AGENDA
EXECUTIVE COMMITTEE
SPECIAL MEETING
WEDNESDAY, MARCH 17, 2021 – 8:30 AM
ADMINISTRATION CENTER - **ROOM A-204**
121 W. MAIN STREET, PORT WASHINGTON, WI 53074

The public can access the meeting by viewing the live stream at the link which will be opened five minutes before the call to order:

Executive Committee Live Stream

The public can submit comments here: Public Comment Form
Public Comment Policy & Instructions for Submitting Public Comments Online

1. **CALL TO ORDER**
   Roll Call
2. **PROPER NOTICE**
3. **PUBLIC COMMENT**
4. **ACTION ITEMS**
   a. RES.20-83: Initial Resolution Authorizing Not to Exceed $1,530,000 General Obligation Refunding Bonds
   b. RES.20-84: Initial Resolution Authorizing General Obligation Bonds in an Amount Not to Exceed $5,000,000 for Capital Improvement Projects
   c. RES.20-85: Initial Resolution Authorizing General Obligation Bonds in an Amount Not to Exceed $1,300,000 for Highway Projects
   d. RES.20-86: Resolution Directing Publication of Notice to Electors
   e. RES.20-87: Resolution Providing for the Sale of Not to Exceed $7,830,000 General Obligation Corporate Purpose Bonds
5. **ADJOURNMENT**

A quorum of members of committees or the full County Board of Ozaukee County may be in attendance at this meeting for purposes related to committee or board duties, however, no formal action will be taken by these committees or the board at this meeting.

Persons with disabilities requiring accommodations for attendance at this meeting should contact the County Clerk's Office at 262-284-8110, twenty-four (24) hours in advance of the meeting.

RESOLUTION NO. 20-83

INITIAL RESOLUTION AUTHORIZING NOT TO EXCEED $1,530,000 GENERAL OBLIGATION REFUNDING BONDS

BE IT RESOLVED by the County Board of Supervisors of Ozaukee County, Wisconsin, that there shall be issued, pursuant to Chapter 67, Wisconsin Statutes, general obligation bonds in an amount not to exceed $1,530,000 for the public purpose of refunding obligations of the County, including interest on them.

Dated at Port Washington, Wisconsin, this 17th day of March 2021.

SUMMARY: Initial Resolution Authorizing Not to Exceed $1,530,000 General Obligation Refunding Bonds.

VOTE REQUIRED: Three-Quarters of Members Elect

EXECUTIVE COMMITTEE

RESOLUTION NO. 20-84

INITIAL RESOLUTION AUTHORIZING GENERAL OBLIGATION BONDS IN AN AMOUNT NOT TO EXCEED $5,000,000 FOR CAPITAL IMPROVEMENT PROJECTS

BE IT RESOLVED by the County Board of Supervisors of Ozaukee County, Wisconsin, that there shall be issued, pursuant to Chapter 67, Wisconsin Statutes, general obligation bonds in an amount not to exceed $5,000,000 for the public purpose of paying the cost of capital improvement projects, including park improvements, County building projects and the acquisition of equipment.

Dated at Port Washington, Wisconsin, this 17th day of March 2021.

SUMMARY: Initial Resolution Authorizing General Obligation Bonds In An Amount Not To Exceed $5,000,000 For Capital Improvement Projects.

VOTE REQUIRED: Three-Quarters of Members Elect

EXECUTIVE COMMITTEE

RESOLUTION NO. 20-85

INITIAL RESOLUTION AUTHORIZING GENERAL OBLIGATION BONDS IN AN AMOUNT NOT TO EXCEED $1,300,000 FOR HIGHWAY PROJECTS

BE IT RESOLVED by the County Board of Supervisors of Ozaukee County, Wisconsin, that there shall be issued, pursuant to Chapter 67, Wisconsin Statutes, general obligation bonds in an amount not to exceed $1,300,000 for the public purpose of paying the cost of construction and improvement of highways and bridges.

Dated at Port Washington, Wisconsin, this 17th day of March 2021.

SUMMARY: Initial Resolution Authorizing General Obligation Bonds in An Amount Not to Exceed $1,300,000 For Highway Projects.

VOTE REQUIRED: Three-Quarters of Members Elect

EXECUTIVE COMMITTEE

RESOLUTION NO. 20-86

RESOLUTION DIRECTING PUBLICATION OF NOTICE TO ELECTORS

WHEREAS the County Board of Supervisors of Ozaukee County, Wisconsin has adopted an initial resolution for an issue of bonds for the public purpose of paying the cost of construction and improvement of highways and bridges; and

WHEREAS Section 67.05(4) of the Wisconsin Statutes provides the electors of the County with an opportunity to submit a petition requesting submission of such initial resolution to the electors for approval, and it is necessary to provide the electors with notice of this right;

NOW, THEREFORE, BE IT RESOLVED that the County Clerk shall, within 15 days, cause a notice to electors in substantially the form attached hereto as Exhibit A to be published in the Ozaukee Press, the official County newspaper.

Dated at Port Washington, Wisconsin, this 17th day of March 2021.

SUMMARY: Resolution Directing Publication of Notice To Electors.

VOTE REQUIRED: Majority

EXECUTIVE COMMITTEE

Executive Committee

AGENDA INFORMATION SHEET

AGENDA DATE: **March 17, 2021**
DEPARTMENT: **Administrator**
DIRECTOR: **Jason Dzwinel**
PREPARER: **Jason Dzwinel**

Agenda Summary Resolution Directing Publication of Notice to Electors

ATTACHMENTS:

- Exhibit A Notice (PDF)

EXHIBIT A

NOTICE TO ELECTORS OF OZAUKEE COUNTY, WISCONSIN

NOTICE IS HEREBY GIVEN that the following initial resolution has been adopted at the meeting of the County Board of Supervisors of Ozaukee County, held March 17, 2021:

> NOW, THEREFORE, BE IT RESOLVED by the County Board of Supervisors that there shall be issued general obligation bonds of the County in a principal amount not to exceed $1,300,000 for the public purpose of paying the cost of construction and improvement of highways and bridges.

