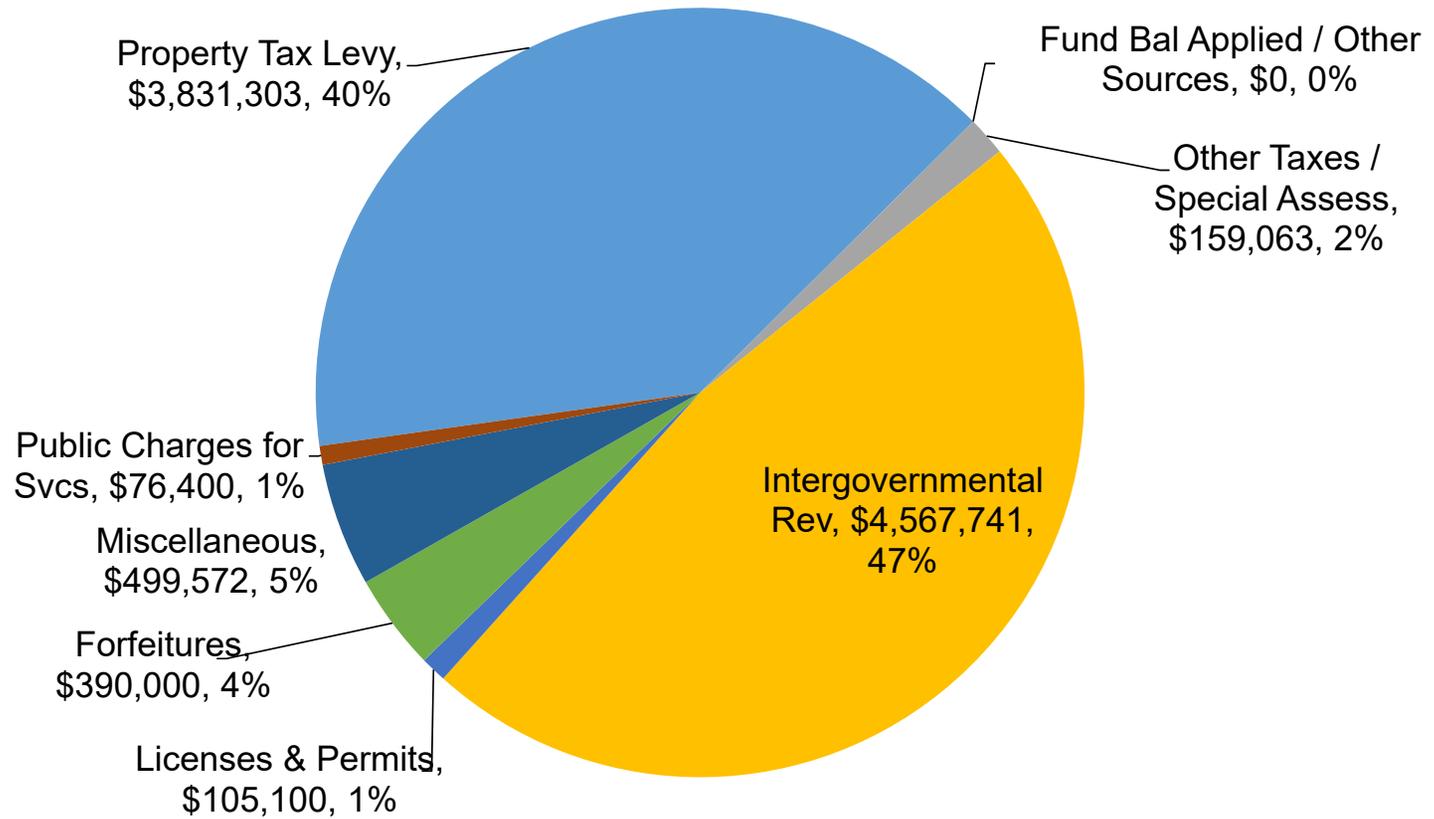


# General Fund: Revenue by Source %

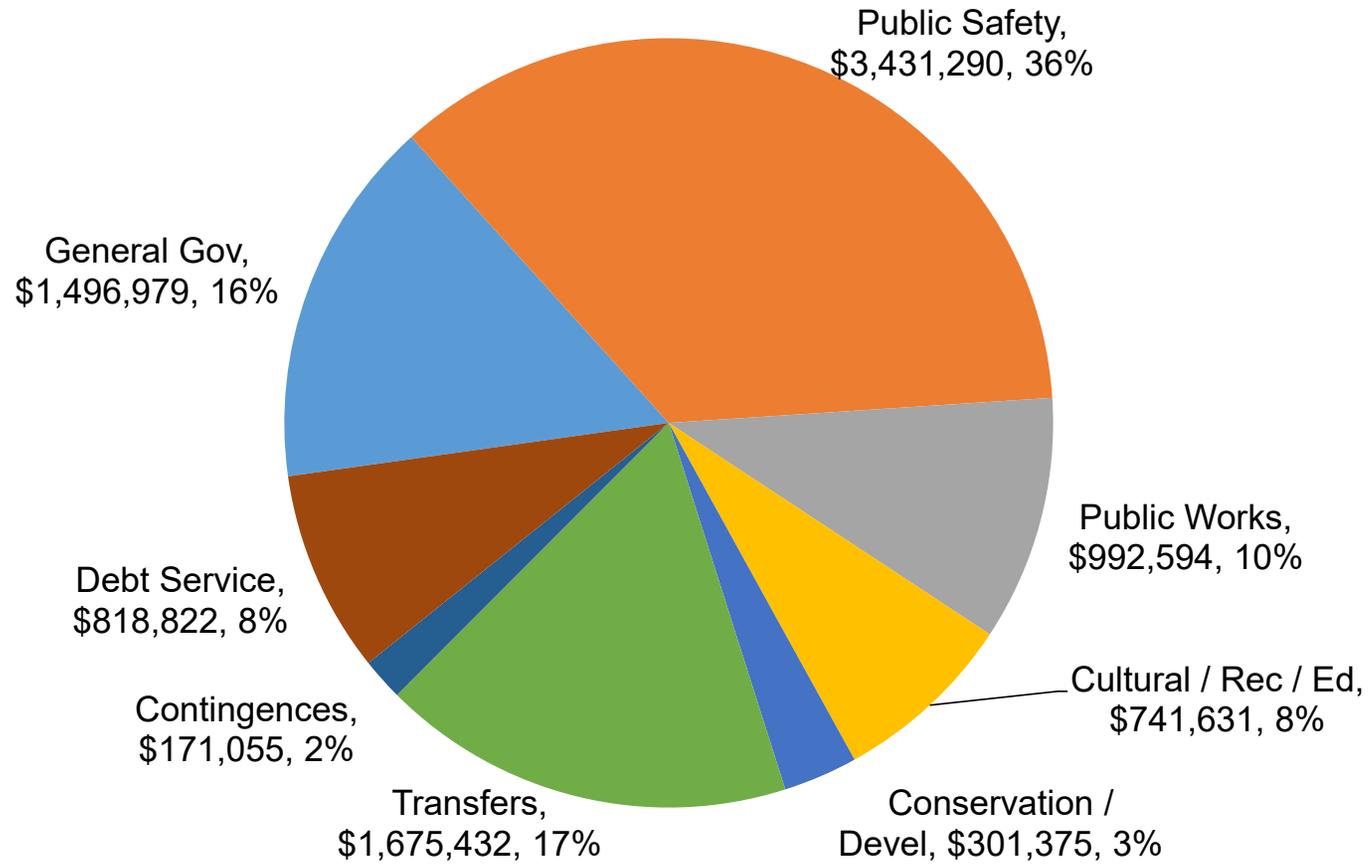


Levy increase offsets decrease in Intergovernmental Revenue and Public Chg/Svc

# 2019 Overview: General Fund Revenues



# 2019 Overview: General Fund Expenditures





# State of the City

## 2019 Overview: General Fund (Actual vs. Budget)

	2019 BUDGET	2019 YTD JULY	% of BUDGET
TOTAL REVENUES	9,629,179	5,353,383	56%
ADMINISTRATION	(1,496,979)	(845,562)	56%
PUBLIC SAFETY	(3,431,290)	(1,804,939)	53%
PUBLIC WORKS	(992,595)	(656,811)	66%
PARKS AND RECREATION	(741,631)	(451,786)	61%
NEIGHBORHOOD SVC/PLANNING	(301,375)	(146,505)	49%
TRANSFERS	(2,494,254)	(1,231,086)	49%
CONTINGENCIES	(171,055)	(16,763)	10%
TOTAL	<u>(9,629,179)</u>	<u>(5,153,453)</u>	54%
Net Surplus / (Deficit)	-	199,930	

## Long Range Financial Plan

- Borrow only what we pay off each year
- Develop a long-term program for utility rate adjustments
- Seek alternative funding sources
- Grow tax base through residential & commercial development



