

**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

July 13, 2023

The meeting of the Special Common Council meeting for the city of Whitewater and Whitewater Unified School district was called to order at 6:00 p.m. by Common Council President Jim Allen. MEMBERS PRESENT: Neil Hicks, Jim Allen, Lukas Schreiber, Lisa Dawsey-Smith, Brienne Brown, Jill Gerber. MEMBERS ABSENT: David Stone STAFF PRESENT: John Weidl (City Manager), Karri Anderberg (City Clerk.)

Approval of Agenda: It was moved by Councilmember Hicks and seconded by Councilmember Brown to approve minutes AYES: Dawsey-Smith, Hicks, Schreiber, Gerber, Brown, Allen. NOES: None. ABSENT: Stone. Motion passed.

3. Hearing of Citizen Comments

No formal action will be taken during this meeting, although issues raised may become part of a future agenda. Participants are allotted a 3-minute speaking period. Specific items listed on the agenda may not be discussed at this time, however, citizens are invited to speak to those issues as designated in the agenda.

Council President Jim Allen made an announcement that no audience comments will be taken at this time and ask for comments to be moved to after proposal presentations.

4. Proposals

4.a. City of Whitewater Proposal: Presented by Council President Jim Allen.

4. a.1 WAFC Proposal Split Contribution 4- year Plan: Presented by Council President Jim Allen. Refer to “Memo for WAFC Proposed Split Contribution 4-year plan.pdf”

From: John Weidl and Eric Boettcher

Date: May 16, 2023

Re: WAFC Proposal Split contribution 4-year plan

The City of Whitewater Common Council made a motion at the common council meeting on 05/16/2023

directing the City Manager and staff to present a 4-year agreement that equally splits the operation and

capital costs between the city and school district the following option is being presented.

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.

Option Split contribution 4-year plan

Proposal to follow previous agreement format of 50/50 split

- Each entity would contribute \$219,000 in 2024 increased in subsequent years by an inflation rate of 3% per year towards operational expenses.

- An additional \$140,000 split between each organization would be paid to a separate capital fund

for capital improvements as detailed in the CIP plan.

- 4-year agreement

- City responsible for any operational deficit.

- This would amount to an estimated surplus of \$1,233 in 2024, a \$23,394 in 2025, \$38,190 in 2026 and \$54,196 in 2027.

4. a.2. Analysis and Review of WWUSD Proposal from June 26th, 2023: Presented by Council President Jim Allen Refer to “Memo For WWUSD proposal dated 06-26-23”

From: John Weidl and Eric Boettcher

Date: July 6, 2023

Re: WAFC WUSD 6/26/2023 Proposal

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.

Option WUSD 06/26/2023 Proposal

Proposal to follow agreement format of WUSD proposal dated 06/26/2023 which will show updated

utility costs in 2026-2027 and contributions for each entity.

- WUSD would contribute \$101,467 in 2024 and 2025 for 50% of the Utility costs for the Lap Pool

Portion.

- WUSD would provide no other operational funding for the WAFC.

- 2026 and 2027 estimated budget years assumes that WUSD has successfully and fully separated

the lap pool from all utilities to be billed directly to WUSD; Water/Sewer, Gas, Electric and Pool Chemicals. This assumption is reflected in the budget for the 2026-27 years with a reduction in the estimated utility costs due to the lap pool costs being directly bill to WUSD and a removal of the WUSD's utility split contribution.

- WUSD would per their proposal maintain and/or replace the following items:

- o Roof Repair/replacement of sections 18, 19, 20, 22, 23

- o Parking lot maintenance/replacement

- o 2 older boilers along with all associated pipework to separate to only heat the lap pool

- o Split the HVAC system in the locker room/lap pool to WUSD control

- City of Whitewater would contribute \$100,000 per year for capital.

- This would result in an estimated City of Whitewater operational contribution (not including Capital) in 2024 of \$335,400, in 2025 of \$345,500, in 2026 of \$355,900, and in 2027 of \$366,600.

Including the capital contribution, the city would contribute in 2024-\$435,400, in 2025-\$445,500, in 2026-\$455,900 and in 2027-\$466,600.

- The increase in the City of Whitewater's contribution each year compared to our current Operational and Capital contribution of \$128,000/\$50,000 (\$178,000 total) is as followed:

2024 - \$257,400, 2025 - \$267,500, 2026 - \$277,900, and 2027 - \$288,600

City Staff has questions regarding specifics in the WUDS proposal that would still need to be addressed.

