

Transforming City Facilities for Tomorrow Spring 2025

As we near the completion of the fire station with the anticipated departure of the department over the next quarter, attention will center on the vacant square footage in City Hall. A study was conducted in 2024 by FEH for the city departments to look to the future and determine how to better utilize existing spaces while identifying current and future needs.

The following goals were established:

- Meet current and future needs of the community
- Provide the most efficient use of space
- Create a welcoming entrance
- Provide clear wayfinding for the public
- Provided parking for Police vehicles in fire apparatus bay
- ADA compliance
- Meet needs for dual language population
- Meet needs for additional storage
- Meet needs for more and larger meeting spaces
- Improve efficiency of service to the community at all city facilities

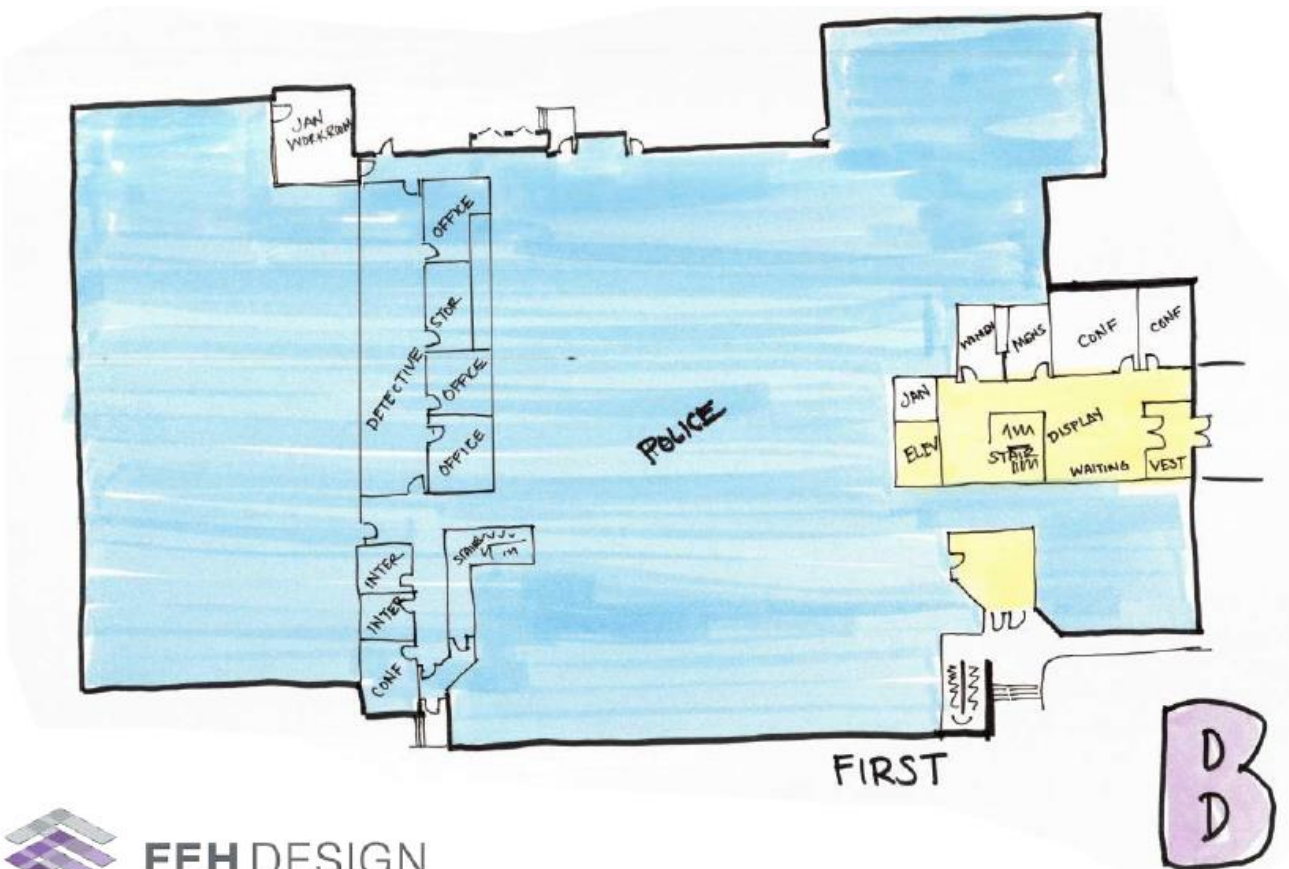
Much of the contents of this document are excerpts from the study infused with comments from department heads.

