

**CITY OF PLYMOUTH, WISCONSIN
TUESDAY, JUNE 25, 2024 COMMITTEE OF THE WHOLE MEETING
IMMEDIATELY FOLLOWING THE FINANCE & PERSONNEL COMMITTEE MEETING,
COUNCIL CHAMBERS
CITY HALL, 128 SMITH STREET**

AGENDA

- 1. Call to Order and Roll Call**
- 2. Approve the Minutes from May 28, 2024**
- 3. Discussion Regarding Filing of Electric Conventional Rate Case**
- 4. Introduction and Discussion on Future Library Project**
- 5. Adjourn**

It is likely a quorum of members of other governmental bodies of the municipality may be in attendance at the above stated meeting to gather information. No action will be taken by any governmental body at the above stated meeting other than the governmental body specifically referred to above in this notice.

Please note that, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, please contact the City of Plymouth ADA Coordinator Leah Federwisch, located in the Plymouth Utilities office at 900 County Road PP, Plymouth, WI or call 920-893-3853.

CITY OF PLYMOUTH, WISCONSIN
TUESDAY, MAY 28, 2024 COMMITTEE OF THE WHOLE MEETING
CITY HALL, 128 SMITH STREET

UNOFFICIAL MINUTES

1. **Call to Order and Roll Call:** Mayor Pohlman called the meeting to order at 6:30 PM. On the call of the roll the following were present: Jeff Tauscheck, Angie Matzdorf, Diane Gilson, Mike Penkwitz, Dave Herrmann, Greg Hildebrand and John Binder. Also present were: City Administrator/Utilities Manager Tim Blakeslee, Dave Augustin IT Manager, Department of Public Works Director Cathy Austin, Police Chief Ken Ruggles, and City Clerk Anna Voigt.
2. **Approve the Minutes from May 14, 2024:** Motion was made by Hildebrand/Tauscheck to approve the minutes from May 14. Upon the call of the roll, all voted aye. Motion carried.
3. **Discussion and Recommendation of Replacement Battery Backup System:** City Administrator/Utilities Manager Blakeslee said the Plymouth Utilities Building is beginning to show signs of aging, with components needing repair or replacement. Specifically, battery backup system and charger unit have deteriorated over time and is in need of replacement. This system is crucial as it provides emergency backup power to the Utilities Building and supports the City/Utility network and servers. There are two options for replacing the battery backup system the 4-hour backup is \$90,998.24 and the 8-hour backup, which is the current backup, is \$114,673.28. A majority of the Council agreed that 8-hour backup would be the best option.
4. **Discussion and Recommendation for Floodplain Ordinance:** Director of Public Works Cathy Austin explained that the city was notified by the DNR that FEMA recently updated some of the Flood Insurance Rate Maps and the entire Flood Insurance Study for Sheboygan County. For the City of Plymouth, the Maps remain unchanged and only the Flood Insurance Study for Sheboygan County was updated. In order to continue to be eligible for floodplain insurance under National Flood Insurance Plan, the City's floodplain ordinance must be updated. Unlike the other changes, this change is left up to the Municipality. Municipalities can choose to incorporate ACT 175 or not to incorporate it. If Act 175 is incorporated nonconforming structures are not subject to a cost-based restriction, but are still subject to all other non-cost-based regulations and living space is elevated to at or above flood elevation. If Act 175 is not incorporated no modifications, additions, or repairs can be made on a structure in the floodway if cost exceeds 50% of the present equalized value and if structure in a floodway is substantially damaged by a flood, it must be removed from the floodway. Motion was by Hildebrand/Matzdorf to recommend Council include ACT 175. Upon the call of the roll, Herrmann, Matzdorf, Binder, Penkwitz, Gilson, Tauscheck, and Hildebrand voted aye. Nelson voted nay. Motion carried.
5. **Demonstration of Online Strategic Plan:** IT Manager Augustin did a demonstration of what the online strategic plan will look like when on the website.

6. **Adjourn:** Motion was made by Herrmann/Binder to adjourn the meeting. A unanimous aye vote was cast. Motion carried.