Wisconsin Statutes (s. 67.05(4)) provide that the initial resolution need not be submitted to the electors unless within 30 days after adoption of the initial resolution a petition is filed in the County Clerk's office requesting a referendum. This petition must be signed by electors numbering at least 10% of the votes cast in the County for governor at the last general election.

Done in Port Washington, Wisconsin on March 17, 2021.

Julianne B. Winkelhorst, Ozaukee County Clerk

RESOLUTION NO. 20-87

RESOLUTION PROVIDING FOR THE SALE OF NOT TO EXCEED $7,830,000 GENERAL OBLIGATION CORPORATE PURPOSE BONDS

WHEREAS, Ozaukee County, Wisconsin (the "County") has adopted initial resolutions (the "Initial Resolutions") authorizing the issuance of general obligation bonds for the following public purposes and in the following amounts:

(a) $1,300,000 for construction and improvement of highways and bridges;

(b) $5,000,000 for capital improvement projects, including park improvements, County building projects and the acquisition of equipment; and

(c) $1,530,000 for refunding obligations of the County, including interest on them.

WHEREAS, the County Board of Supervisors hereby finds and determines that the projects and refunding described in the Initial Resolutions are within the County's power to undertake and therefore serve a "public purpose" as that term is defined in Section 67.04(1)(b), Wisconsin Statutes.

NOW, THEREFORE, BE IT RESOLVED by the County Board of Supervisors of the County that:

<u>Section 1. Combination of Issues</u>. The issues referred to above are hereby combined into one issue of bonds designated "General Obligation Corporate Purpose Bonds" (the "Bonds") in an amount not to exceed $7,830,000 for the purposes above specified.

<u>Section 2. Sale of the Bonds</u>. The County Board of Supervisors hereby authorizes and directs that the Bonds be offered for public sale. At a subsequent meeting, the County Board of Supervisors shall consider such bids for the Bonds as may have been received and take action thereon.

<u>Section 3. Notice of Sale</u>. The County Clerk (in consultation with Robert W. Baird & Co. Incorporated ("Baird")) be and hereby is directed to cause notice of the sale of the Bonds to be disseminated in such manner and at such times as the County Clerk may determine and to cause copies of a complete Official Notice of Sale and other pertinent data to be forwarded to interested bidders as the County Clerk may determine.

<u>Section 4. Official Statement</u>. The County Clerk (in consultation with Baird) shall cause an Official Statement to be prepared and distributed. The appropriate County officials shall determine when the Official Statement is final for purposes of Securities and Exchange Commission Rule 15c2-12 and shall certify said Official Statement, such certification to constitute full authorization of such Official Statement under this resolution.

Dated at Port Washington, Wisconsin, this 17th day of March 2021.

SUMMARY: Resolution Providing for The Sale of Not to Exceed $7,830,000 General Obligation Corporate Purpose Bonds.

VOTE REQUIRED: Three-Quarters of Members Elect

EXECUTIVE COMMITTEE

Executive Committee

AGENDA INFORMATION SHEET

AGENDA DATE: **March 17, 2021**
DEPARTMENT: **Administrator**
DIRECTOR: **Jason Dzwinel**
PREPARER: **Jason Dzwinel**

Agenda Summary Resolution Providing for the Sale of Not to Exceed $7,830,000 General Obligation Corporate Purpose Bonds

BACKGROUND INFORMATION: The County has an opportunity to restructure the current debt portfolio with a refinancing of the current radio lease and the 2013 Capital Note leveraging the historically low interest rates on general obligation long-term debt to fund a backlog of large scale building projects and fund an intergovernmental obligation to contribute $1.8 million to construct a freeway interchange on I-43.

Radio Lease: Refinance amount $1,965,000 - 10 year level repayment schedule with an examination of shorter term to maximize repayment.

Refinance 2022 & 2023 principal payments that are callable from the 2013 GO debt $1,530,000 over 10 years.

Capital Projects:

- Cover Bridge Shelter: $500,000
- Lions Den Shelter: $500,000
- Parks Storage Building: $800,000
- Sheriff Storage Building: $1,000,000
- Project Contingency: $235,000

Highland Interchange Road Work: $1,300,000

The above should be $4,335,000 with a 20 year repayment schedule with no payments in 2021. The new total to issue would be approximately $7,830,000 ($3,495,000 refinance and $4,335,000 new money)

ANALYSIS:

Project Backlog: The county has 5 large scale capital projects that were planned for review and approval in Q3 2021.

Interest Rates: The recent refinancing of debt allowed the county to receive historically low bids for borrowing.

Budget Strategy: A comprehensive package of further refinancing and borrowing will allow the county to manage debt and taxes.

FISCAL IMPACT: The proposed debt approach saves $1.2M in 2022 and 2023, these savings can be placed in Project Fund, levy reduction or project risk mitigation.

DEBT LEVY REQUIREMENT 2021-2031

	CURRENT DEBT LEVY	PROPOSED DEBT LEVY	+/-
2021	$1,800,000	$1,800,000	$0
2022	$1,800,000	$1,200,000	-$600,000
2023	$1,800,000	$1,200,000	-$600,000
2024	$1,000,000	$1,300,000	$300,000
2025	$1,000,000	$1,300,000	$300,000
2026	$1,000,000	$1,300,000	$300,000
2027	$1,000,000	$1,300,000	$300,000
2028	$700,000	$1,300,000	$600,000
2029	$700,000	$1,300,000	$600,000
2030	$300,000	$900,000	$600,000
2031	$300,000	$900,000	$600,000

The proposed approach brings debt levy to 2013 levels.