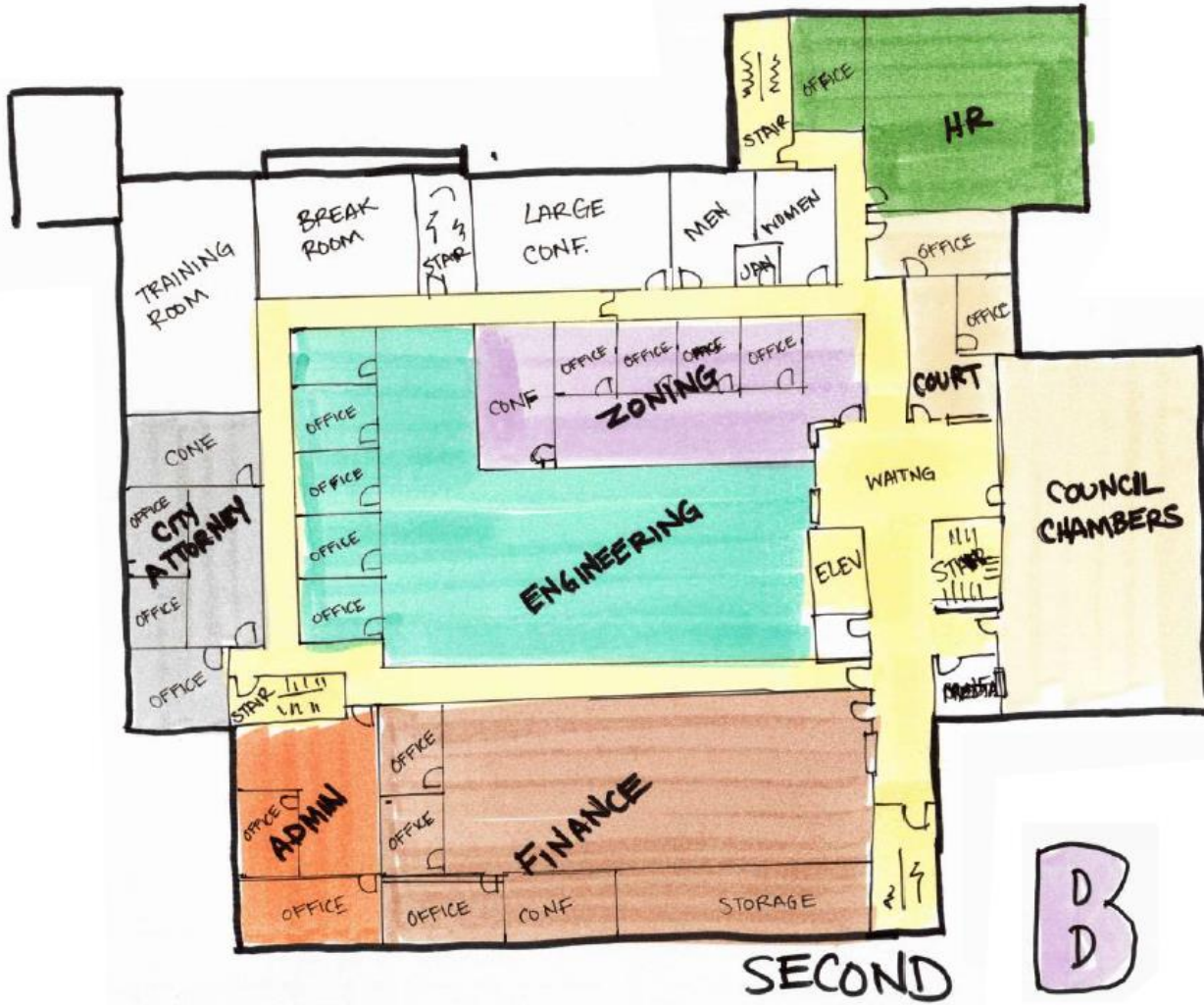
CITY HALL

Five concepts were fleshed out. Option “B” was developed to bring related spaces together, make it easier for the public to navigate the building, and create a more secure overall building environment.

- Police Department Improvements
 - ✓ Consolidate all portions of the Police Department on the First Floor to enhance operational efficiency
 - ✓ Utilize the former Fire Department apparatus bay as parking for the squad cars to respond to a call without wasting precious time clearing windows during inclement weather
 - ✓ An addition of electric outlets in the parking bay would allow squad cars to not be required to idle to ensure radios and equipment remain powered. The equipment in a vehicle that’s powered off takes up to 30 seconds of system boot time, preventing use of lights, sirens, radio, etc.
 - ✓ Maintain the public entrance facing Jones Street as the Police Department entrance
 - ✓ Keeping the Dispatch Center near the lobby ensures 24/7 public interaction and accessibility
 - ✓ The embedded County Human Services personnel could move out of secure areas to optimize their office space while maintaining safety and continuing their very important mission

- ✓ Relocating the Dispatch Center, Holding Facility, and Sally Port would be costly, complex, and impractical. The Investigations office and interview rooms are the simplest to relocate.
- Second Floor Consolidation
 - ✓ Create a new public entrance facing N 2nd Street for the remainder of the building
 - ✓ Incorporate a central staircase at this new public entrance that is more open to aid in wayfinding
 - ✓ Place all city departments routinely visited by the public on the Second Floor around a large, open waiting area at the top of the new central staircase including the City Council Chambers; Municipal Court; Building, Safety & Zoning; Engineering and Finance/Clerk.
 - ✓ Construct new fully ADA compliant restrooms on both First and Second Floors accessible from the public waiting areas





This concept site plan shows how the parking lot on the north side of City Hall could be modified to provide additional staff parking because of the Police Department squad cars moving into the former Fire Department apparatus bay. In addition to gaining some much-needed parking, this reconfiguration creates a dedicated driveway for the squad cars to access E Cady Street to the north. The current lot contains 32 parking spaces. Of those, 27 are utilized for Police and Fire vehicles with only the 5 remaining parking spaces available for other City Hall staff. With this proposed reconfiguration, all 40 parking spaces would be available for other City Hall staff.



The City Hall remodel will likely require a phased construction approach since entire departments cannot be shuttered for extended periods of time. Until a better understanding of funding availability is known, our ability to establish a phasing plan for the various projects is limited. For City Hall, FEH offers the following phasing plan for consideration:

City Hall – Phase 1

- Convert existing fire apparatus bay into Police Department squad car parking, north parking lot redevelopment, and remodel remainder of former fire department area on First Floor into offices for detectives / investigators
- Remodel portion of former Fire Department area near SW corner of Second Floor for City Attorney and Administration
- Relocate Media Productions to former daycare area in NE corner of Basement
- Create training room and break room in NW corner of former Fire Department area on Second Floor
- Construct Building, Safety & Zoning Department in area of current Council Chambers and adjacent conference rooms (this would require holding council meetings and municipal court proceedings in another large room like the training room in the SE corner of the Basement or another building in the city temporarily)

City Hall – Phase 2

- Convert break room in Basement into IT offices
- Construct storage rooms in former Media Productions in Basement
- Build Council Chambers / Municipal Court spaces in former Building, Safety & Zoning area on Second Floor
- Remodel former Engineering and Police Department spaces on Second Floor for Finance/Clerk, Administration and Engineering
- Create new primary restrooms on Second Floor

City Hall – Phase 3

- Create new public entrance and waiting area on First Floor including site improvements
- Install central staircase and elevator
- Expand Police Department into portion of former Finance/Clerk area
- Create new public waiting area on Second Floor

A complete assessment of existing mechanical, electrical, and plumbing systems is needed. Final project scope will include replacing the existing boiler system (current system is at end of life) and providing new plumbing fixtures in the two main public restrooms on the first and second floors. Project will include new electrical outlets and data ports in those areas that are reconfigured and new lighting throughout the Second Floor, about half of the First Floor and about a quarter of the Basement. Electrical service is anticipated to be sufficient but new subpanels may be required in certain areas. New parking lot lighting on the north side of the building is also anticipated.

With the imminent departure of the Fire Department, inefficient use of existing space and currently underutilized areas, City Hall has sufficient space to accommodate the current departments (including anticipated growth projections) located therein. Our recommendation is

to further develop City Hall – Option B to ensure all required spaces fit as expected and then refine the budget estimate accordingly.