Plymouth Utilities
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Plymouth, WI 53073-0277



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DATE: June 25, 2024
TO: Committee of the Whole
FROM: Chris Russo, Finance Director
RE: Discussion regarding Filing of Electric Conventional Rate Case

Background:

On July 9th, WPPI will be presenting an electric conventional rate case. If approved by council, this electric rate case will be filed with the Wisconsin Public Service Commission (PSC) for the purpose of updating our electric tariffs and service rules, along with increasing electric rates. Unlike the simplified rate case most recently filed by water, the conventional rate case will require a lengthier review by the PSC, with the PSC ultimately setting the rate increase. Electric utilities do not have the option to file a simplified rate.

As costs and lead times have continued to sharply rise over the past few years, Plymouth Utilities has continued to monitor and evaluate the need for a rate increase. Below are few points to note about this rate case:

- The PSC currently has a recommended rate of return of 6.5 percent. Our current rate of return for 2023 was 2.75 percent.
- Rates have not increased since 2015. The last electric rate case filed by Plymouth Utilities went into effect on May 26, 2015. From 2003 to 2015, Electric rates cases were filed every 4 years.
- Many of our crucial inventory materials have doubled to tripled in cost since 2019, and many those items now have lead times of over a year.
- Since the last rate increase in 2015, we have continuously made improvements to our service territory, with notable upgrades to Substations 2 and 4.
- This electric rate case will have a test year of 2024.
- All costs related to Substation 5 in the town of Mitchell will not be included in this rate case.

Recommendation:

No action needed at this time.



DATE: June 19, 2024
TO: Committee of the Whole
FROM: Tim Blakeslee, City Administrator Utilities Manager
RE: Introduction and Discussion on Future Library Project

Background: The 2024 Budget included funding for the Library to conduct a space needs analysis. The project was funded one-third by the City and two-thirds by the Library Foundation. The goal, as stated in the RFP, was to include initial concept design options and provide cost estimates for the remodeling and/or expansion of the library at its current location for the next 20 years. Throughout the spring and summer, the Plymouth Library, their selected consultant FEH, and a task force of citizen volunteers, reviewed needed upgrades/updates of the current space and developed initial concepts.

Concept Discussion: At the meeting tonight, Library Director Jochman and FEH will discuss the focus of the project and review various concepts with the Committee of the Whole. The Committee should discuss and review the various options and provide feedback to the Library and FEH. Please remember that these are initial starting points and will be further revised and refined. Please find an initial background presentation from Director Jochman attached at Attachment 1.

Analysis: FEH's review determined that the current Library building needs approximately \$1.986 million in upgrades and repairs (categorized as urgent, required, and recommended). The FEH Plymouth Public Library Facility Assessment can be found as Attachment 2. Additionally, FEH's review determined the Library is 8,269 sq ft too small for the service population based on national standards. The space needs assessment can be found as Attachment 3.

Initial Concepts: Through several design sessions, FEH developed a number of concepts for consideration. The full list of concepts can be found on the following website: <https://fehdesignsparks.com/plymouth-public-library/>. The two favorite concepts of the task force were Option 7B (a new location on Reed St) and Option F (restructuring Division St).



This past week, FEH developed an alternative Option F.1 (pictured to the right). This option does not close Division Street but instead expands the Library into the alley and road right of way.

Cost Estimates: The cost estimates from the architect for the various proposals can be found in Attachment 4.

- Option 7B is estimated at \$13.86 million
- Option F is estimated at \$13.2 million
 - Option F does include a phased option as well. Phase 1 is \$7.34 million. This is the addition only and does not include current building modifications.
- Option F.1 did not have a cost estimate at the time of this memo.
- Sample operating costs of the various options are included as Attachment 5



Community Survey: The Library Board has released a community survey to get additional community feedback. These results were not yet available at the time this memo was written but should be available by the meeting. This survey was primarily shared online but was also available to be completed at the Library.

Outstanding Questions: City Staff reviewed the proposals and had a number of unresolved questions about each proposal. These questions are not intended to rule out any option but to provide thoughts that the Common Council should consider during the discussion. The consultant may potentially address these at the meeting. Staff would recommend additional stakeholder meetings and/or potentially an open house based on the feedback received tonight.