DEBT LEVY 2013-2023

	DEBT LEVY
2013	$1,100,000
2014	$1,900,000
2015	$1,900,000
2016	$1,900,000
2017	$1,900,000
2018	$2,300,000
2019	$2,500,000
2020	$2,300,000
2021	$1,800,000
2022	$1,200,000
2023	$1,300,000

RECOMMENDED MOTION: Approve the proposed debt restructure and capital improvement general obligation debt.

ATTACHMENTS:

- Long Term Debt Analysis (PDF)

Ozaukee County

2021 Long Term Debt Analysis

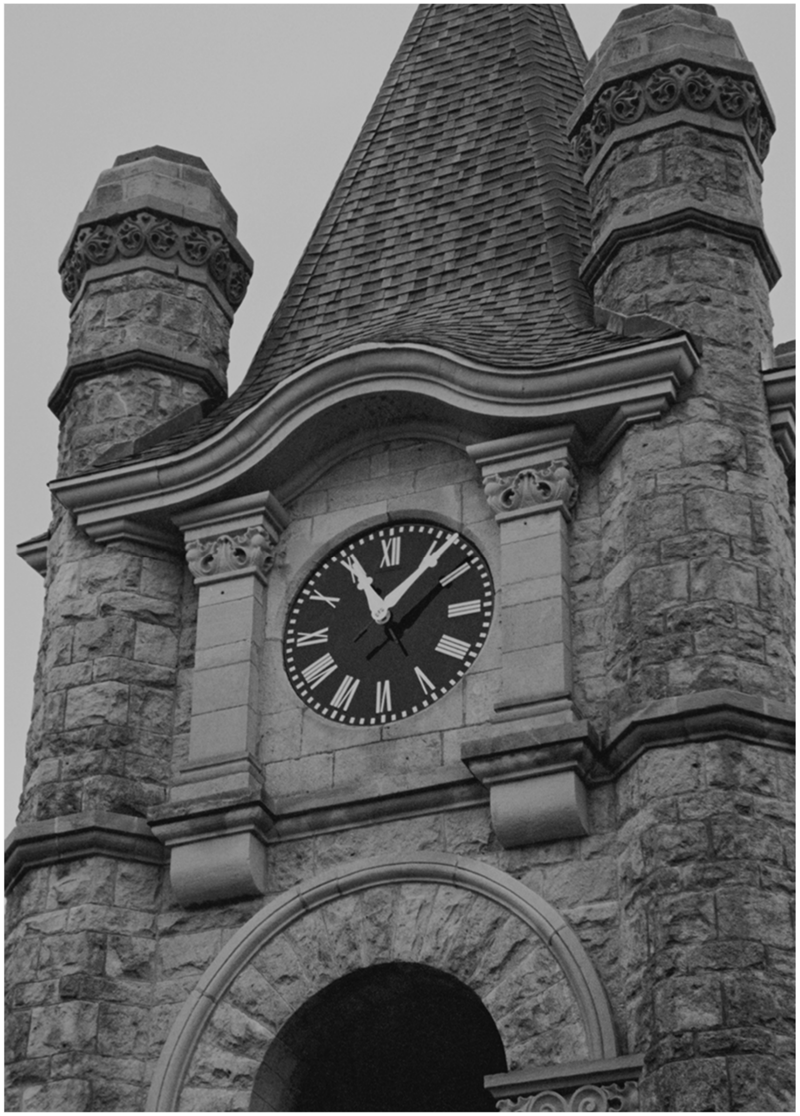
March 2021

Assessing the Risk Assumption of Agility versus Seeking the Best Estimates

- Act with quickly to sieze historically low interest rates
- Expend time and resources to best understand construction costs of identified projects


Policy Consideration

Long term interest rates are at historic lows, should the county proceed quickly with a refinancing and debt issuance to maximize savings?



Agility Provides Budget Management

Maximizing on low rates provides the highest level of tax levy reduction

Project Backlog

The county has 5 large scale capital projects that were planned for review and approval in Q3 2021.

Interest Rates

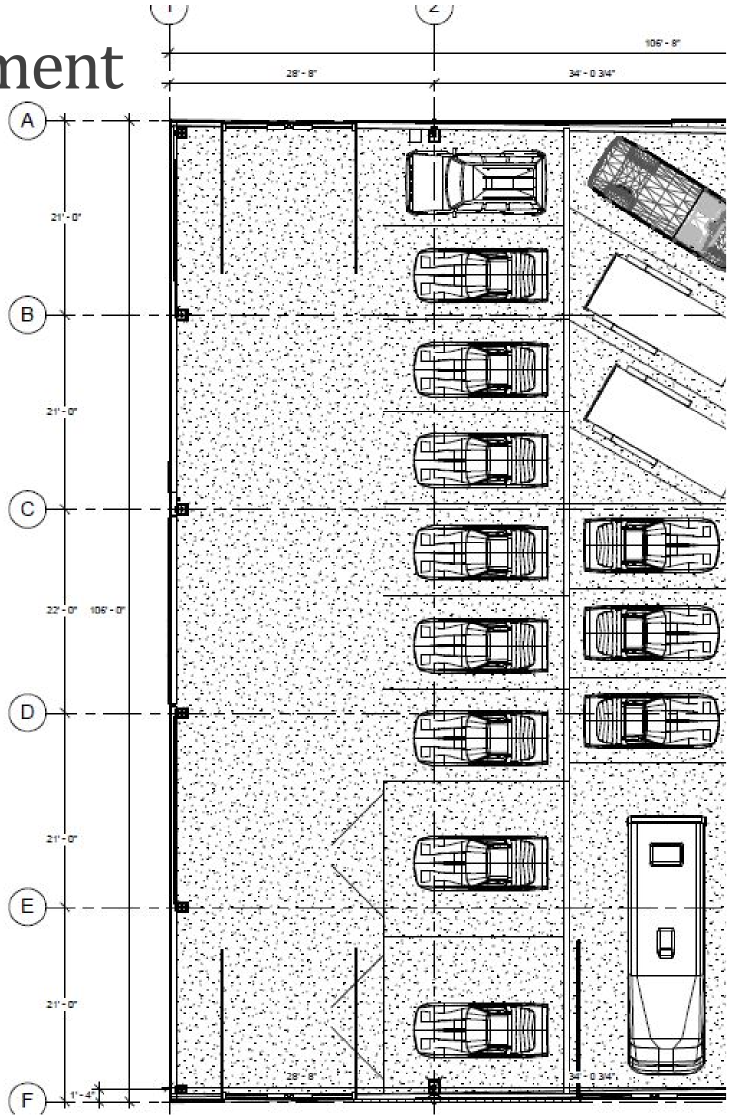
The recent refinancing of debt allowed the county to receive historically low bids for borrowing.