Project budget (2025 bid assumptions):

Phase I	\$4,720,192
Phase II	\$5,471,245
Phase III	\$3,467,299
Total	\$13,658,736

SC 3A - CITY HALL PROJECT ONLY



City of Watertown
HYPOTHETICAL CAPITAL IMPROVEMENT FINANCING PLAN

YEAR DUE	2026 BUILDING PROJECT \$7,460,000 G.O. PROMISSORY NOTES Dated June 1, 2026 (First Interest 6/1/2027)		2027 BUILDING PROJECT \$6,205,000 G.O. PROMISSORY NOTES Dated June 1, 2027 (First Interest 6/1/2028)		Overall Taxpayer Impact General Fund			ESTIMATED MOODY'S LT LIABILITIES RATIO (g)	YEAR DUE
	PRINCIPAL (6/1)	NET INTEREST (c) (6/1 & 12/1) TIC= 4.45%	PRINCIPAL (6/1)	INTEREST (6/1 & 12/1) AVG= 3.75%	FUTURE CIP BORROWINGS (d) (e)	COMBINED DEBT SERVICE	COMBINED DEBT MILL RATE (f)		
2025					\$0	\$5,505,150	\$2.43	215%	2025
2026					\$0	\$5,838,197	\$2.53	229%	2026
2027		\$384,990			\$330,225	\$6,172,364	\$2.60	240%	2027
2028		\$362,565		\$349,031	\$825,625	\$6,507,370	\$2.68	238%	2028
2029		\$362,565		\$232,688	\$1,600,500	\$6,839,701	\$2.75	236%	2029
2030	\$285,000	\$355,440		\$232,688	\$2,045,150	\$7,173,701	\$2.82	232%	2030
2031	\$300,000	\$340,815	\$265,000	\$227,719	\$2,198,575	\$7,511,188	\$2.89	229%	2031
2032	\$315,000	\$325,440	\$275,000	\$217,594	\$3,753,675	\$7,846,879	\$2.96	224%	2032
2033	\$330,000	\$309,315	\$285,000	\$207,094	\$4,751,875	\$8,178,288	\$3.03	219%	2033
2034	\$350,000	\$291,790	\$300,000	\$196,125	\$5,863,800	\$8,514,191	\$3.09	213%	2034
2035	\$365,000	\$272,843	\$310,000	\$184,688	\$5,868,625	\$8,514,239	\$3.03	206%	2035
2036	\$385,000	\$252,968	\$320,000	\$172,875	\$5,690,475	\$8,337,739	\$2.91	200%	2036
2037	\$405,000	\$232,033	\$335,000	\$160,594	\$5,591,000	\$8,236,033	\$2.82	194%	2037
2038	\$430,000	\$209,905	\$345,000	\$147,844	\$5,503,925	\$8,148,525	\$2.73	189%	2038
2039	\$455,000	\$186,453	\$360,000	\$134,625	\$5,212,250	\$7,862,625	\$2.58	184%	2039
2040	\$480,000	\$161,675	\$375,000	\$120,844	\$5,165,525	\$7,811,918	\$2.52	180%	2040
2041	\$500,000	\$138,205	\$385,000	\$106,594	\$5,130,000	\$7,433,704	\$2.35	176%	2041
2042	\$525,000	\$116,168	\$400,000	\$91,875	\$5,130,000	\$7,437,765	\$2.30	171%	2042
2043	\$545,000	\$93,163	\$415,000	\$76,594	\$5,130,000	\$7,431,993	\$2.26	167%	2043
2044	\$570,000	\$68,478	\$435,000	\$60,656	\$5,130,000	\$7,440,296	\$2.22	162%	2044
2045	\$595,000	\$41,974	\$450,000	\$44,063	\$5,130,000	\$6,261,036	\$1.83	160%	2045
2046	\$625,000	\$14,219	\$465,000	\$26,906	\$5,130,000	\$6,261,125	\$1.79	158%	2046
2047			\$485,000	\$9,094	\$5,130,000	\$5,624,094	\$1.58	157%	2047
2048					\$5,130,000	\$5,130,000	\$1.41	156%	2048
2049					\$5,130,000	\$5,130,000	\$1.38	156%	2049
	\$7,460,000	\$4,521,000	\$6,205,000	\$3,000,188	\$100,571,225	\$177,148,119			



City of Watertown
HYPOTHETICAL CAPITAL IMPROVEMENT FINANCING PLAN

- (a) *The City has existing principal payments of \$5,905,000 in 2025.*
- (b) *Assumes bid premium used to partially offset interest due in 2026 in the amount of \$256,467.*
- (c) *Assumes bid premium used to partially offset interest due in 2027 in the amount of \$158,857.*
- (d) *Assumes future CIP borrowings of \$4,500,000 beginning in 2026 and thereafter amortized over 8 years at 3.00%.*
- (e) *This information is provided for information purposes only. It does not recommend any future issuances and is not intended to be, and should not be regarded as, advice.*
- (f) *Mill rate based on the 2024 Equalized Valuation (TID-OUT) of \$2,263,682,600 with 2.00% annual growth thereafter.*
Assumes the following increases to equalized value (growth projections - housing development):
 - 2026: \$14,650,000
 - 2027: \$13,500,000
 - 2028: \$11,400,000
 - 2029: \$4,750,000
- (g) *Represents a future estimate of Moody's Long-Term Liabilities Ratio per Moody's 2022 US Cities and Counties Methodology.*

PUBLIC WORKS

When this building was erected in 2008, it was built to house street and storm water employees. Approximately ten years ago solid waste employees were moved from their Cady Street location to the S. First Street facility. We now have 33 employees housed at this facility and approximately 75 large drivable pieces of equipment that need to be washed regularly and serviced.