Option 7B:

- Is there community support to move the Library from Downtown?
- Is the local residential neighborhood in favor of the Library moving to this location?
- There is a private sanitary lateral from the current building. Will this need to be upgraded?
- Stormwater management will be required.
- Need to confirm property line setbacks from neighboring properties.

Option F:

- What is the feasibility and acceptability for businesses on closing/rerouting Division Street?
- Public underground utilities would need to be moved. Further analysis would be needed to review costs to confirm accuracy.
- This option needs ability to turn around on Division St. for drivers and emergency vehicles. Does a cul-de-sac need to be added?
- As designed, the parking lot/one way area will be become a cut through and poses safety concerns with people crossing and backing out of the parking lot. Is there a potential to reconfigure this?
- The alley is not built for two-way through traffic or turn around traffic. If it is made one-way who will enforce? Is it better to abandon the alley?
- Is there a gain or loss in parking stalls?
- Is disturbed area more than one acre (Which then would require stormwater management)?
- What is the distance between exit of the parking lot and the turn into north section of division street? Could the parking lot entrance/exit be only on Main Street?
- Is there a need for a firewall between the buildings? Are sprinklers required?

Option F.1:

- Discussion on process with City Attorney to utilizing roadway right of way and abandoning an alley is needed. (continued on next page)

- What is the impact on the Frontier building to the south as there appears to be glass windows in the alley. How close to the Frontier building can the expansion of the Library be?
- Need to confirm that the fire department has access they would need.
- Does this proposal avoid underground infrastructure in the area?
- What is the estimated cost on the proposal?
- Are there ways to stay in the current parcel or expand west without impacting utilities or right of way?

Grant Discussion: In addition, the State of Wisconsin has a grant opportunity for public libraries and community centers with a maximum grant amount of up to \$4.25 million Flexible Facilities Grant. Per the Grant FAQ for a project below \$4.25 million, matching funds are not required and applications will receive full points for match funding. Should a project be greater than \$4.25 million the local match/balance of funding must be committed or in hand. The City does not have the funds on hand to commit matching dollars mid-budget cycle for a large-scale project.

If the committee does not have a design that is preferred, it does appear there is a grant amendment process (but it is not guaranteed). The committee could recommend a grant application to see if funding can be received regardless of having committed matching funds or a preferred design and go through the amendment process when more details are finalized. If funding is received, Council would need to evaluate moving forward with project as part of the budgeting process while factoring the other needs of the City. The Committee of the Whole should provide direction based on the presentation today regarding willingness to apply for a potential grant as this application is due July 11, 2024.

Levy/Taxpayer Impact: In Attachment 6, Ehlers prepared a sample yearly taxpayer impact for a home valued at \$250,000 based whether grant is received or is not received. In Attachment 7, Ehlers prepared sample levy impact amortization schedule for review based on the various options. Since this project is at a preliminary stage, these are estimates only.

Recommendation: The Committee should discuss and provide feedback on the provided concepts. The Committee should also discuss the option of potentially applying for the Flexible Facilities Grant.

LIBRARY EXPANSION PROJECT





“It is generally recognized that library buildings should be planned to meet the needs of the users for the next 20 years.”

**Library Director Ann Krueger,
Building Program 1987**

Known Needs

Small Meeting Space



In a 2022 community survey, community Member's top priority for improving the physical space of the library was to add quiet study space. Since January we have had 43 questions about small study rooms.

Program Space



During Summer Reading Events we often reach or exceed room capacity. We don't have the ability to offer multiple events at the same time. We often have to deny community requests for the meeting room due to library events.

Lobby Redesign



The stairs present a barrier to line of sight for staff safety and patrons sometimes don't realize we have an elevator and struggle up the stairs.

Known Needs

ADA Upgrades



The bathrooms don't have powered doors, the stalls are not ADA compliant, there is a ramp that needs a handrail to get to the bathrooms.

Elevator



The elevator has reached the point where we may struggle to order parts as they break. There is a timing mechanism that we can't change based upon how it was installed in 1988. It can't accommodate a gurney if there is an emergency upstairs.