Budget Strategy

A comprehensive package of further refinancing and borrowing will allow the county to manage debt and taxes

Project Estimates Providing Budget Management

Maximizing engineering and design for best budget estimates



Project Backlog

The county has 5 large scale capital projects that were planned for approval in Q3 2021.

Best Estimates

Expending additional funds for E&D will provide cost estimates with higher confidence.

Budget Strategy

Assess interest rate risk against potential savings achieved with detailed estimates.

Proposed Refinancing and Borrowing Strategy

Radio Lease

Refinance Radio Lease extending term 3 years and lowering payments

2013 Capital Debt

Refinance 2013 Capital extending term 8 years to create debt capacity for new borrowing

Fairgrounds Refinancing

Leverage savings from previous refinancing

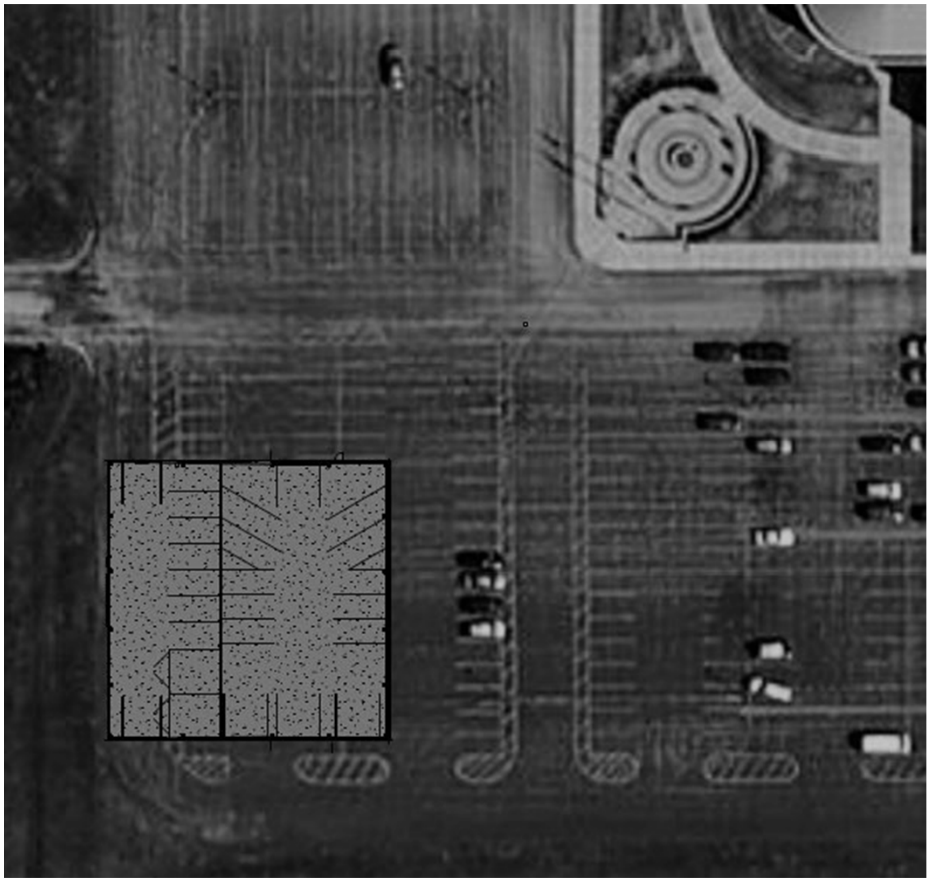
Large Projects

Complete backlog of current projects

Large Scale Projects

Discussion of identified projects

Justice Center Storage - $1.0M



Construction of 12,000 sf Storage and Training Facility at Justice Center

- Consolidation of Assets
- Higher Security
- Paid and Highway Storage

Level of Planning and Risks

- Preliminary estimates with E&D
- Wetland delineation
- Location undetermined
- Sheriff's Reserve funds for risk mitigation or debt payment