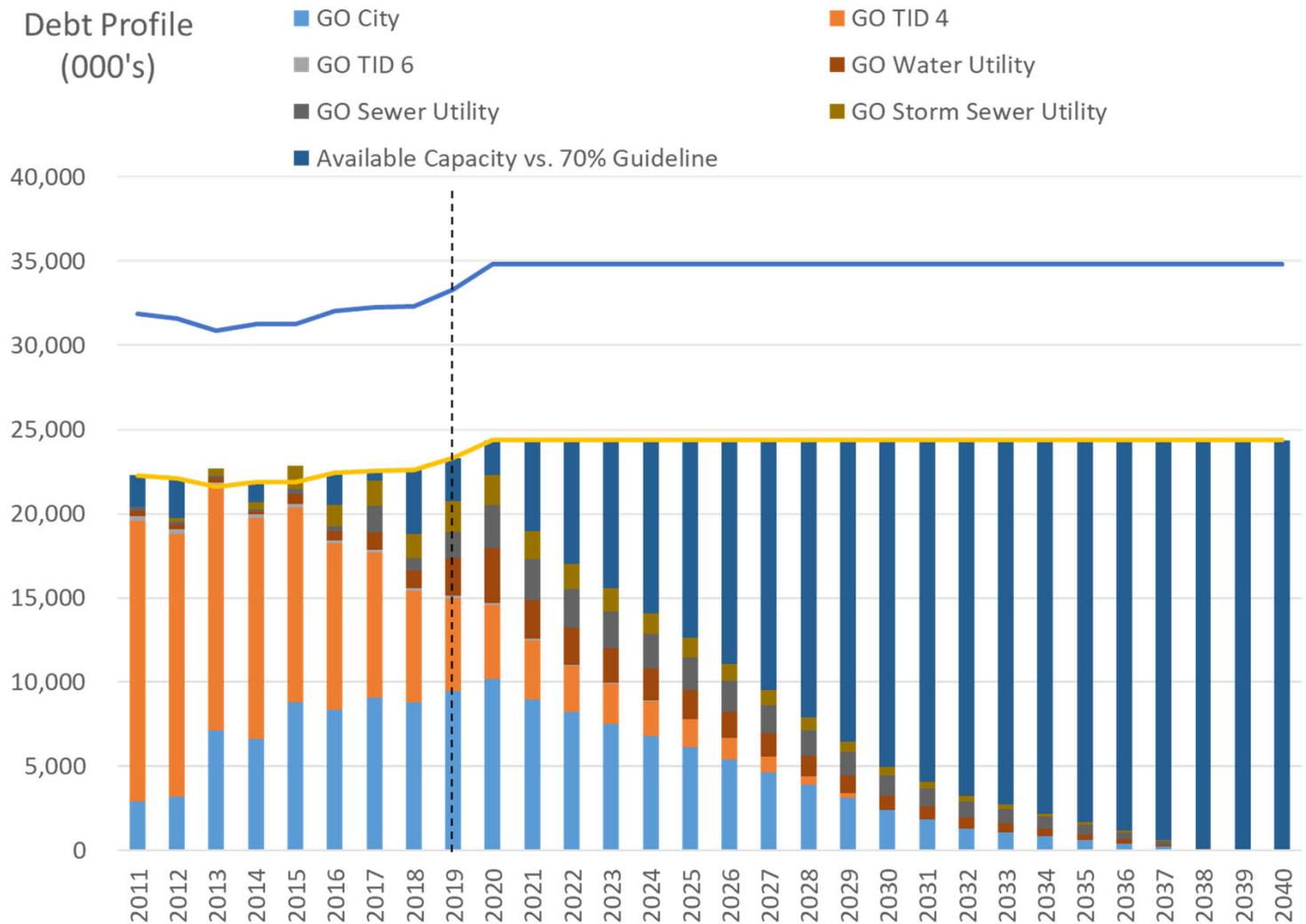


# State of the City

'FY 19			Debt	Fund Bal	Grant	Grand Total
<b>Funded</b>	<b>Facilities</b>	Bark Park Improvements	17,000			17,000
		Cravath Lakefront Amphitheater	200,000			200,000
		Lakes Draw Down	122,042			122,042
		Library Carpeting	5,200			5,200
		Old Mill Dam Repair	52,130		52,130	104,260
		Parking Lot Renovation	18,000			18,000
		Uninterruptible Power Supply (UPS)	38,000			38,000
	<b>Misc</b>	SCBA Replacement	184,625			184,625
	<b>Sewer</b>	Crane Truck Replacement	100,000			100,000
		Installation of new Snow Plow	8,500			8,500
		Milwaukee Street	886,344			886,344
		Portable Backup Genset	25,000			25,000
		Roof Replacement Program - Wastewater Utility		170,000		170,000
	<b>Storm</b>	Walworth Ave Storm Sewer	152,500			152,500
	<b>Streets</b>	Main Street LED Conversion	52,937			52,937
		Milwaukee Street	91,640			91,640
	<b>Water</b>	Backup Power Generator	140,000			140,000
		Chemical Addition		13,500		13,500
		East Filter Tank at Well #6 - New Valves/Piping	67,000			67,000
		Hand Held Chemical Residual Tester		8,000		8,000
		Milwaukee Street	813,768			813,768
		Service Truck	85,000			85,000
		Well #6 Aeration	19,000			19,000
<b>Funded Total</b>		<b>3,078,686</b>	<b>191,500</b>	<b>52,130</b>	<b>3,322,316</b>	
<b>Future</b>		1,648,888	357,800	121,900	2,128,588	
<b>Grand Total</b>		<b>4,727,574</b>	<b>549,300</b>	<b>174,030</b>	<b>5,450,904</b>	

2019  
Budgeted  
Principal  
Debt  
Service  
**(3,078,686)**

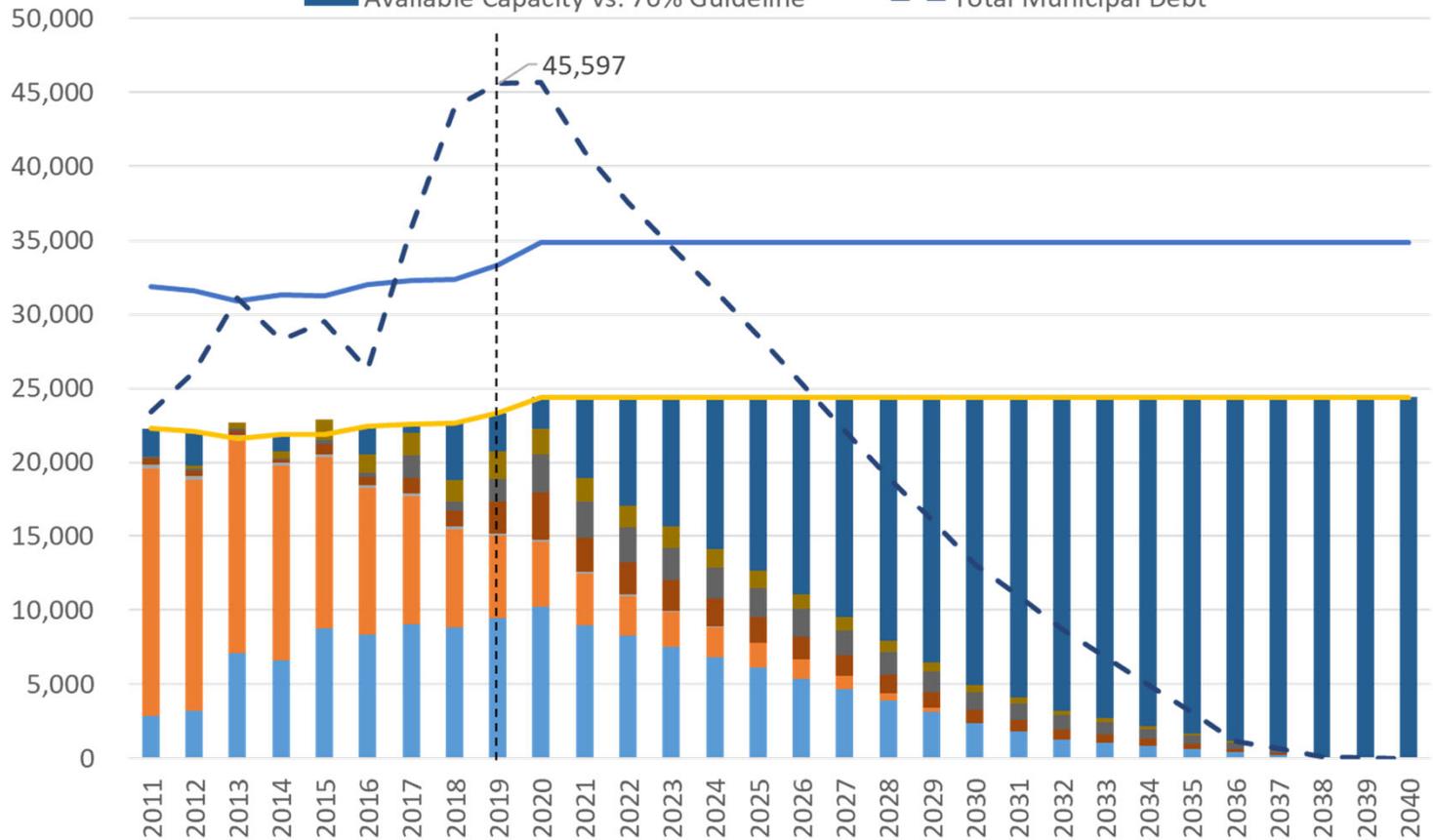
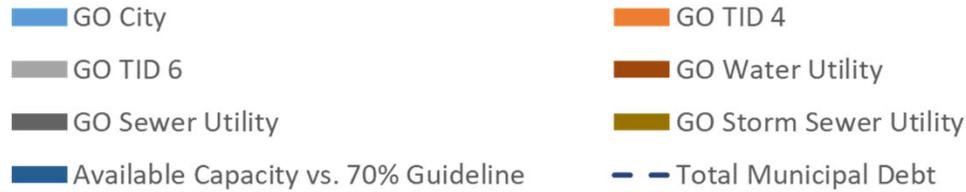
### Debt Profile (000's)



- Illustration of existing **General Obligation** debt amortization
- Utility Debt issued as GO is serviced by Utility Revenue
- Equalized value assumed flat after 2019
- Does not factor increased borrowing beyond 2019

September 19, 2019

Debt Profile  
(000's)



September 19, 2019

Illustration of existing:

- **General Obligation** debt amortization
- **PLUS**
- Utility **Revenue Obligation** debt
- WWTP Loan shown fully drawn.
- Does not factor increased borrowing beyond 2019



# State of the City

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## Projects & Notables



*Our 6th Annual Discover Whitewater Series was a great success! Thank you to our 360+ volunteers and 749 registrants! See you again on 9.22.19!*

### About The Discover Whitewater Series

The Discover Whitewater Series, a Half Marathon, 5K, and Fit Kid Shuffle (Kid's Run) is held annually in Whitewater, Wisconsin every September. The race promotes the City of Whitewater and highlights its greatest features, along with encouraging a healthy lifestyle for people of all ages.

The Discover Whitewater Series race was initiated by the Greater Whitewater Committee, Inc. six years ago in September 2013. Thanks to the continued support and growing interest, the annual Discover Whitewater Series has proven

September 19, 2019

#### RACE DAY AT A GLANCE



**Saturday, September 21, 2019**

UW-Whitewater UC/Hamilton Room

4:30 - 7 p.m.

Packet Pick-Up

On-Site Registration

A'viands' Pre-Race Dinner

**Sunday, September 22, 2019**

Whitewater High School (Walworth & ...)

The Whitewater Police Department received their 6th Accreditation Award from The Wisconsin Law Enforcement Accreditation Group (WILEAG)  
Congratulations WPD! Your hard work and dedication to the City of Whitewater is very much appreciated!





**CLOSED**

**Weather Advisory**

**Polar Vortex**

September 19, 2019

15



September 19, 2019



**We had roughly a 50 person turn out for the Workshop for Local Planning and Zoning Officials in Whitewater. Thank you Becky Roberts at the Center for Land Use Education UW-Stevens Point for conducting. For more information please visit the Center for Land Use Education website: <https://www.uwsp.edu/cnr-ap/clue/Pages/default.aspx> You can view the video at: <https://vimeo.com/349689544>**

September 19, 2019

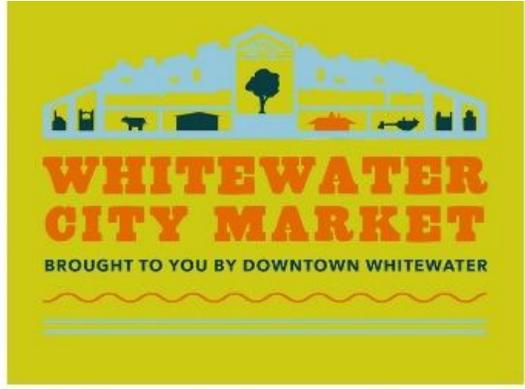
Crews installed delineators on the centerline at the Janesville and Franklin Street intersection. The delineators are intended to prevent southbound vehicles on Franklin from continuing south on Franklin. The delineators were installed as a result of a number of crashes and near misses at the intersection from southbound vehicles not yielding the right-of-way to northbound vehicles.