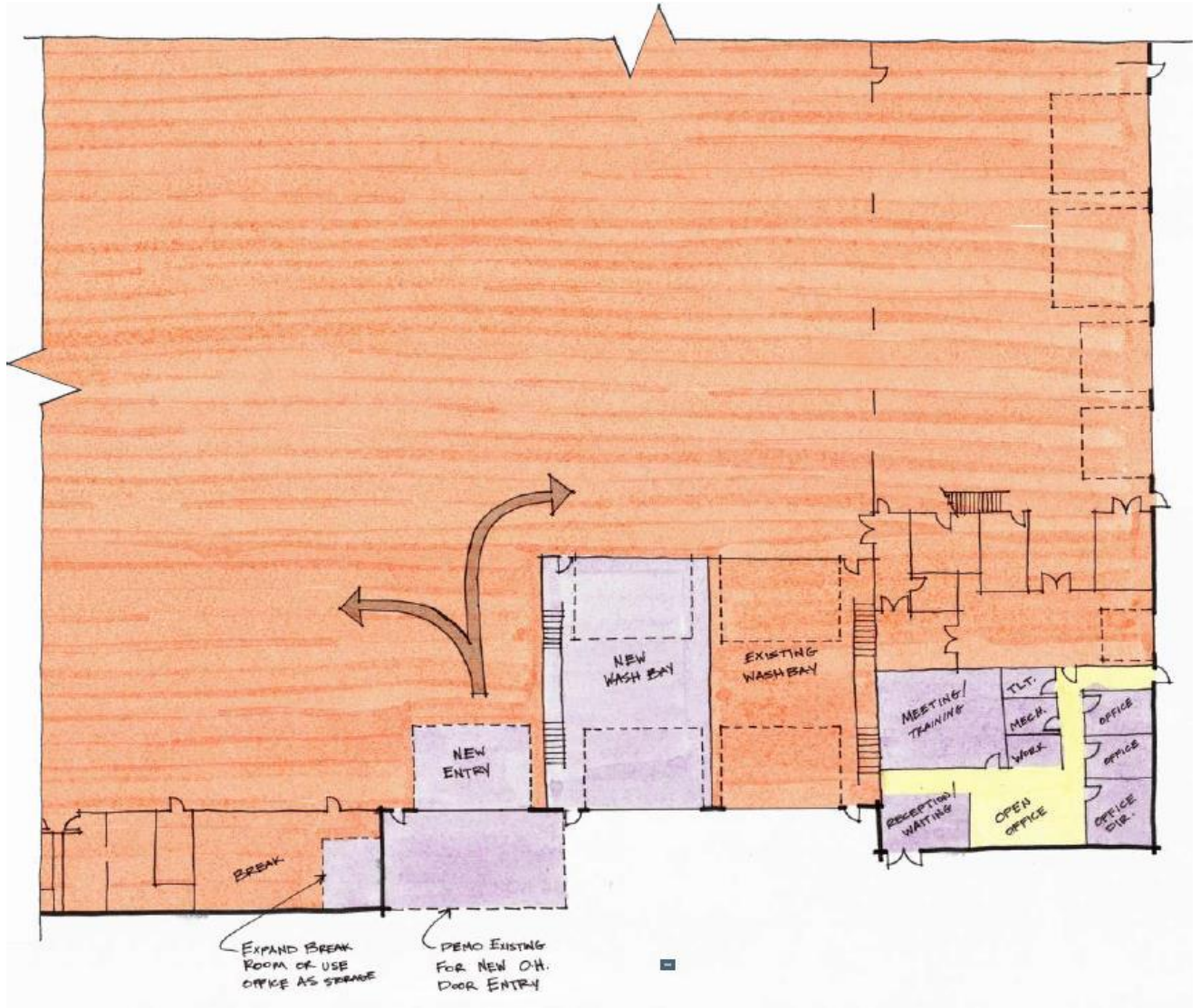
- One Wash Bay for over 75 pieces of equipment
- One lunch/break area that is not large enough for all 33 employees at one time
- One meeting room that was created from a sign storage area. Cannot seat all 33 employees at one time and does not have adequate HVAC or video conference equipment for meetings.
- One administrative area with three office spaces that currently house four people
- One storage room that was made into an office area for three foremen, but barely fits two desks

To maximize the site and utility efficiency this concept removes a portion of the existing office suite to make way for a new vehicle entry to the garage. The existing vehicle entry will be reconstructed to add a new wash bay adjacent to the existing wash bay. The office suite addition will provide a large meeting/training room with new staff toilet, mechanical room and a mixture of private and open office to accommodate the immediate space needs and that of the projected growth.

New mechanical, electrical, and plumbing systems are needed for the addition. Project scope will also include modifications to the mechanical, electrical and plumbing systems in the existing building where offices will be removed and a wash bay is added.

Project budget (2025 bid assumptions):

\$1,986,400



PARKS, RECREATION AND FORESTRY

In reviewing the three design options created for the Parks, Recreation and Forestry Department improvements, it became very clear, Option 3 (convert 514 sf ft of Conley Hall into additional offices) is not a viable solution due to the continuing use of this room. Conley Hall in the Senior and Community Center is a heavily utilized space that, in addition to regular program use, is utilized for an election polling location, health care clinics, senior dining and programming up to seven days a week, outside group rentals. This area is also a vital location for the City's emergency preparedness policies to be used as a warming/cooling center. Removing a portion of Conley Hall for office use would hinder all the above-mentioned activities.

This design concept shows a new, separate building on the lot at 404 Bonner Street to accommodate nearly all the Parks, Recreation and Forestry needs. Additional staff space, equipment storage and maintenance needs including a wash bay within the existing buildings are a part of this design. A separate building allows access to the maintenance service road that is used daily. This concept would still allow for the department to have satellite offices at other locations (including 2 staff members at the Senior Center) but would give them one centralized location for their primary needs.

New mechanical, electrical, and plumbing systems are needed for the separate building. Project scope will also include new mechanical and plumbing systems in the shop building where existing offices will be removed and a new vehicle wash bay will be added.

Project budget (2025 bid assumptions):

\$4,120,385



HEALTH DEPARTMENT

This design concept adds the space needed to the Health Department by adding a conference room and office to the northeast corner and includes a connection to a new storage building proposed to be built on the lot to the east.

A complete assessment of existing mechanical, electrical, and plumbing systems is needed. Final project scope will include new mechanical unit to handle the 720 square foot addition. Electrical will include new outlets, data ports and lighting in the new and remodeled spaces. Electrical will also include lighting in the drive-thru canopy and new parking lot lighting.

Drive Through/Storage Building

A drive through/storage building is needed to meet the needs of various programs, including offering designated areas for car seat checks, providing adequate storage space for program equipment and supplies, facilitating drive-through immunization clinics, providing Environmental Health staff space to inspect mobile food vendors, and parking department vehicles out of the elements allowing staff to respond to emergencies without delay. With the approval of the Finance Committee and Planned Commission to purchase the adjacent lot, plans for a drive through/storage building are being developed. A dedicated facility would ensure a safe, accessible space for both clients and staff, enabling programs to operate smoothly year-round and with greater safety, all while keeping families and vehicles out of the elements. This additional building is crucial for the safe delivery of services and programs.