Parks Maintenance and Storage - $800,000

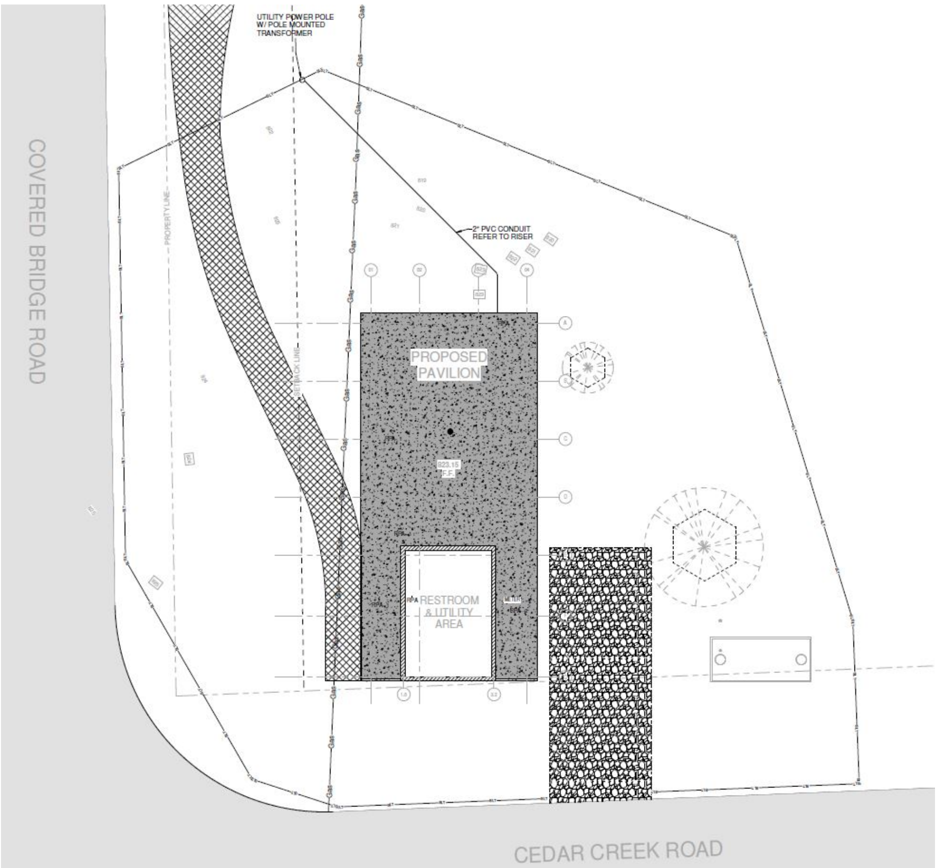
Construction of a 5,000 sf maintenance and storage facility for Parks and Golf Operations

- Restrooms for staff and future campground development
- Plans for expansion
- Improved sanitation for Pioneer Village events

Level of Planning and Risks

- Preliminary estimates with E&D
- Fill for building from Little Menomonee Project
- Separate policy discussion on campgrounds
- Golf reserve available for any budgetary issues
- Flexibility with Enterprise fund debt repayment

Covered Bridge Park Pavilion - $500,000



Construction of a park pavilion in Covered Bridge Park

- Satisfies WIDNR requirements for restroom facility
- Equipment storage
- Rental revenues

Level of Planning and Risks

- Full plan set developed in 2018
- Project Reserve funds available for budgetary issues

Lion's Den Park Pavilion - $500,000

- **Construction of Parks facility and restrooms at Lion's Den**
  - High level need for county's most popular park
  - Capital request for 15-plus years
- **Level of Planning and Risks**
  - Low level of E&D for necessary public improvement
  - Covered Bridge pavilion used for estimates
  - No site selection
  - Coordination with Land Trust

Highland Road Interchange - $1,300,000

Funds to construct I-43 interchange at Highland Road

- Intergovernmental agreement in 2014 committed county to NTE $1,725,000 for interchange
- $485,000 available from land sale at STH 33 and CTH LL intersection

Level of Planning and Risks

- WIDOT Planning
- Not to exceed amount
- 3 years to expend funds

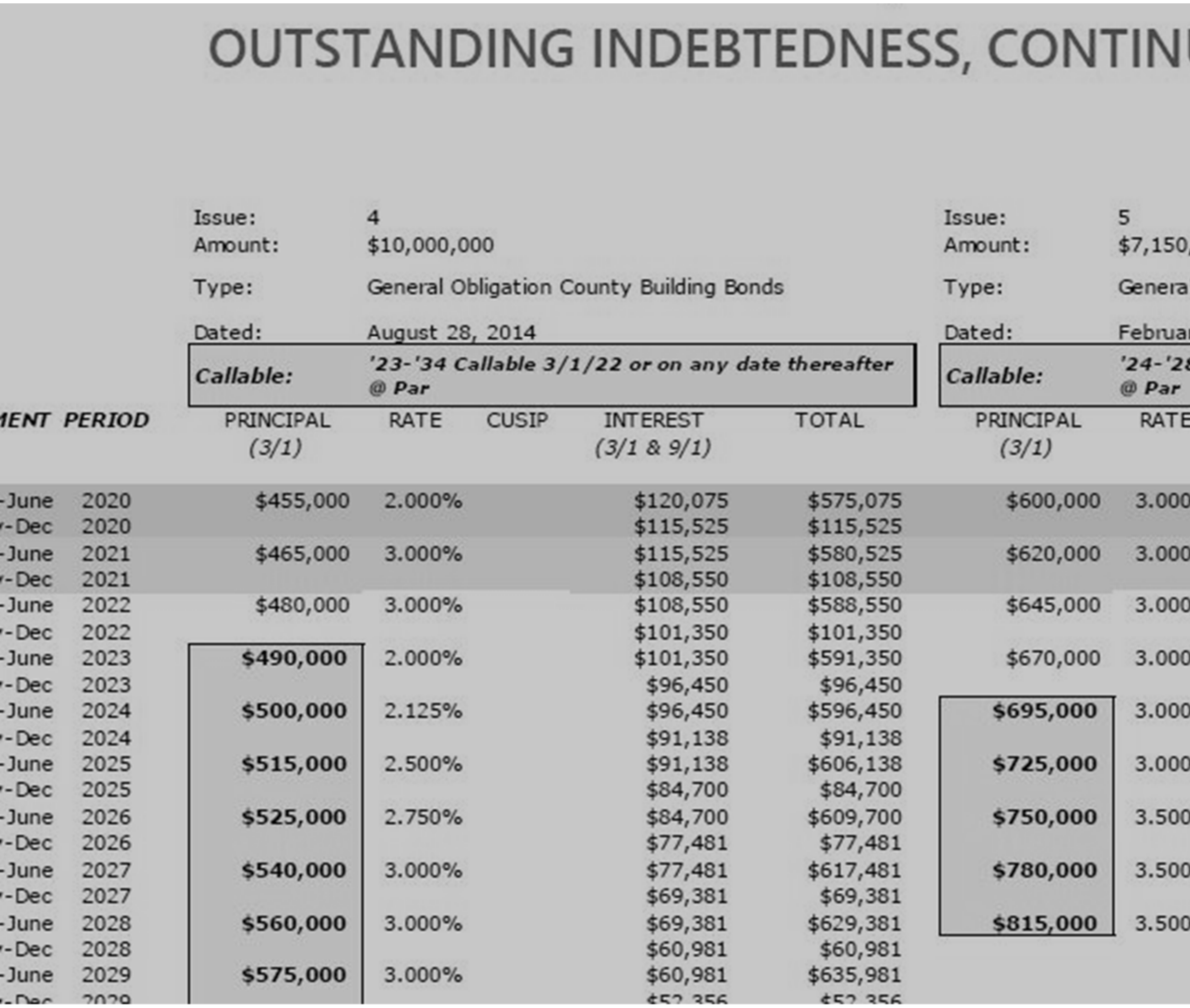
Add Alternative 1 – Waubeka Highway Shop