September 19, 2019



18



September 19, 2019

**Thank you to everyone who attended the City Market and for supporting the Whitewater Police Department's Crime Prevention Fund!**

September 19, 2019



**Whitewater Police Department  
& McDonald's**

**C**  **NE**

**WITH A**

**COP**

**AUG 22nd  
4 PM to 6 PM**

**Thank  
you for a  
great  
turn out!**



**1069 W Main St.  
Whitewater, WI**



**Wednesday,  
October 2nd  
7am - 10am  
Jessica's Family  
Restaurant &  
The Sweet Spot**

**Sit, talk, enjoy a cup  
of coffee and build  
relationships with  
your Whitewater  
Police Department.**

**\*Officers may need to leave early  
in the case of an emergency call**

**Whitewater's  
Coffee with a Cop**





If you **SEE** Something  
**SAY** Something

September 19, 2019

Contact the Whitewater  
Police Department  
if you witness  
suspicious activity

Call 262-473-0555  
Ext. 4

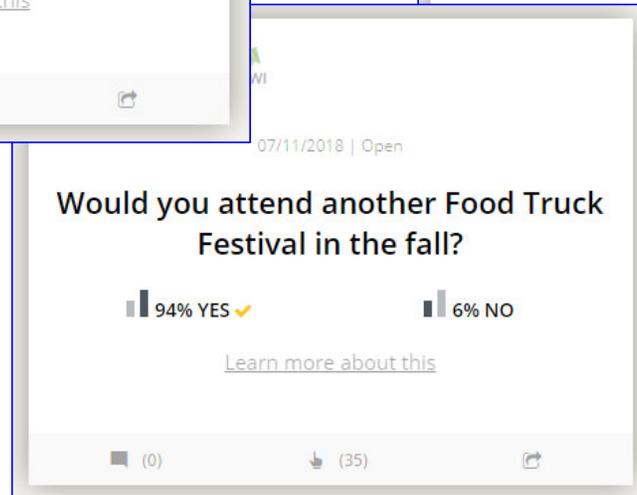
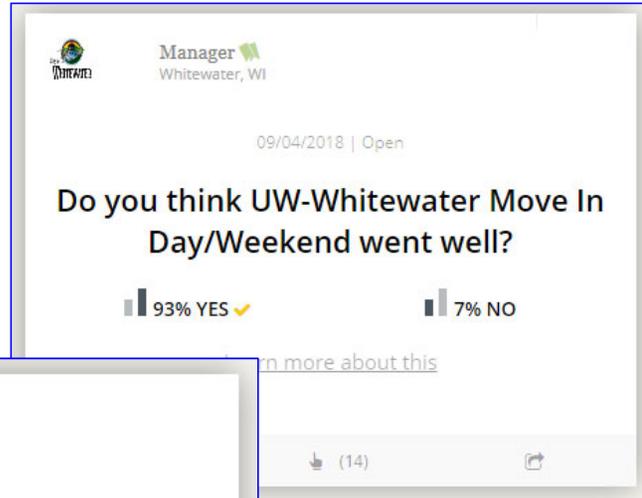
Send an Anonymous Tip  
to P3TIPS.COM

Always Dial 911  
for Emergencies

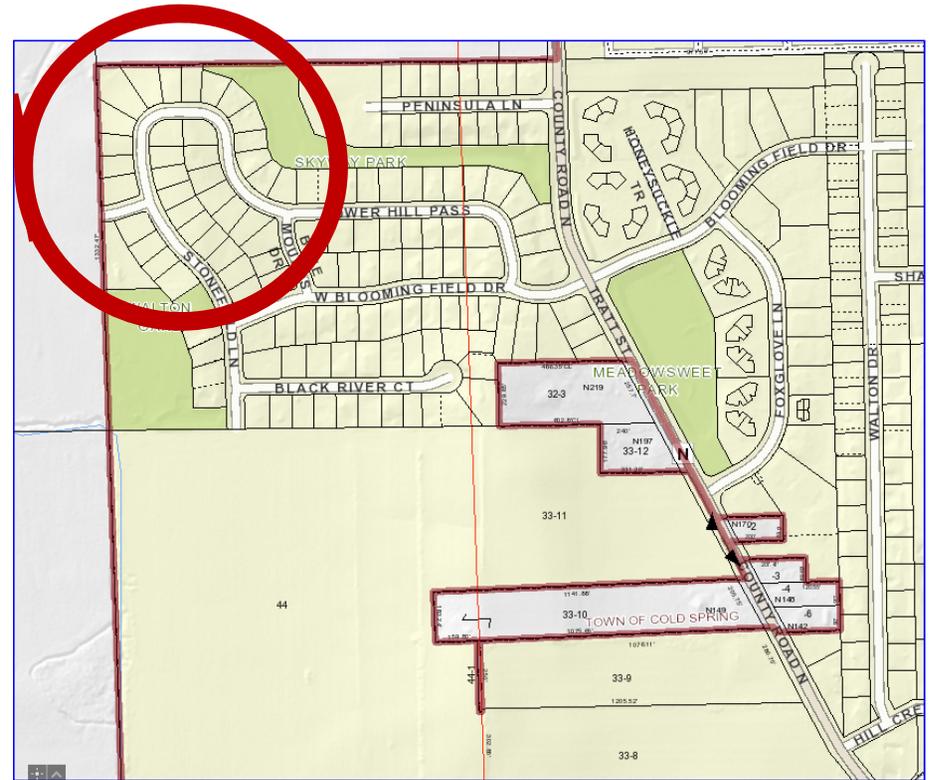
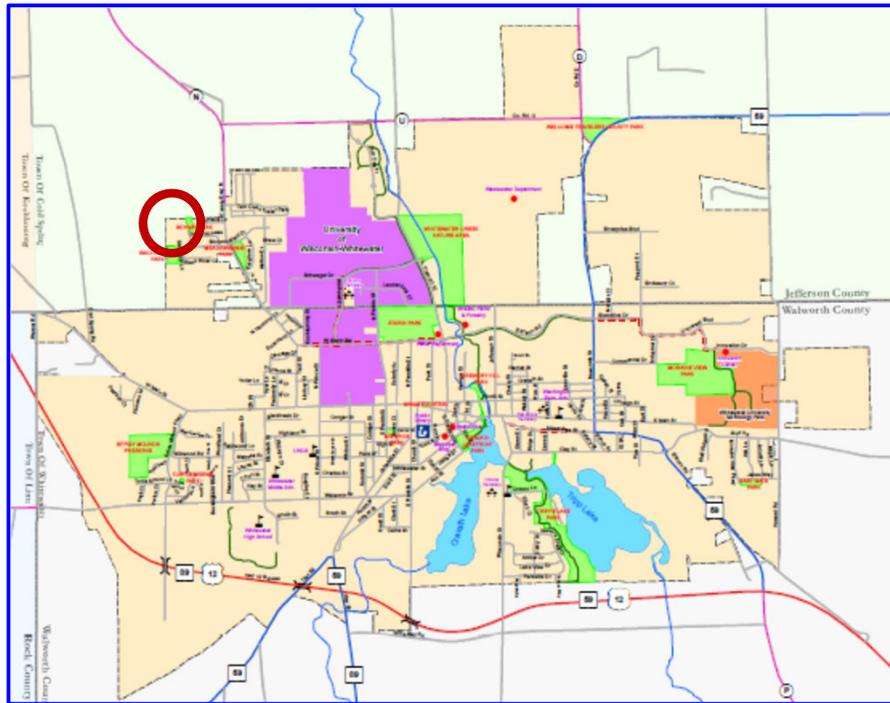


# State of the City

The image displays two screenshots of the City of Whitewater website. The left screenshot shows the main homepage with a search bar, navigation menu (Front Page, Departments, Government, Residents, Multimedia, Links), and a featured article titled "Compost Hour Changes" with a sub-headline "Compost Site Hour Change...". Below the article is a "Polco.us" logo and a "Welcome from City Manager" section. The right screenshot shows a dashboard view with a navigation menu (HOME PAGE, DASHBOARD, MODULES, LIVE EDIT IS OFF), a search bar, and a large image of a park. Below the image are several circular icons representing different services or departments, and a "Help" button.