Desk/Workspace Redesign



The service desks and workspaces are large and unwelcoming. They were installed before computers were commonly used and well before RFID pads existed. They do not work well for our current workflows and needs.

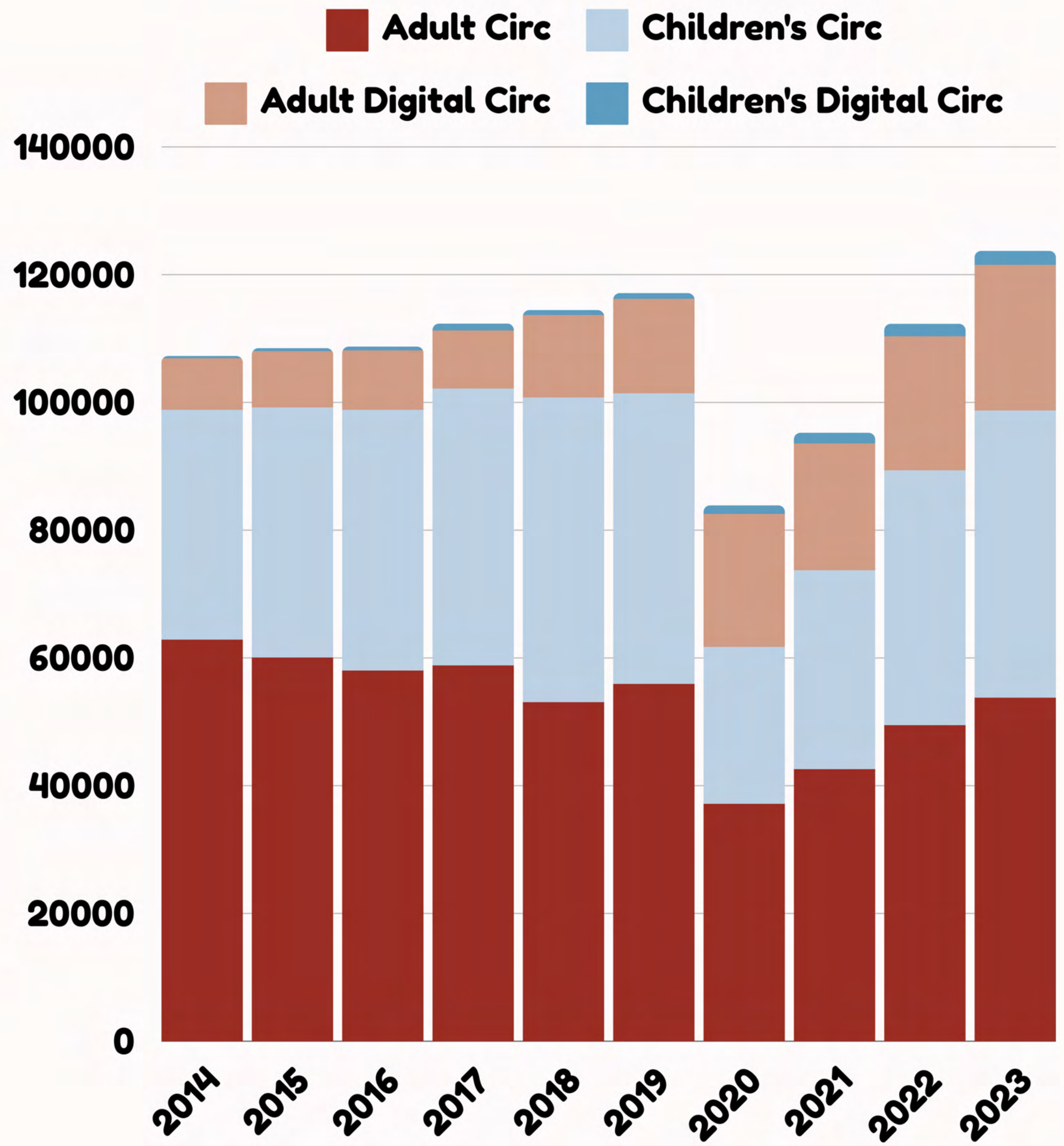
TRENDS IN LIBRARY USE



PLYMOUTH PUBLIC LIBRARY

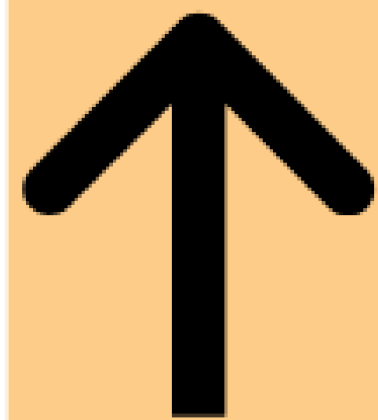
Checkouts

Checkout of total physical library materials has remained steady for the last decade. Checkout of movies, music, and has decreased with the rise in streaming services. Checkout of print materials has increased slightly. To compare, 58,994 books were checked out in 2014, compared to 69,108 in 2023. Digital material checkout has increased significantly.