Addition to Building

To better support our operations and enhance functionality, the following addition to the health department building is essential to meet the needs of the community:

- **Confidential Conference Space:** A designated area for private meetings with clients, ensuring confidentiality and professionalism in discussions.
- **Safe, Confidential Staff Space:** To provide a secure and private environment for staff to conduct sensitive work and discussions.
- **New Lift:** Replacing the deteriorating ramp with a modern lift, ensuring accessibility and compliance with current ADA and safety standards.
- **Additional Parking:** By parking department vehicles in the drive through/storage building, it would increase the number of parking spots to accommodate growing needs and improve convenience for community members.

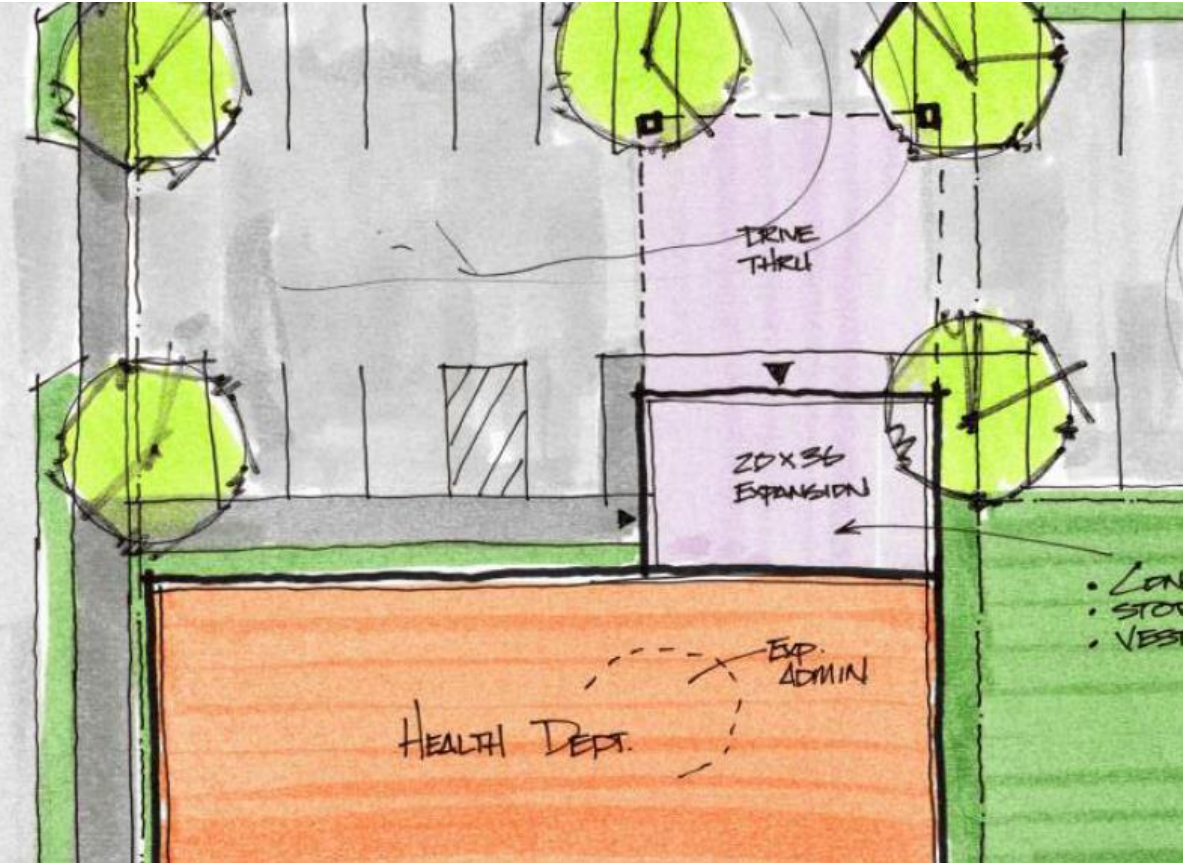
This addition is critical to the continued safe and compliant delivery of our programs, ensuring a more efficient and secure facility for both staff and clients.

Project budget (2025 bid assumptions):

\$300,000	Storage building with drive-thru [funding through DHS ARPA allocation and Environmental Health fund balance [Fund 14]
\$709,000	Addition



The diagram below shows the original orientation of the addition (expansion) to be west-east, but with the purchase of the east lot, the addition could be oriented north-south to become a connection between the existing structure and a new storage building.



SUMMARY

City Hall	13,658,736
Public Works	1,986,400
Park/Rec	4,120,385
Health	865,028
Total	20,630,549

Two borrowing models were developed that include the sum above. Both models have the following inputs/assumptions:

- The principal payments in 2025 are \$5,905,000
- The fire station borrowing of \$14 M and 2025 borrowing of \$4,250,000 will be finalized by June 1
- Future CIP borrowing of \$4,500,000 beginning in 2026 and thereafter amortized over 8 years at 3.0%
- Mill rate based on the 2024 Equalized Valuation (TID Out) of \$2,263,682,600 with a 2.0% annual growth rate thereafter
- Incorporates the following increases in equalized value (incorporating Rock River Ridge housing development schedule, but no other housing starts):
 - 2026 \$14,650,000
 - 2027 \$13,500,000
 - 2028 \$11,400,000
 - 2029 \$4,750,000

Model SC 1A

Half of the total is borrowed in two years, anticipating the work to be accomplished in three years.

This schedule adds \$412,000 annually to the debt service load over the next nine years, with the highest anticipated debt mill rate of \$3.34 in 2034.

Model SC 2A

The construction projects will be distributed over five years (2026-2030) with funding split into four subtotals (2026-2029). This model was built prior to the recent approval to move forward with the purchase of a fire ladder truck, but the schedule has a lower amount in 2028, which ties into the anticipated need to borrow for the apparatus.

This schedule adds \$395,000 annually to the debt service load over the next nine years, with the highest anticipated debt mill rate of \$3.29 in 2034.