## Single Family Housing

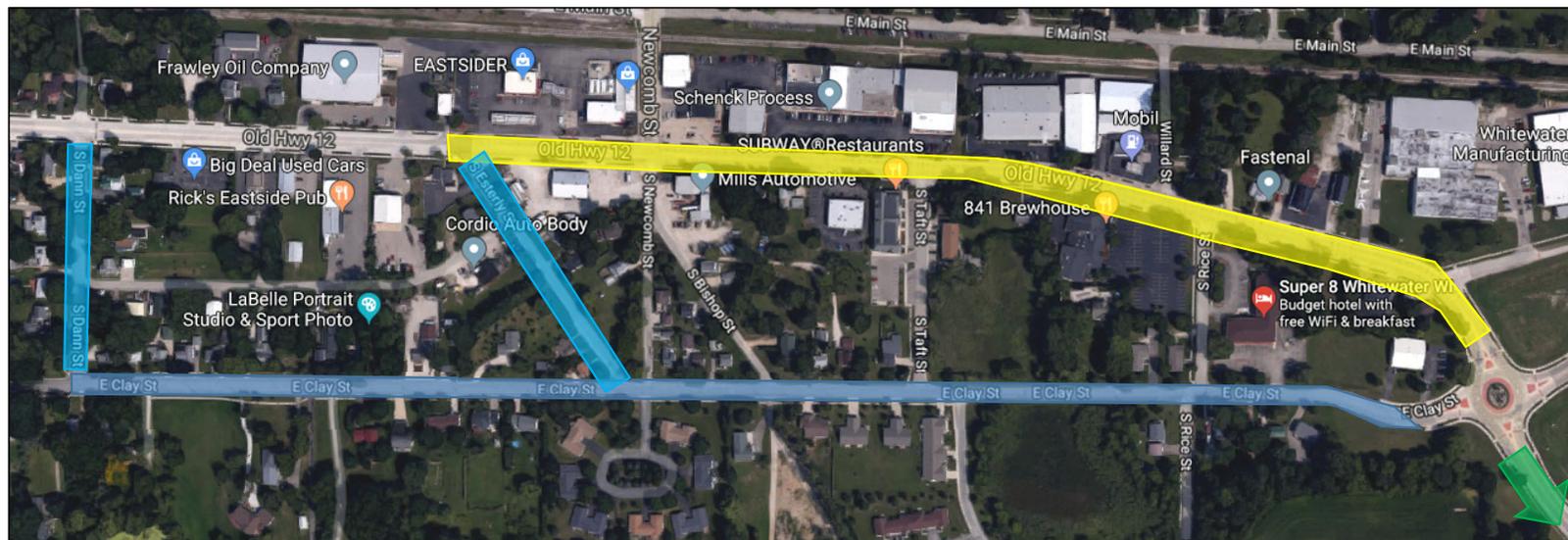


# State of the City

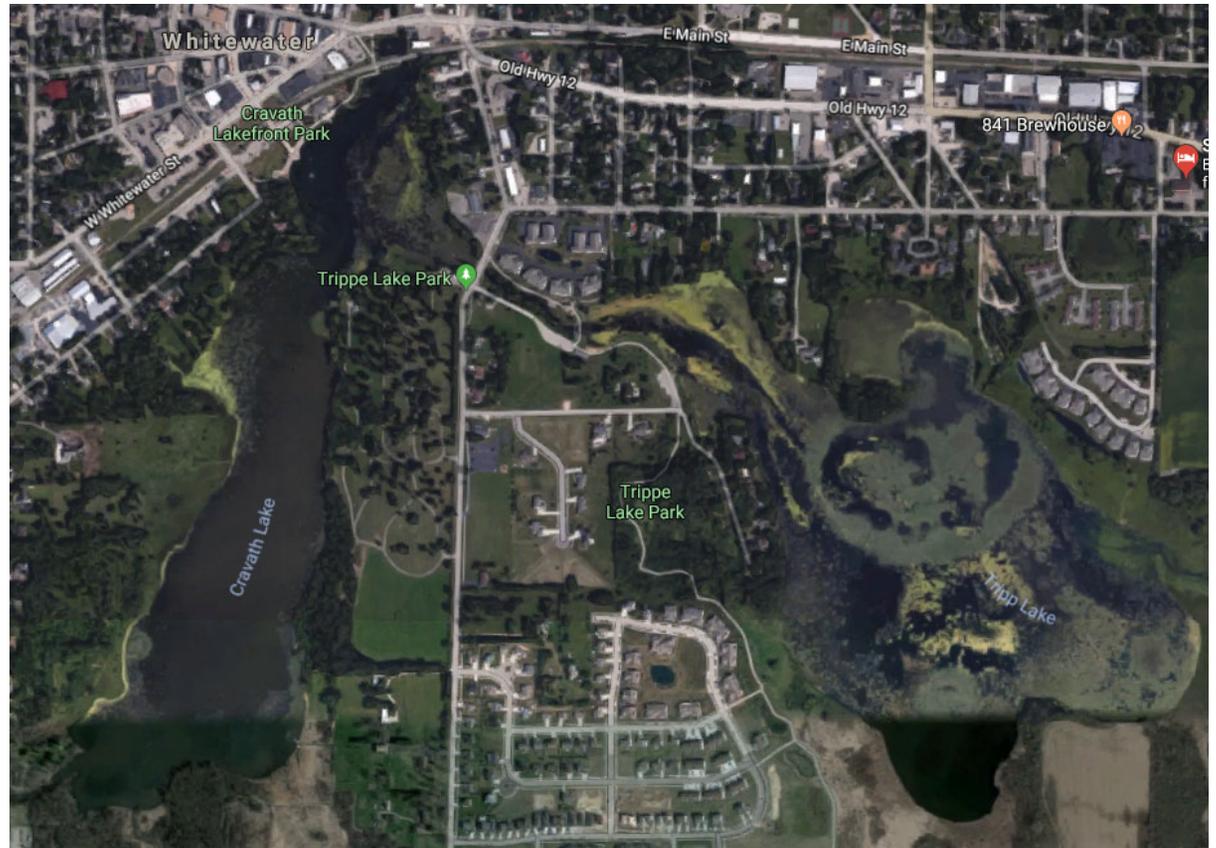


## Milwaukee & Clay Streets

- Milwaukee Street Reconstruction Phase I - 2019 ■
- Clay Street Reconstruction – 2020 ■
- Milwaukee Street Reconstruction Phase II - 2020 ■

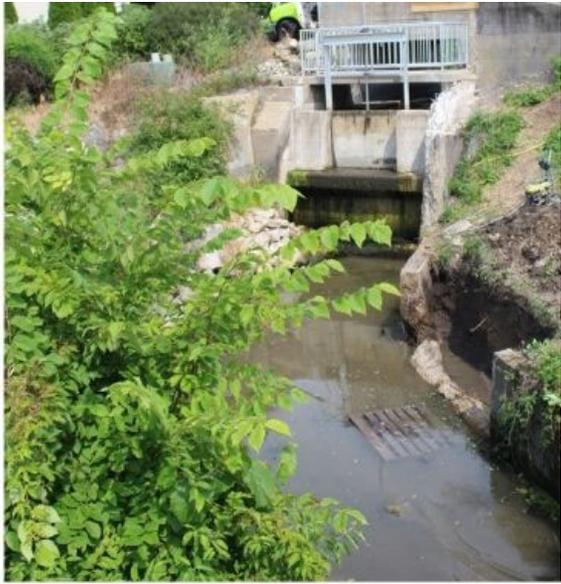


## Lake Rehabilitation



# Lake Drawdown Project Updates

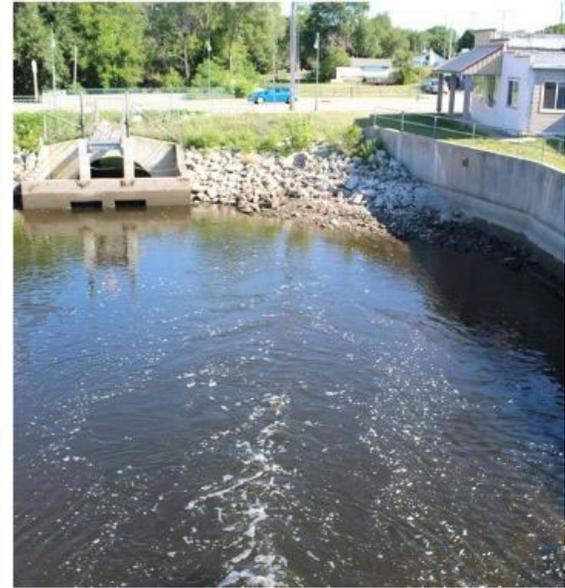
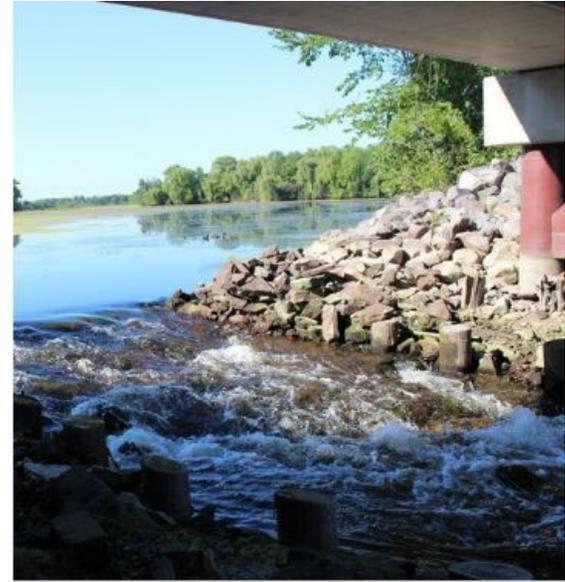
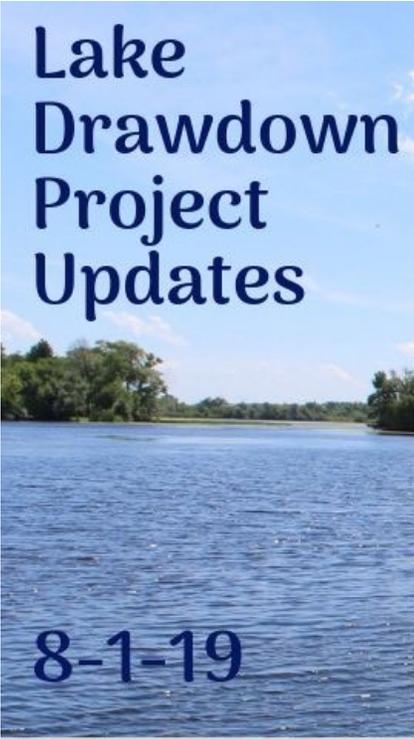
7-26-19