Use of the Library Space

Comparing 2023 to 2022



21%
increase
in library
visits

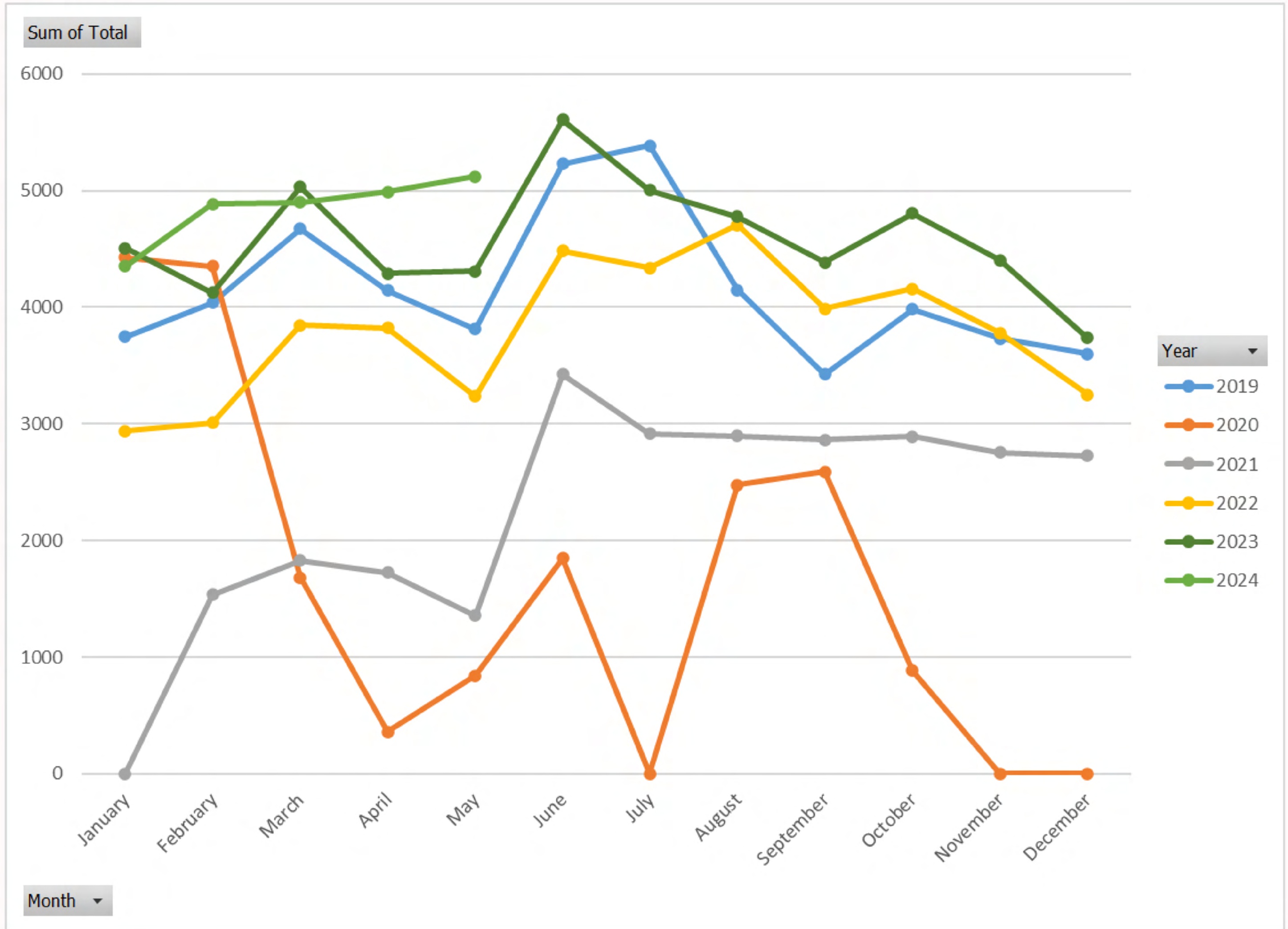


70%
increase
in WIFI
use



72%
increase in
program
attendance

Door Count by Month 2019-2023



Exploring Options

- The Library Board sought proposals for a space needs study and hired FEH Design in February 2024
- Planning with the public started in April to come up with creative solutions to meeting the community's needs for the next 20+ years.
- In May the State of Wisconsin announced a grant program with \$107 Million of funding for libraries and community centers. Applications are due July 11.



Plymouth Public Library Facility Assessment

4/1/2024



DESCRIPTION	LIFESPAN (YEARS)	YEAR REPLACED	QUANTITY	#/UNIT	COST	PHOTO REFERENCE	URGENT (SAFETY/CODE)	REQUIRED (LIFE/SANITARIAN/PERFORMANCE)	RECOMMENDED (FUNCTIONAL/ESTHETIC)
							X1	X2	X3
03 CONCRETE									
ENTRY SIDEWALK & PARKING - SAFETY REPAIRS	25		1,200 SF	15	\$18,000	3A	X1		
PATCHING OF PRE-CAST BLDG SILLS & BANDING	N/A		500 SF	30	\$15,000	3B		X2	
04 MASONRY									
TUCKPOINTING - RETAINING WALLS & 1915 FACADE	25		2,500 SF	5	\$12,500	4A		X2	
MORTAR JOINTS - CHIMNEY	25	2 (2022)							