Highway Department Waubeka Highway Shop

- Upgrades needed to facility to allow for equipment storage and safety
- Public Work Committee approved E&D study to estimate costs
  - Same E&D Firm for Parks and Justice Center Storage

Level of Planning and Risks

- High level cost estimate to assess viability in current borrowing effort



OUTSTANDING INDEBTEDNESS, CONTIN

Issue: 4
Amount: $10,000,000
Type: General Obligation County Building Bonds
Dated: August 28, 2014
Callable: *'23-'34 Callable 3/1/22 or on any date thereafter @ Par*

Issue: 5
Amount: $7,150,
Type: General
Dated: Februar
Callable: *'24-'28 @ Par*

MENT PERIOD		PRINCIPAL (3/1)	RATE	CUSIP	INTEREST (3/1 & 9/1)	TOTAL	PRINCIPAL (3/1)	RATE
-June	2020	$455,000	2.000%		$120,075	$575,075	$600,000	3.000
-Dec	2020				$115,525	$115,525		
-June	2021	$465,000	3.000%		$115,525	$580,525	$620,000	3.000
-Dec	2021				$108,550	$108,550		
-June	2022	$480,000	3.000%		$108,550	$588,550	$645,000	3.000
-Dec	2022				$101,350	$101,350		
-June	2023	**$490,000**	2.000%		$101,350	$591,350	$670,000	3.000
-Dec	2023				$96,450	$96,450		
-June	2024	**$500,000**	2.125%		$96,450	$596,450	**$695,000**	3.000
-Dec	2024				$91,138	$91,138		
-June	2025	**$515,000**	2.500%		$91,138	$606,138	**$725,000**	3.000
-Dec	2025				$84,700	$84,700		
-June	2026	**$525,000**	2.750%		$84,700	$609,700	**$750,000**	3.500
-Dec	2026				$77,481	$77,481		
-June	2027	**$540,000**	3.000%		$77,481	$617,481	**$780,000**	3.500
-Dec	2027				$69,381	$69,381		
-June	2028	**$560,000**	3.000%		$69,381	$629,381	**$815,000**	3.500
-Dec	2028				$60,981	$60,981		
-June	2029	**$575,000**	3.000%		$60,981	$635,981		
-Dec	2029				$52,356	$52,356		

Refinancing and Debt

Discussion of refinancing and borrowing approach

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Refinancing and New Borrowing

Refinancing Radio Lease

- $3M Vendor Lease to fund first phase of Radio Project
- 3.09% Interest Rate and Prepayment Penalty
- $140,000 savings in first two years
- 4 year team extension