September 19, 2019

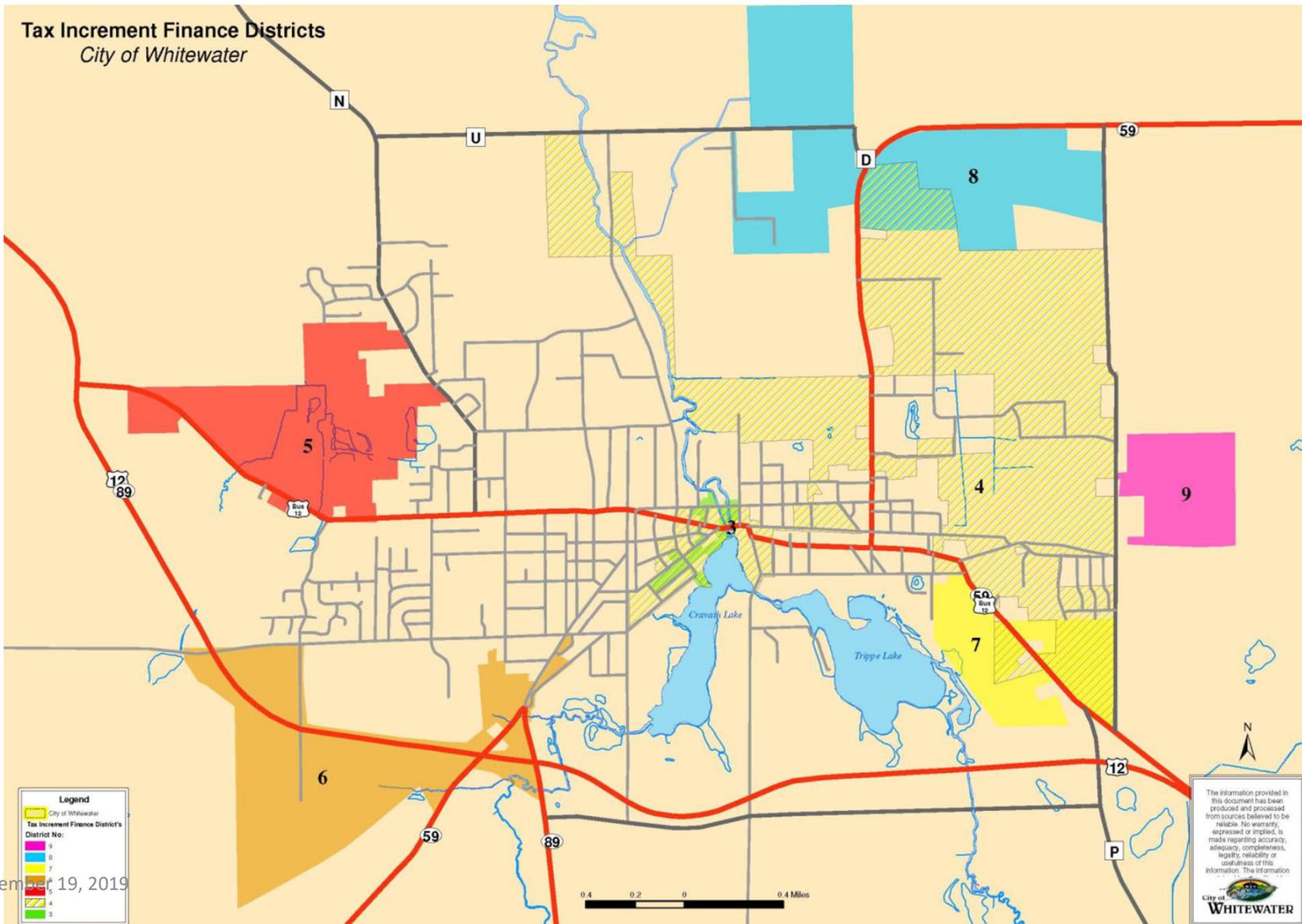
# Lake Drawdown Project Updates

8-1-19



September 19, 2019

**Tax Increment Finance Districts**  
City of Whitewater



September 19, 2019



# State of the City

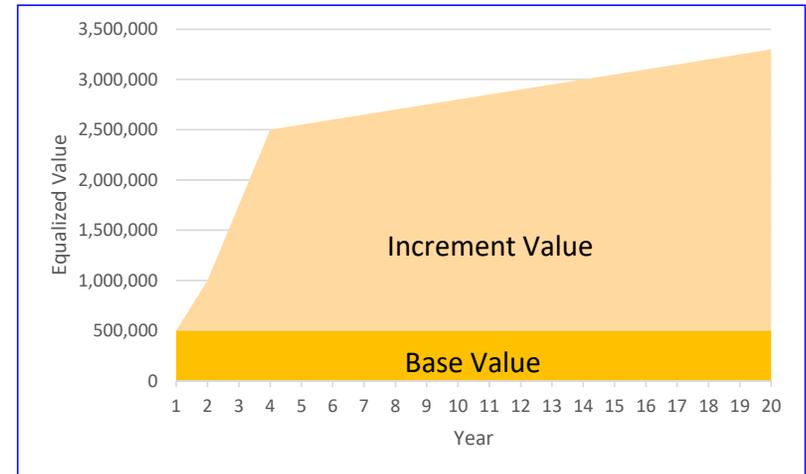
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## Tax Increment Financing

- Economic development tool.
- Primary development tool for Wisconsin communities.
- Allows cities to capture all **property tax revenue** from **growth** in defined area to **benefit** that area.
- Tax Incremental Financing (TIF): utilizes increased property tax revenue to repay the cost of improvements (the tool).
- Tax Increment District (TID) is a defined area targeted for growth (where the tool is used).

Source: Ehlers, Inc.

# State of the City



- Tax Districts receive tax levy on Base Value.
- TID receives tax levy on the Increment Value.

Source: Ehlers, Inc.

## TID Basics

- Key Benefits
  - Provides an opportunity for direct infrastructure investment.
  - Requires partnership with other taxing jurisdictions.
  - Fuels community/economic growth
- Key Risks
  - Economic cycles (downturns in economy)
  - Changes in state law

Source: Ehlers, Inc.



# State of the City

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## TID Basics

- Key Requirements
  - The “But For” Test
  - The 12% Test
  - Cost-Benefit Analysis (Economic Benefits > Development Costs)
    - Public Improvement Costs
    - Required Business Incentives
    - Foregone Tax Revenues (Other Jurisdiction Partners)

Source: Ehlers, Inc.

## TID Basics

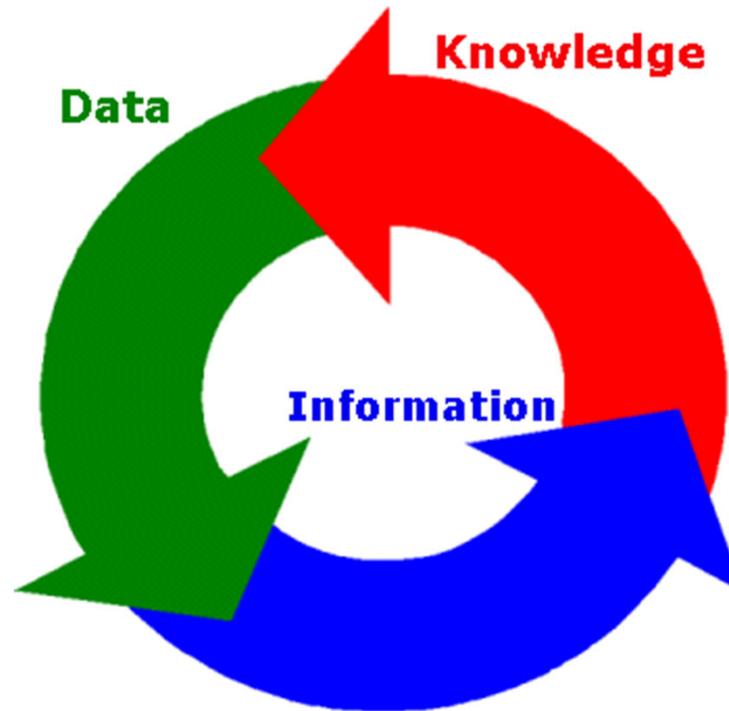
- Accountability
  - Joint Review Board
    - Approves creation and/or amendment of a TID.
    - Meets annually to review the financial health of each TID.
- TID Life Cycle
  - Maximum life varies by type, between 20-27 years.
  - Expenditure period also varies by type, between 15-22 years.
  - Unless extended by resolution, a TID must close when all project costs have been paid.

Source: Ehlers, Inc.

## Wastewater Treatment Facility Lab Certification



## Data Driven Decision Making





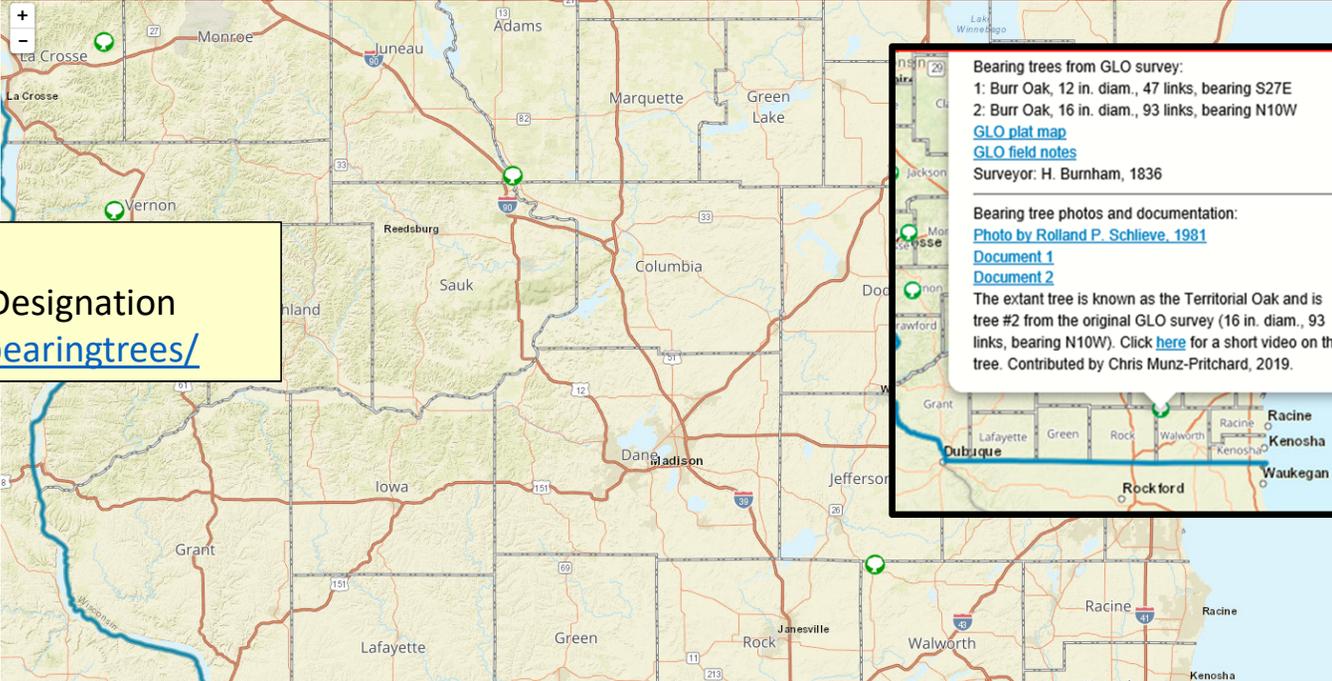
# State of the City

## Whitewater Heritage Day



Zoom to County ▼  
 Town ▼ Ran... ▼ Dir ▼

**WISCONSIN BEARING TREES**  
 Contact Us About Help



**Bearing trees from GLO survey:**

- 1: Burr Oak, 12 in. diam., 47 links, bearing S27E
- 2: Burr Oak, 16 in. diam., 93 links, bearing N10W

[GLO plat map](#)  
[GLO field notes](#)  
 Surveyor: H. Burnham, 1836

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**Bearing tree photos and documentation:**

[Photo by Rolland P. Schlieve, 1981](#)  
[Document 1](#)  
[Document 2](#)

The extant tree is known as the Territorial Oak and is tree #2 from the original GLO survey (16 in. diam., 93 links, bearing N10W). Click [here](#) for a short video on the tree. Contributed by Chris Munz-Pritchard, 2019.