City of Watertown HYPOTHETICAL CAPITAL IMPROVEMENT FINANCING PLAN

YEAR DUE	2026 BUILDING PROJECT \$10,320,000 G.O. PROMISSORY NOTES Dated June 1, 2026 (First Interest 6/1/2027)		2027 BUILDING PROJECT \$10,320,000 G.O. PROMISSORY NOTES Dated June 1, 2027 (First Interest 6/1/2028)		FUTURE CIP BORROWINGS (d) (e)	Overall Taxpayer Impact General Fund		ESTIMATED MOODY'S LT LIABILITIES RATIO (g)	YEAR DUE
	PRINCIPAL (6/1)	NET INTEREST (c) (6/1 & 12/1) TIC= 4.45%	PRINCIPAL (6/1)	INTEREST (6/1 & 12/1) AVG= 3.75%		COMBINED DEBT SERVICE	COMBINED DEBT MILL RATE (f)		
2025					\$0	\$5,505,150	\$2.43	215%	2025
2026					\$0	\$5,915,966	\$2.56	235%	2026
2027		\$502,876			\$197,250	\$6,329,360	\$2.67	255%	2027
2028		\$501,510		\$580,500	\$701,625	\$6,741,369	\$2.77	253%	2028
2029		\$501,510		\$387,000	\$1,672,475	\$7,153,519	\$2.87	250%	2029
2030	\$395,000	\$491,635		\$387,000	\$2,095,475	\$7,565,369	\$2.97	247%	2030
2031	\$415,000	\$471,385	\$440,000	\$378,750	\$2,144,125	\$7,976,549	\$3.07	242%	2031
2032	\$435,000	\$450,135	\$460,000	\$361,875	\$3,779,825	\$8,387,715	\$3.17	237%	2032
2033	\$455,000	\$427,885	\$475,000	\$344,344	\$4,856,225	\$8,797,000	\$3.26	231%	2033
2034	\$480,000	\$403,790	\$495,000	\$326,156	\$5,989,775	\$9,207,198	\$3.34	224%	2034
2035	\$505,000	\$377,688	\$515,000	\$307,219	\$5,990,850	\$9,208,840	\$3.28	217%	2035
2036	\$535,000	\$350,128	\$535,000	\$287,531	\$5,641,500	\$8,865,580	\$3.09	210%	2036
2037	\$565,000	\$320,978	\$555,000	\$267,094	\$5,484,275	\$8,704,753	\$2.98	203%	2037
2038	\$595,000	\$290,238	\$575,000	\$245,906	\$5,410,200	\$8,628,195	\$2.89	197%	2038
2039	\$625,000	\$257,908	\$595,000	\$223,969	\$5,293,750	\$8,509,924	\$2.80	191%	2039
2040	\$660,000	\$223,855	\$620,000	\$201,188	\$5,175,675	\$8,389,592	\$2.70	186%	2040
2041	\$695,000	\$191,423	\$645,000	\$177,469	\$5,130,000	\$8,012,796	\$2.53	181%	2041
2042	\$725,000	\$160,893	\$670,000	\$152,813	\$5,130,000	\$8,013,428	\$2.48	176%	2042
2043	\$755,000	\$129,073	\$695,000	\$127,219	\$5,130,000	\$8,008,528	\$2.43	170%	2043
2044	\$790,000	\$94,868	\$720,000	\$100,688	\$5,130,000	\$8,011,718	\$2.39	165%	2044
2045	\$825,000	\$58,126	\$745,000	\$73,219	\$5,130,000	\$6,831,345	\$1.99	161%	2045
2046	\$865,000	\$19,679	\$775,000	\$44,719	\$5,130,000	\$6,834,398	\$1.96	158%	2046
2047			\$805,000	\$15,094	\$5,130,000	\$5,950,094	\$1.67	156%	2047
2048					\$5,130,000	\$5,130,000	\$1.41	156%	2048
2049					\$5,130,000	\$5,130,000	\$1.38	156%	2049
	\$10,320,000	\$6,225,579	\$10,320,000	\$4,989,750	\$100,603,025	\$187,808,381			



City of Watertown HYPOTHETICAL CAPITAL IMPROVEMENT FINANCING PLAN

YEAR DUE	2026 BUILDING PROJECT \$7,460,000		2027 BUILDING PROJECT \$6,205,000		2028 BUILDING PROJECT \$2,855,000		2029 BUILDING PROJECT \$4,120,000		YEAR DUE
	G.O. PROMISSORY NOTES Dated June 1, 2026 (First Interest 6/1/2027)		G.O. PROMISSORY NOTES Dated June 1, 2027 (First Interest 6/1/2028)		G.O. PROMISSORY NOTES Dated June 1, 2028 (First Interest 6/1/2029)		G.O. PROMISSORY NOTES Dated June 1, 2029 (First Interest 6/1/2030)		
	PRINCIPAL (6/1)	NET INTEREST (c) (6/1 & 12/1) TIC= 4.45%	PRINCIPAL (6/1)	INTEREST (6/1 & 12/1) AVG= 3.75%	PRINCIPAL (6/1)	INTEREST (6/1 & 12/1) AVG= 3.75%	PRINCIPAL (6/1)	INTEREST (6/1 & 12/1) AVG= 3.75%	
2025									2025
2026									2026
2027		\$384,990							2027
2028		\$362,565		\$349,031					2028
2029		\$362,565		\$232,688		\$160,594			2029
2030	\$285,000	\$355,440		\$232,688		\$107,063		\$231,750	2030
2031	\$300,000	\$340,815	\$265,000	\$227,719	\$115,000	\$104,906		\$154,500	2031
2032	\$315,000	\$325,440	\$275,000	\$217,594	\$120,000	\$100,500	\$165,000	\$151,406	2032
2033	\$330,000	\$309,315	\$285,000	\$207,094	\$120,000	\$96,000	\$170,000	\$145,125	2033
2034	\$350,000	\$291,790	\$300,000	\$196,125	\$125,000	\$91,406	\$175,000	\$138,656	2034
2035	\$365,000	\$272,843	\$310,000	\$184,688	\$130,000	\$86,625	\$185,000	\$131,906	2035
2036	\$385,000	\$252,968	\$320,000	\$172,875	\$135,000	\$81,656	\$190,000	\$124,875	2036
2037	\$405,000	\$232,033	\$335,000	\$160,594	\$140,000	\$76,500	\$195,000	\$117,656	2037
2038	\$430,000	\$209,905	\$345,000	\$147,844	\$145,000	\$71,156	\$205,000	\$110,156	2038
2039	\$455,000	\$186,453	\$360,000	\$134,625	\$155,000	\$65,531	\$210,000	\$102,375	2039
2040	\$480,000	\$161,675	\$375,000	\$120,844	\$160,000	\$59,625	\$220,000	\$94,313	2040
2041	\$500,000	\$138,205	\$385,000	\$106,594	\$165,000	\$53,531	\$230,000	\$85,875	2041
2042	\$525,000	\$116,168	\$400,000	\$91,875	\$170,000	\$47,250	\$240,000	\$77,063	2042
2043	\$545,000	\$93,163	\$415,000	\$76,594	\$180,000	\$40,688	\$245,000	\$67,969	2043
2044	\$570,000	\$68,478	\$435,000	\$60,656	\$185,000	\$33,844	\$255,000	\$58,594	2044
2045	\$595,000	\$41,974	\$450,000	\$44,063	\$190,000	\$26,813	\$265,000	\$48,844	2045
2046	\$625,000	\$14,219	\$465,000	\$26,906	\$200,000	\$19,500	\$275,000	\$38,719	2046
2047			\$485,000	\$9,094	\$205,000	\$11,906	\$285,000	\$28,219	2047
2048					\$215,000	\$4,031	\$300,000	\$17,250	2048
2049							\$310,000	\$5,813	2049
	\$7,460,000	\$4,521,000	\$6,205,000	\$3,000,188	\$2,855,000	\$1,339,125	\$4,120,000	\$1,931,063	