Refinancing 2013 Debt

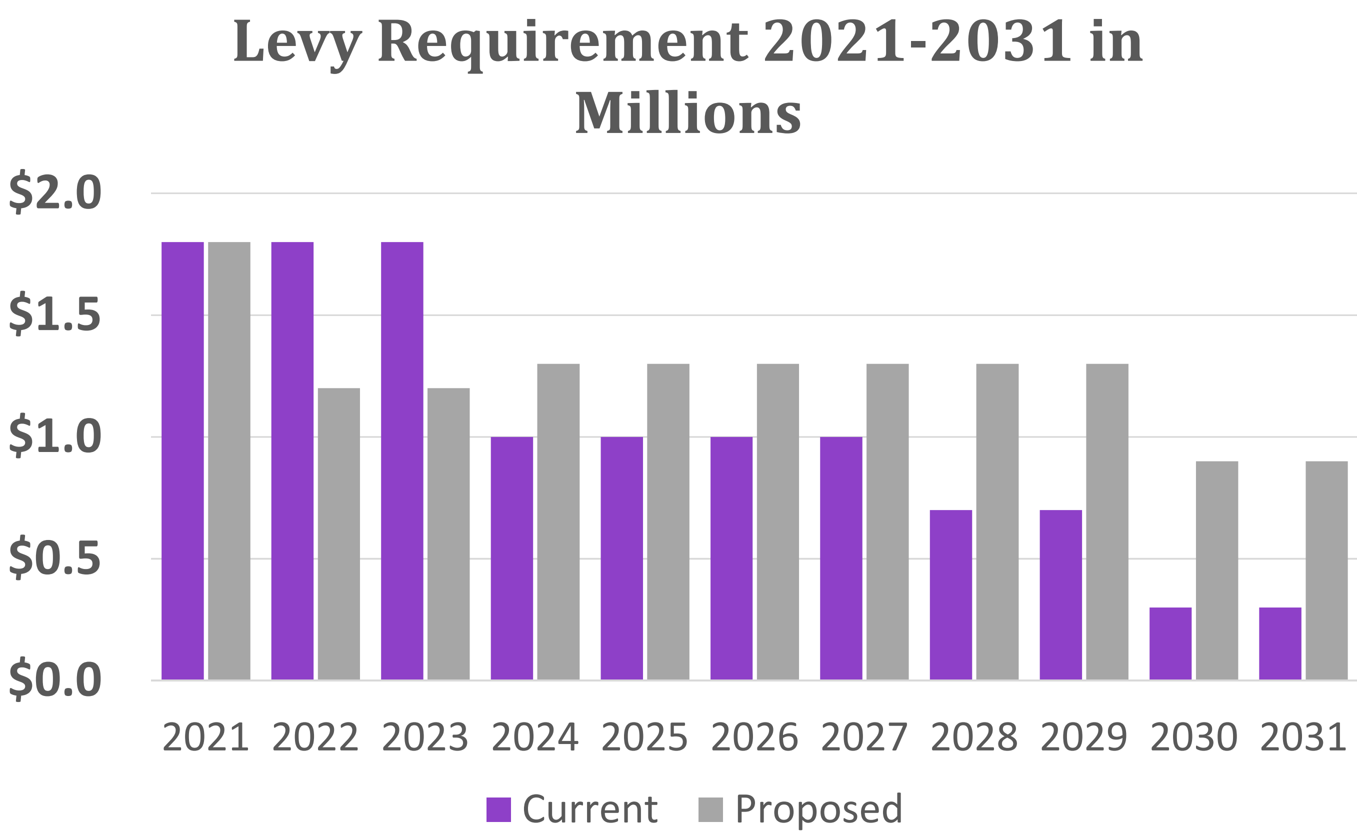
- $4.6M 2013 Note for Project Backlog
- 2.625% Interest Rate
- $600,000 in initial savings
- 8 year term extension
- $10,000 cost for 10 years - $1,000 annually

Debt for New Projects

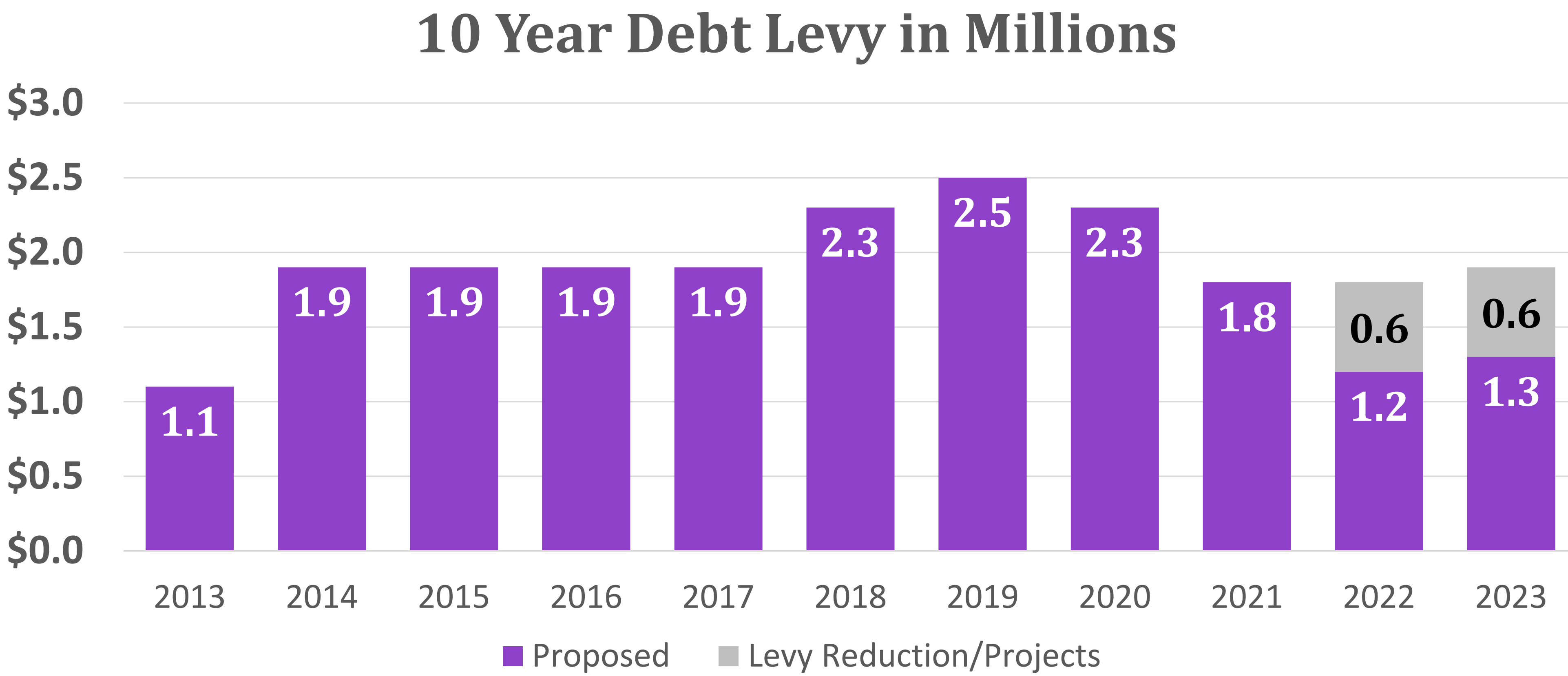
- $4.1M new debt for identified Capital Projects
- "Feathering" in new debt with 2013 Debt payment
- $225,000 in increased debt levy 2024-2041