Territorial Oak  
 State Cartographer's Office Designation  
<https://maps.sco.wisc.edu/bearingtrees/>

- Myth Busters
- Current Developments





Thank you

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Cameron Clapper

City Manager

Phone: 262-473-0100

Email: [cclapper@whitewater-wi.gov](mailto:cclapper@whitewater-wi.gov)



# Community Snapshot

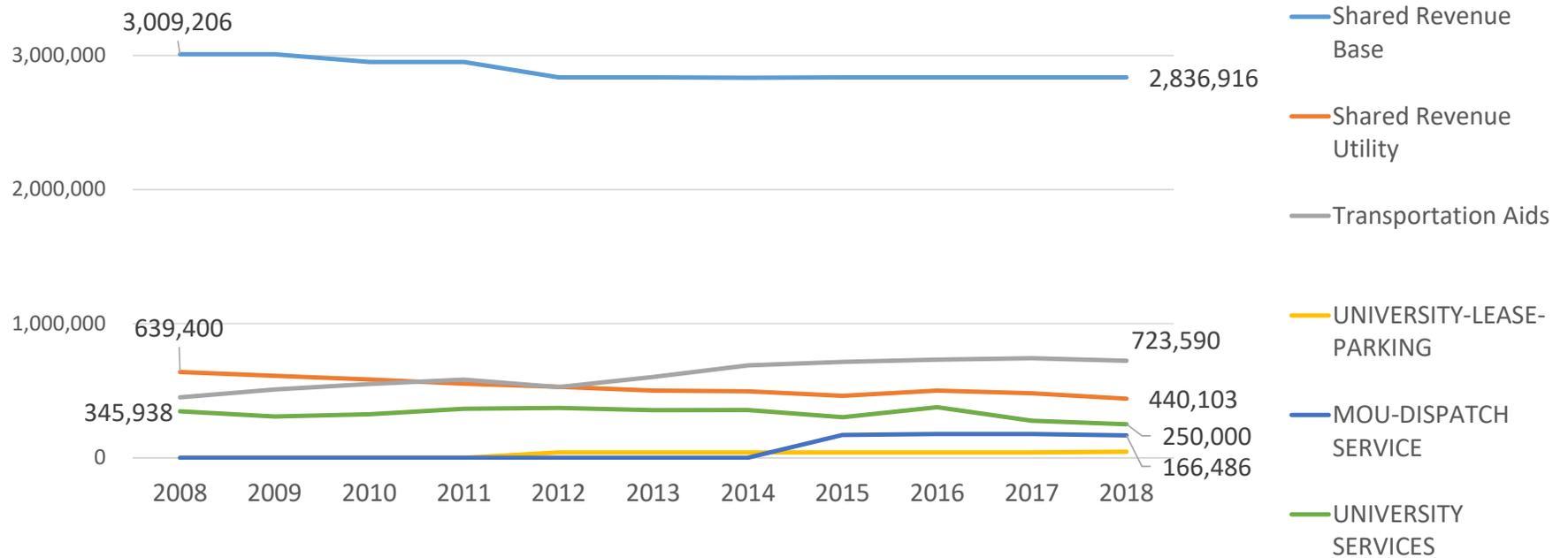
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- Whitewater Population: **14,929**
  - 3.7% Growth Since 2010
  - ~50% UW-W Students
- Households: **4,754**
- Median Age: **21-22 Yrs**
- Median Home Price: **\$229,000**
- Median Income: **\$30,934 (HH)**
  - \$52,427 (Fam)
  - \$16,752 (Non-F)
  - \$62,201 (Couples)
- Housing Units: **5,247**
- Own/Rent Occupied: **35%/65%**

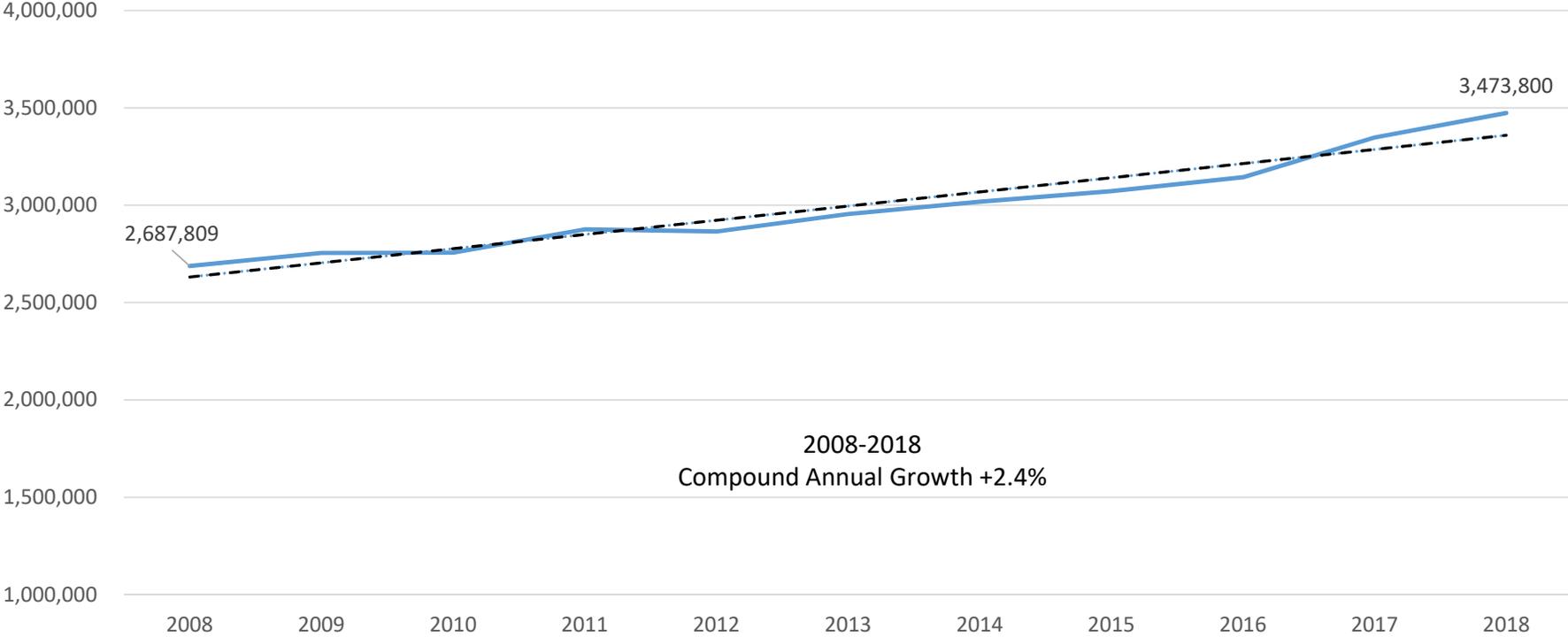
*Source: US Census Bureau 2012-2016 AMS & Realtor.com*

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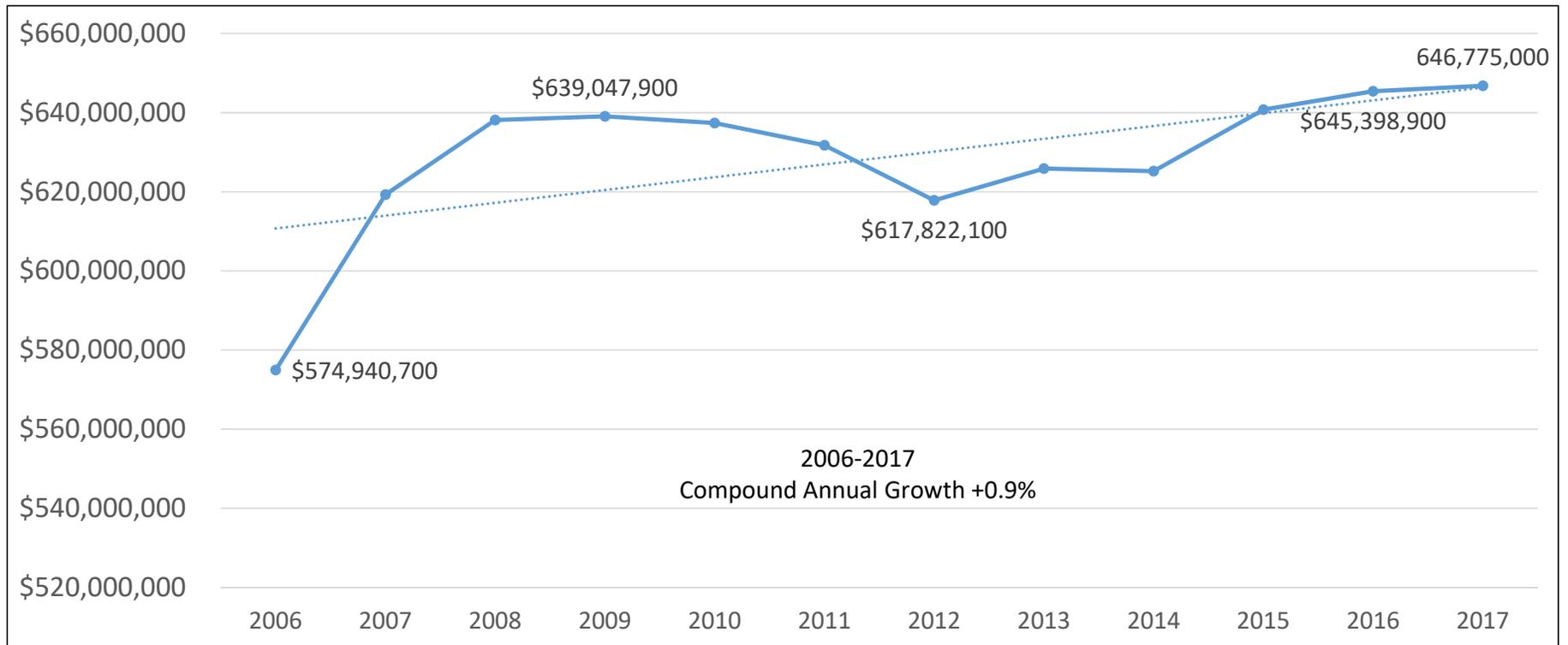
# Intergovernmental: Top 5