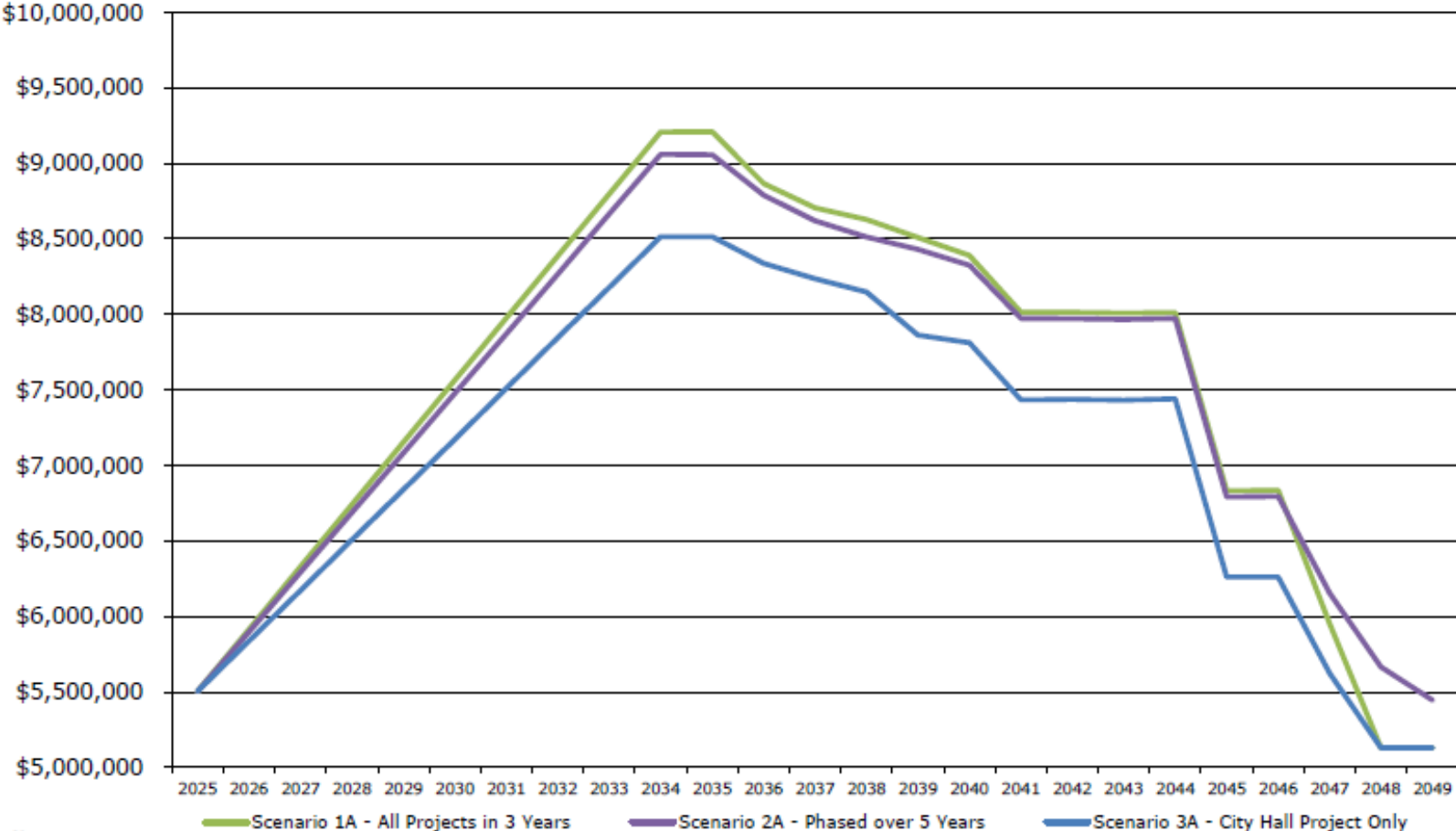


City of Watertown HYPOTHETICAL CAPITAL IMPROVEMENT FINANCING PLAN

YEAR DUE	FUTURE CIP BORROWINGS (d) (e)	<i>Overall Taxpayer Impact General Fund</i>		ESTIMATED MOODY'S LT LIABILITIES RATIO (g)	YEAR DUE
		COMBINED DEBT SERVICE	COMBINED DEBT MILL RATE (f)		
2025	\$0	\$5,505,150	\$2.43	215%	2025
2026	\$0	\$5,898,858	\$2.55	229%	2026
2027	\$492,750	\$6,292,874	\$2.66	240%	2027
2028	\$1,007,825	\$6,688,555	\$2.75	244%	2028
2029	\$1,683,425	\$7,082,205	\$2.84	249%	2029
2030	\$2,016,875	\$7,478,349	\$2.94	246%	2030
2031	\$2,190,450	\$7,871,829	\$3.03	242%	2031
2032	\$3,641,975	\$8,266,695	\$3.12	237%	2032
2033	\$4,712,125	\$8,664,530	\$3.21	231%	2033
2034	\$5,879,125	\$9,059,579	\$3.29	224%	2034
2035	\$5,878,275	\$9,057,420	\$3.22	217%	2035
2036	\$5,610,875	\$8,789,670	\$3.07	210%	2036
2037	\$5,444,550	\$8,618,739	\$2.95	203%	2037
2038	\$5,337,050	\$8,512,963	\$2.85	198%	2038
2039	\$5,247,325	\$8,430,606	\$2.77	193%	2039
2040	\$5,145,375	\$8,325,706	\$2.68	187%	2040
2041	\$5,135,075	\$7,973,185	\$2.52	182%	2041
2042	\$5,130,000	\$7,972,078	\$2.47	177%	2042
2043	\$5,130,000	\$7,965,649	\$2.42	172%	2043
2044	\$5,130,000	\$7,972,734	\$2.37	166%	2044
2045	\$5,130,000	\$6,791,693	\$1.98	163%	2045
2046	\$5,130,000	\$6,794,344	\$1.94	160%	2046
2047	\$5,130,000	\$6,154,219	\$1.73	158%	2047
2048	\$5,130,000	\$5,666,281	\$1.56	157%	2048
2049	\$5,130,000	\$5,445,813	\$1.47	156%	2049
	\$100,463,075	\$187,279,720			