1. Who will hold the city's capital contribution?

2. Where or what will the city's capital contribution be spent on?

3. How was the \$100,000 contribution determined?

4. How will the boiler piping to the lap pool be split/separated from the leisure pool?

5. How is the electric going to be separated for all the pool pumps, lighting, heat exchangers, outlets, etc.?

6. How is the water/sewer service going to the lap pool be split/separated from the leisure pool?

7. Who will incur the cost of all the separation that needs to be completed for Water/Sewer, Electric, Natural Gas, HVAC and chemicals?

8. Who is in charge of the heating and cooling of the pool mechanical room? (this is a separately serviced area)

9. How was the 50/50 split for utilities and chemicals determined when previous analysis showed

the Lap pool incurs approximately 77% of the cost of the utilities due to the size of the pool (250,000 gallons vs 75,000 gallons for the leisure pool)

Discussion of proposal by Councilmember Gerber, Council President Allen and School board member Kachel.

4.b WAFC Proposal-Whitewater Unified School District: Presented by School board member Larry Kachel. Refer to Aquatic Center Summary from 6-26-23

Aquatic Center Proposal

Review Date: 6/26/23

Years of Extension:

- The school District will provide a 6 year agreement with the City.

Maintenance of Facilities:

- WUSD will be responsible for roof repair and replacement of sections 18, 19, 20, 22, 23 and 24- \$590,000

- WUSD 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:

- 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: \$590,000

- Parking Lot Maintenance: \$10,000 first year (based on this year's parking lot quotes)

- 2 new Boilers and associated pipe work: \$300,000

\$1,508,802.00

6 year Costs Incurred by the City:

- Capital Contribution: \$100,000/year = \$600,000

- 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)

\$1,208,802.00

Revenue Breakout:

- 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:

- 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:

- 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

Discussion of proposal Amongst Councilmember Dawey-Smith, City Manager John Weidl, Councilmember Gerber, Councilmember Brown, Council President Allen and, School board

member Kachel in regards to concerns of financial affordability of school district proposal in addition to concerns of borrowing for operation cost.

Hearing of Citizen Comments

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Jeff Knight, 405 Panther Ct Whitewater, WI 53190 Expressed his concerns that the school district lacks an understanding of how the city is required to structure their budget. Need to spend time on understanding how the city operates. Expressed that it is a wonderful offer but needs to reflect an understand the structural difference amongst both organizations.

Jim Winship, 184 N Franklin St Whitewater WI 53190. Shared that he is a lap swimmer at the WAFC and questions how he would gain access to the lap pool if school district takes over.

School district board member Kachel responded that it would be a seamless transition for WAFC patrons and would resume paying for your membership and use the facility as usual.

Further discussion followed amongst council members and school board members is regards to lap pool, meters and operating funds.

Steve Ryan, Whitewater WI Introduced himself as a member of the Whitewater Park and Rec board and shares a long history with the WAFC pools. Shares that the WAFC is not 2 different pools rather than one facility. Shares concerns that the committee may be moving backwards due to a lack of conclusion to the agreement.

Jeff Knight, 405 Panther Ct Whitewater, WI 53190 Shares that he agrees with what Steve Ryan Expressed. In addition to comments regarding the state budget and potential funding that may have came in for both organizations.

Recess was called at 7:04pm

Recess concluded at 7:14pm

Chuck Mills, 336 S Whiton St. Whitewater WI 53190 Shares his concerns with the timeline of the renewal of the contract between both organizations. In addition to the concerns of cleanliness of the WAFC. Also expressed opinion that the school district should not be involved in management of WAFC and left to the City.

Linda Robinson 957 W highland st. Whitewater, WI stated her concern to know if the pool (WAFC) is staying open or closed and how the outcome will affect taxes

Discussion followed between School Board Members and City Council Members pertaining to agreement, shared sentiment that both organizations want the facility to remain open.

Elizabeth Smith N 7725 Ridge Rd Whitewater, WI presented question of how the funding is distributed

Council president Allen request to set time and date for next meeting, discussion followed.
Meeting is set for August 21st at 6pm.

5. Adjourn (Action Item)

Motion to adjourn by Council member Hicks and seconded by Council Member Schreiber. Upon unanimous roll call vote, the meeting adjourned at 7:47pm

Respectfully submitted,

Lorelei Bowen, WAFC Manager