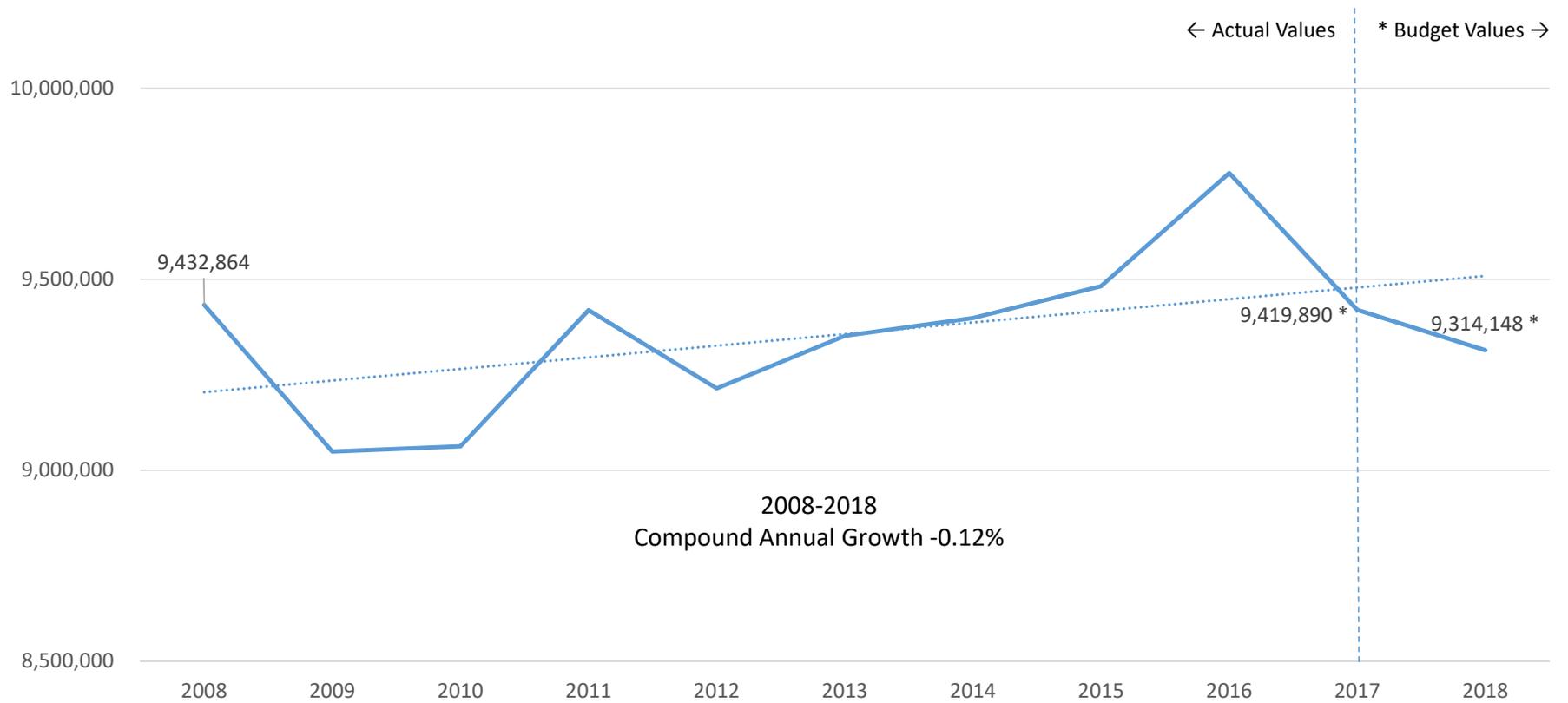
# Tax Levy



# Equalized Value



# General Fund Expenditures



# TIDs: Overview / Status

<u>TID</u>	<u>4</u>	<u>5</u>	<u>6</u>	<u>7</u>	<u>8</u>	<u>9</u>	
Type	Industrial 1D	Mixed Use					
Creation Date	10-Oct-90	7-Aug-07	7-Aug-07	7-Aug-07	7-Aug-07	7-Aug-07	
Expenditure Period End	n/a	8/7/2022	8/7/2022	8/7/2022	8/7/2022	8/7/2022	
Mandatory Termination Date	10-Oct-27	7-Aug-27	7-Aug-27	7-Aug-27	7-Aug-27	7-Aug-27	
Last Amendment	23-May-05	n/a	n/a	n/a	n/a	n/a	
Projected Closure, no further activity	2021	2020	2021	-	2019	2019	
							Total
Base Value	22,445,300	3,327,700	2,623,100	646,700	503,700	38,700	29,585,200
2019 Increment Value: Walworth Cnty	59,152,400	534,500	3,184,700	-	n/a	25,200	62,896,800
2019 Increment Value: Jefferson Cnty	29,964,200	-	n/a	n/a	71,400		30,035,600
Total 2019 Increment Value	89,116,600	534,500	3,184,700	-	71,400	25,200	92,932,400
12/31/18 Fund Balance	50,581	(18,492)	63,666	(1,262)	20,293	2,935	117,720
12/31/18 Debt Outstanding	5,535,000	-	145,000	-	-	-	5,680,000

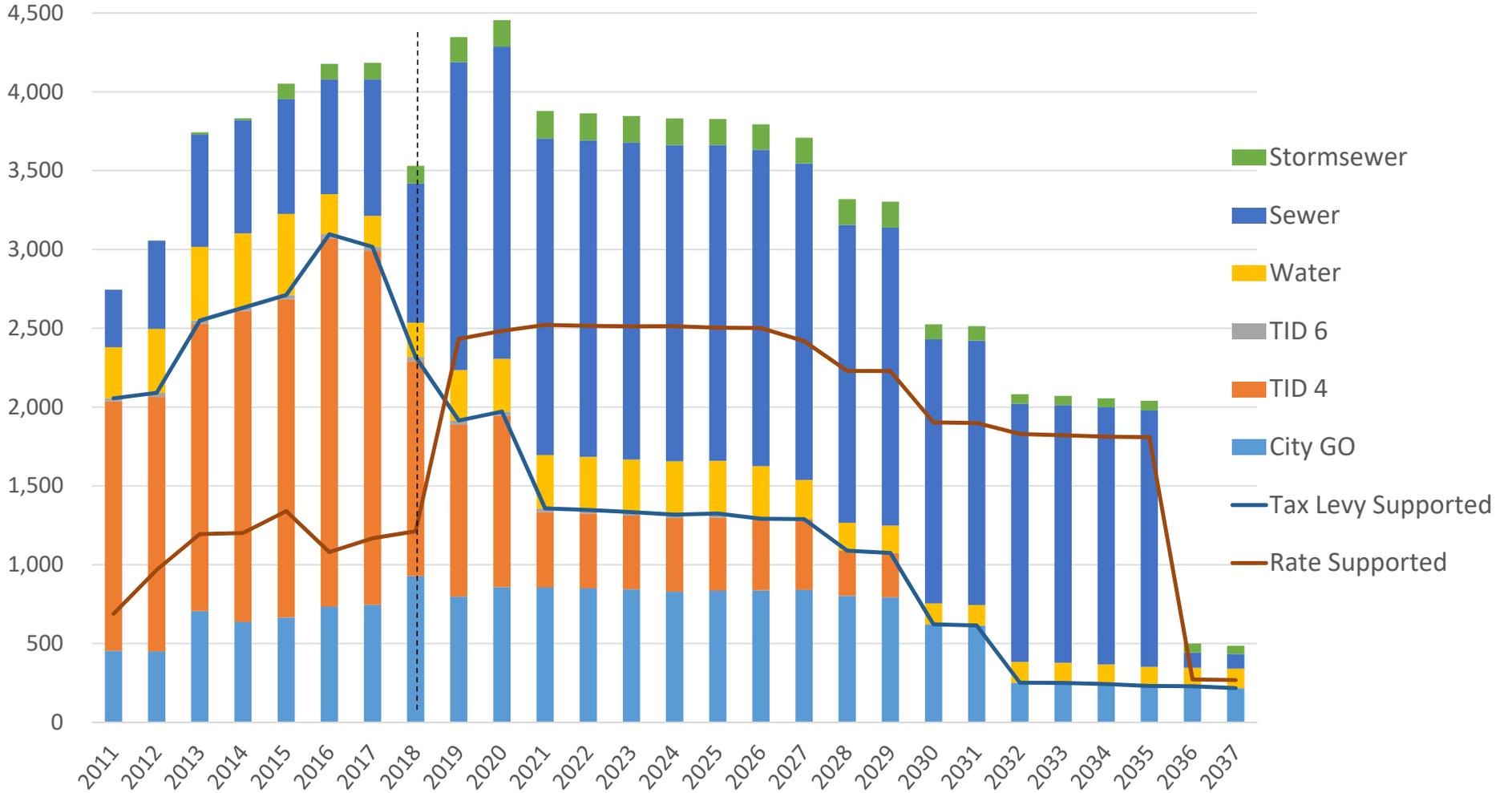
# Debt Service Burden

<b><u>DS by Use (P&amp;I)</u></b>	2011	2012	2013	2014	2015	2016	2017	2018	2019
City Debt Svc	(454,398)	(449,732)	(705,234)	(637,638)	(665,859)	(734,252)	(754,413)	(2,107,506)	(798,278)
TID 4 Debt Svc	(1,581,618)	(1,615,361)	(1,823,424)	(1,972,506)	(2,019,445)	(2,336,997)	(2,308,083)	(1,363,658)	(1,340,295)
TID 6 Debt Svc	(20,182)	(25,775)	(20,632)	(20,481)	(25,882)	(25,527)	(27,178)	(26,588)	(25,938)
<b>Total City</b>	<b>(2,056,199)</b>	<b>(2,090,868)</b>	<b>(2,549,289)</b>	<b>(2,630,625)</b>	<b>(2,711,187)</b>	<b>(3,096,776)</b>	<b>(3,089,673)</b>	<b>(3,497,751)</b>	<b>(2,164,510)</b>
TID Debt Svc									
Water Debt Svc	(323,844)	(405,746)	(468,002)	(470,884)	(514,127)	(253,347)	(196,269)	(822,336)	(320,219)
Sewer Debt Svc	(365,200)	(559,500)	(712,253)	(719,180)	(728,846)	(728,962)	(865,449)	(1,435,558)	(1,853,956)
Stormsewer Debt Svc	0	(1,635)	(13,965)	(10,835)	(97,775)	(98,350)	(102,600)	(411,147)	(159,275)
<b>Total Utility</b>	<b>(689,045)</b>	<b>(966,882)</b>	<b>(1,194,221)</b>	<b>(1,200,900)</b>	<b>(1,340,747)</b>	<b>(1,080,659)</b>	<b>(1,164,318)</b>	<b>(2,669,040)</b>	<b>(2,333,449)</b>
<b>Total Debt Service</b>	<b>(2,745,244)</b>	<b>(3,057,750)</b>	<b>(3,743,510)</b>	<b>(3,831,525)</b>	<b>(4,051,934)</b>	<b>(4,177,434)</b>	<b>(4,253,991)</b>	<b>(6,166,792)</b>	<b>(4,497,959)</b>

# Debt Service Burden

<b><i>DS by Use (P&amp;I)</i></b>	2011	2012	2013	2014	2015	2016	2017	2018
City Debt Svc	(454,398)	(449,732)	(705,234)	(637,638)	(665,859)	(734,252)	(745,674)	(927,704)
TID 4 Debt Svc	(1,581,618)	(1,615,361)	(1,823,424)	(1,972,506)	(2,019,445)	(2,336,997)	(2,246,279)	(1,363,658)
TID 6 Debt Svc	(20,182)	(25,775)	(20,632)	(20,481)	(25,882)	(25,527)	(24,839)	(26,588)
<b>Total City</b>	<b>(2,056,199)</b>	<b>(2,090,868)</b>	<b>(2,549,289)</b>	<b>(2,630,625)</b>	<b>(2,711,187)</b>	<b>(3,096,776)</b>	<b>(3,016,791)</b>	<b>(2,317,949)</b>
Water Debt Svc	(323,844)	(405,746)	(468,002)	(470,884)	(514,127)	(253,347)	(196,269)	(217,765)
Sewer Debt Svc	(365,200)	(559,500)	(712,253)	(719,180)	(728,846)	(728,962)	(865,449)	(881,809)
Stormsewer Debt Svc	0	(1,635)	(13,965)	(10,835)	(97,775)	(98,350)	(105,769)	(112,873)
<b>Total Utility</b>	<b>(689,045)</b>	<b>(966,882)</b>	<b>(1,194,221)</b>	<b>(1,200,900)</b>	<b>(1,340,747)</b>	<b>(1,080,659)</b>	<b>(1,167,487)</b>	<b>(1,212,446)</b>
								0
<b>Total Debt Service</b>	<b>(2,745,244)</b>	<b>(3,057,750)</b>	<b>(3,743,510)</b>	<b>(3,831,525)</b>	<b>(4,051,934)</b>	<b>(4,177,434)</b>	<b>(4,184,278)</b>	<b>(3,530,396)</b>