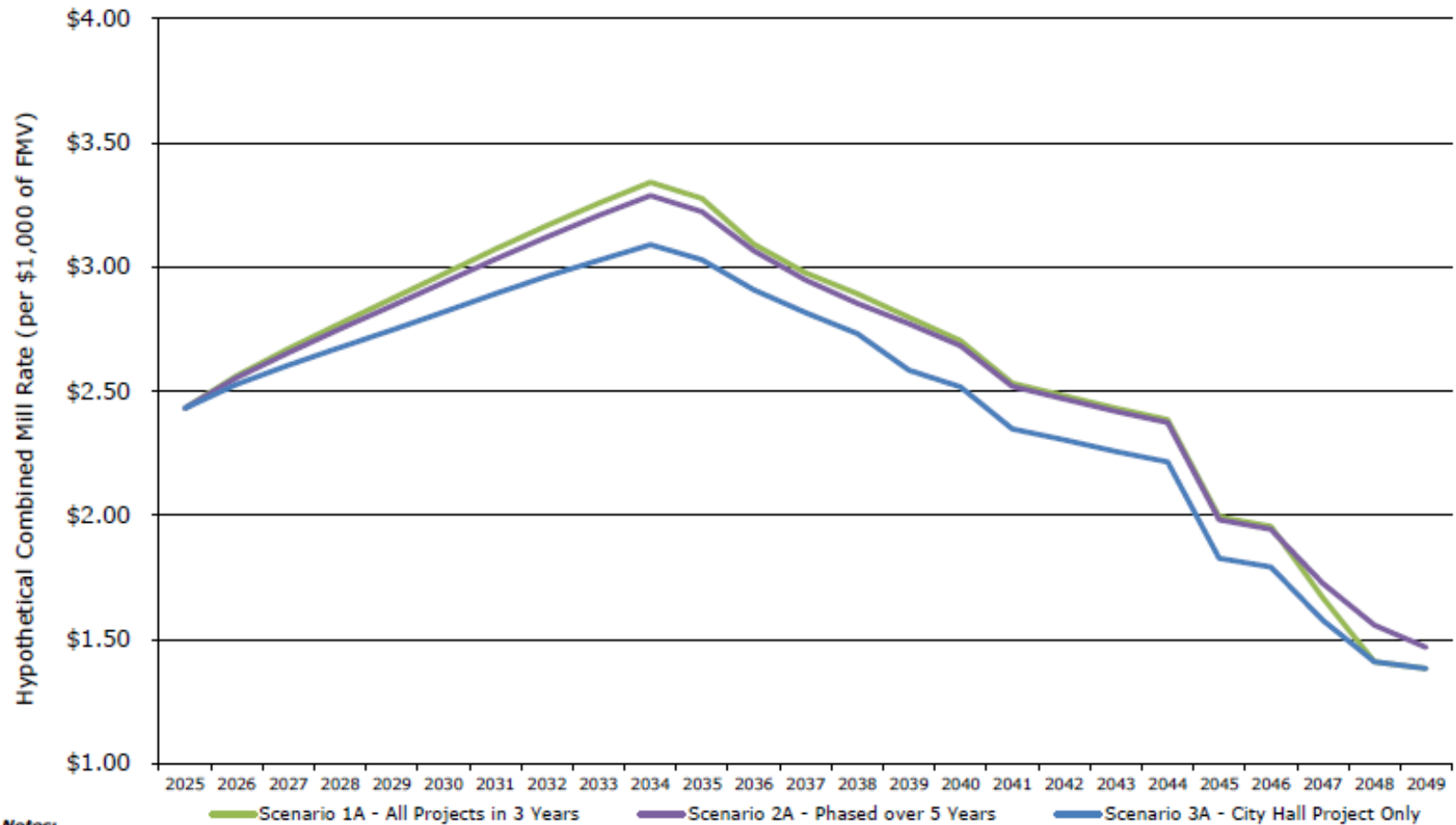
City of Watertown Hypothetical Combined Debt Service Scenarios 1A, 2A & 3A



Notes:
Scenario 1A: \$10,320,000 in 2026, and \$10,320,000 in 2027. Level increases until 2034.
Scenario 2A: \$7,460,000 in 2026, \$6,205,000 in 2027, \$2,855,000 in 2028, and \$4,120,000 in 2029. Level increases until 2034.
Scenario 3A: \$7,460,000 in 2026, and \$6,205,000 in 2027. Level increases until 2034.
Assumes future CIP borrowings of \$4,500,000 beginning in 2026 and thereafter amortized over 8 years at 3.00%.



City of Watertown Hypothetical Combined Mill Rate Scenarios 1A, 2A & 3A



Notes:
Scenario 1A: \$10,320,000 in 2026, and \$10,320,000 in 2027. Level increases until 2034.
Scenario 2A: \$7,460,000 in 2026, \$6,205,000 in 2027, \$2,855,000 in 2028, and \$4,120,000 in 2029. Level increases until 2034.
Scenario 3A: \$7,460,000 in 2026, and \$6,205,000 in 2027. Level increases until 2034.
Assumes future CIP borrowings of \$4,500,000 beginning in 2026 and thereafter amortized over 8 years at 3.00%.
Mill rate based on the 2024 Equalized Valuation (TID-OUT) of \$2,263,682,600 with 2.00% annual growth thereafter.