Proposed Debt Approach

- **The proposed debt approach saves $1.2M in 2022 and 2023**
  - Savings can be placed in Project Fund, Levy Reduction or Project Risk Mitigation
  - $10,000 cost 2022-2032 for extension of Radio Lease and 2013 Debt

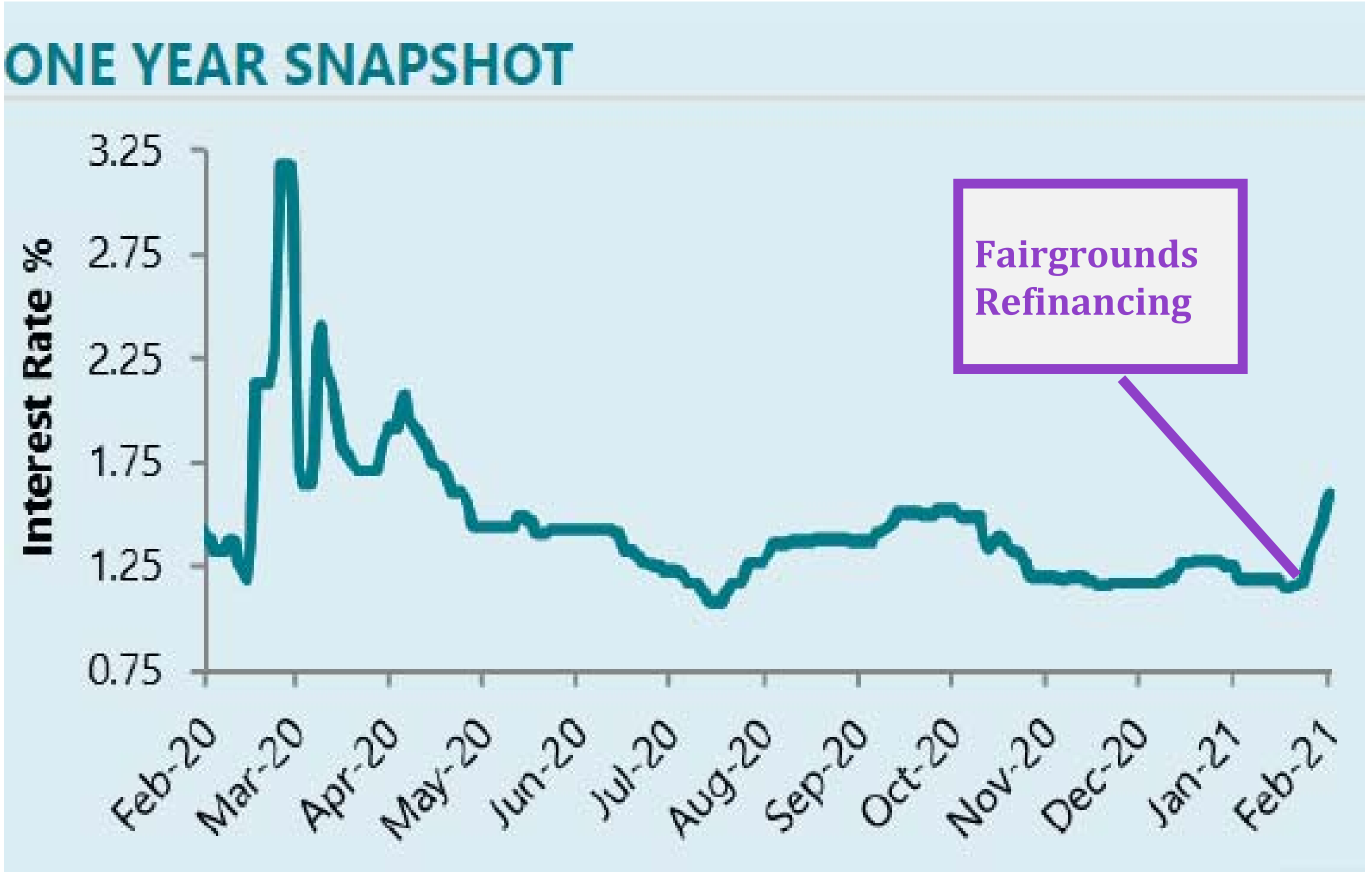


Proposed Approach Brings Debt Levy to 2013 Levels



What if? Finalize full Design and Costs?

- **10% estimate for Design - $280,000 from reserves**
- **Risk of rate increase**
  - Estimated impact of 0.5% is $350,000
  - Rates have increase 0.2% since Fairgrounds Refinancing



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Policy Questions?

Does the County Board wish to Refinance the Current Radio Lease and 2013 Debt?

Does the County Board wish to address the backlog of Large Scale Capital Projects?

Is the County Boarc comfortable with cost estimates and agile schedule?

Schedule of Approval- ¾ Vote Required for Approval

March 17	April 6	April 7
Initial Resolution to approve	Bond Sale	County Board Approves
3/4 Vote of Members Elect	Staff and Bond Counsel Assess Market- can postpone sale	Board may vote down sale bond sale rates are unacceptable