### Total Debt Service by Payment Source



September 19, 2019



# State of the City

## 2019 Budget Revenue by Fund Type / Source

### GOVERNMENTAL

<b>REVENUES</b>	<b>GENERAL</b>	<b>SPECIAL REVENUE</b>	<b>DEBT SERVICE</b>	<b>CAPITAL IMPROVE</b>	<b>FIDUCIARY</b>	<b>PROPRIATARY</b>	<b>COMPONENT</b>	<b>TOTAL</b>
TAXES	3,989,181	-	818,822	2,061,342	-	-	-	<b>6,869,345</b>
SPECIAL ASSESSEMENTS	1,185	-	-	-	-	-	-	<b>1,185</b>
INTERGOVT REVENUES	4,567,741	1,197,859	-	254,050	-	-	-	<b>6,019,650</b>
LICENSES & PERMITS	105,100	94,000	-	-	-	-	-	<b>199,100</b>
FINES, FORTFEIT - PENALTIES	390,000	-	-	-	-	-	-	<b>390,000</b>
PUBLIC CHARGES FOR SVCS	76,400	1,017,965	-	-	37,000	-	-	<b>1,131,365</b>
MISC REVENUE	428,300	286,015	6,464	3,548	2,000	-	-	<b>726,327</b>
OTHER FINANCING SOURCES	71,272	1,073,177	1,165,271	(105,459)	(6,600)	-	-	<b>2,197,661</b>
OTHER PROPRIETARY REVENUE	-	-	-	-	-	8,529,700	-	<b>8,529,700</b>
COMPONENT UNIT	-	-	-	-	-	-	179,622	<b>179,622</b>
<b>TOTAL REVENUES</b>	<b>9,629,179</b>	<b>3,669,016</b>	<b>1,990,557</b>	<b>2,213,481</b>	<b>32,400</b>	<b>8,529,700</b>	<b>179,622</b>	<b>26,243,955</b>



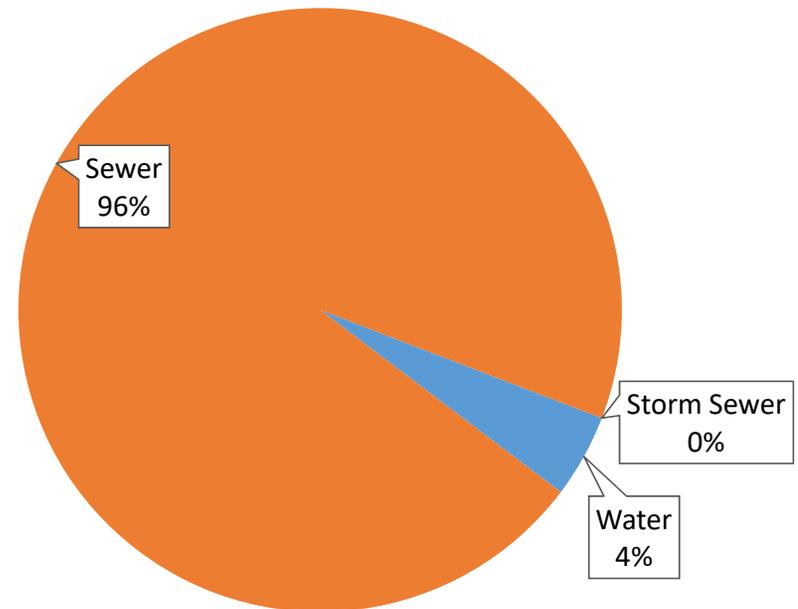
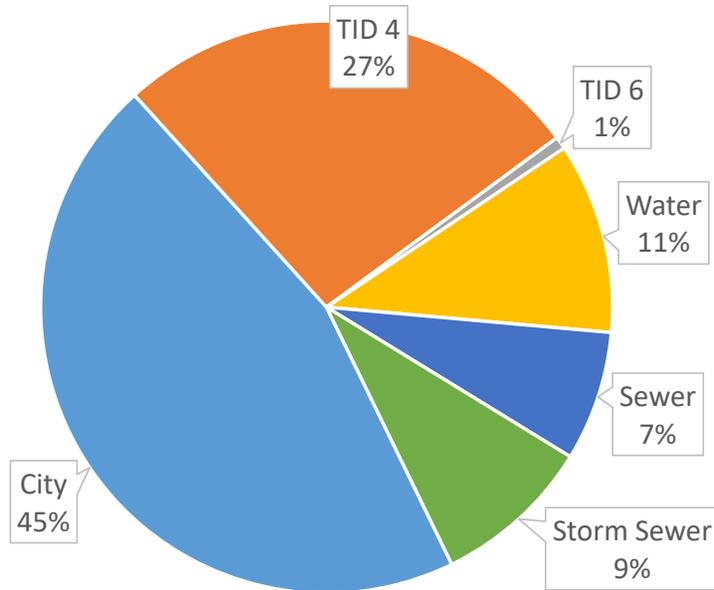
# State of the City

## 2019 Budget Expenses by Fund Type / Dept.

### GOVERNMENTAL

	GENERAL	SPECIAL REVENUE	DEBT SERVICE	CAPITAL IMPROVE	FIDUCIARY	PROPRIETARY	COMPONENT	TOTAL
GENERAL GOVERNMENT	1,496,979	434,421	-	312,985	-	-	-	<b>2,244,385</b>
PUBLIC SAFETY	3,431,290	274,625	-	-	6,000	-	-	<b>3,711,915</b>
PUBLIC WORKS	992,594	219,000	-	144,577	-	-	-	<b>1,356,171</b>
COMMUNITY ENRICHMENT	741,631	2,740,970	-	339,042	-	-	-	<b>3,821,643</b>
NEIGHBORHOOD SVCS/PLANNIN	301,375	-	-	-	26,400	-	-	<b>327,775</b>
TRANSFERS	2,494,254	-	-	350,000	-	-	-	<b>2,844,254</b>
CONTINGENCIES	171,055	-	-	-	-	-	-	<b>171,055</b>
CAPITAL PROJECTS	-	-	-	-	-	556,966	-	<b>556,966</b>
DEBT SERVICE	-	-	1,990,557	1,066,877	-	2,434,077	-	<b>5,491,511</b>
PROPRIETARY EXP	-	-	-	-	-	5,538,657	-	<b>5,538,657</b>
COMPONENT UNIT	-	-	-	-	-	-	179,622	<b>179,622</b>
<b>TOTAL EXPENDITURES</b>	<b>9,629,179</b>	<b>3,669,016</b>	<b>1,990,557</b>	<b>2,213,481</b>	<b>32,400</b>	<b>8,529,700</b>	<b>179,622</b>	<b>26,243,955</b>
EST FUND BALANCE, JAN 1, 2019	2,276,155	1,757,642	49,038	131,968	232,653	15,905,157	9,351,570	<b>29,704,183</b>
EST CHANGE IN FUND BALANCE	-	166,320	(49,038)	787,913	6,600	(142,200)	250,000	<b>1,019,595</b>
EST FUND BALANCE, DEC 31, 20	2,276,155	1,923,962	-	919,880	239,253	15,762,957	9,601,570	<b>30,723,778</b>

# 2018 Overview: Total Debt at 12/31/2018



Gen. Oblig. Debt: \$20.8 MM  
 2018 Debt Service: \$2.535 MM  
 2019 Debt Service: \$2.563 MM

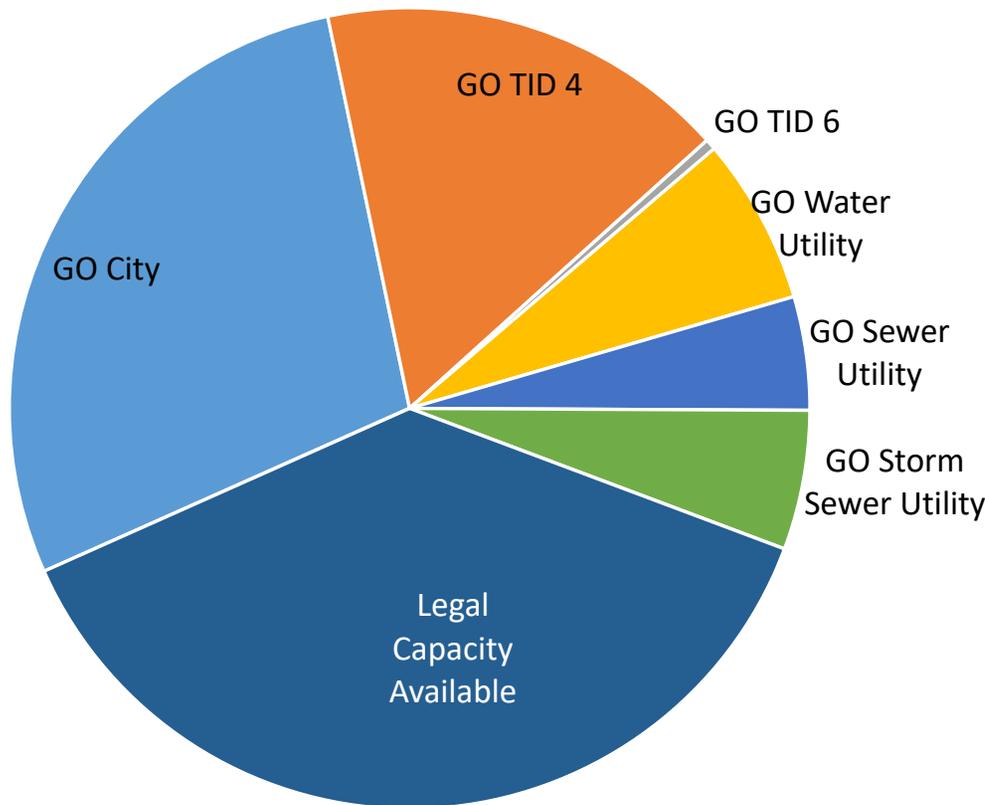
General Fund: \$798 K  
 TIDs: \$1.366 MM  
 Utilities: \$399 K

**Total Debt: \$45.6 MM**  
**2018 Debt Service \$3.531 MM**

Revenue Debt: \$24.8 MM\*\*  
 2018 Debt Service \$996,000  
 2019 Debt Service \$1.935 MM\*\*

\*\* Loan amount not fully drawn

# 2018 Overview: General Obligation Debt at 12/31/2018



2018 Equalized Value (TID-in)	666,391,100
Legal GO Debt Limit (5% of EV)	33,319,555
GO City	(9,457,370) 28%
GO TID 4	(5,535,000) 17%
GO TID 6	(145,000) 0%
GO Water Utility	(2,245,000) 7%
GO Sewer Utility	(1,525,000) 5%
GO Storm Sewer Utility	(1,875,000) 6%
<b>Total GO Debt</b>	<b>(20,782,370) 62%</b>
Legal Capacity Available	12,537,185 -38%
Guideline Limitation: Credit Rating	70%
70% of Legal GO Limit	23,323,689
<b>Total GO Debt Outstanding</b>	<b>(20,782,370) 89%</b>
<b>Available Capacity vs. 70% Guideline</b>	<b>2,541,319 11%</b>