05 METALS									
HANDRAILS AT ALL STAIRS/RAMPS	N/A		100 LF	80	\$8,000	5A	X1		
06 WOOD, PLASTICS & COMPOSITES									
EXTERIOR TRIM/MOULDING/FASCIA BOARDS	25-75		500 LF	13	\$6,500	6A		X2	
07 THERMAL AND MOISTURE PROTECTION									
ROOF - COMPOSITE SHINGLE	15	15 (2009)	9,500 SF	5	\$47,500	7A		X2	
ROOF - GUTTER & DOWNSPOUTS	20		500 LF	10	\$5,000	7B	X1		
GENERAL CAULK & SEALANT REPLACEMENT	8		500 LF	8	\$4,000	7C		X2	
WATERPROOFING & EXCAVATION & 1915 BLDG CORNER	N/A		1,000 LF	7	\$7,000	7D	X1		
08 OPENINGS									
WOOD WINDOWS	30		70 EA	550	\$38,500	8A	X1		
INTERIOR WOOD DOORS - HARDWARE	30		30 EA	450	\$13,500	8B	X1		
09 FINISHES									
FLOORING - CARPET	10	10 (2014)	15,000 SF	5	\$75,000	9A		X2	
FLOORING - TILE	35		500 SF	20	\$10,000	9B		X2	
INTERIOR PAINT - WALLS	10		16,790 SF	3	\$50,370	9C		X2	
INTERIOR STAIN - TRIM	5		16,790 SF	0.5	\$8,395	9D		X2	
CEILING - ACOUSTIC TILE	25		16,790 SF	10.0	\$167,900	9E		X2	
LAMINATE COUNTERTOPS & CABINETS	20		120 LF	250.0	\$30,000	9F		X2	
WALK-OFF MAT - ENTRY VESTIBULE	10		40 SF	14.0	\$560	9G		X2	
EXTERIOR PAINT - STEEL GATES, GAS MANIFOLD	10		500 SF	3	\$1,500	9H		X2	
EXTERIOR PAINT - RAKES/FASCIAS/SOFFITS	10		1,000 SF	3	\$3,000	9I		X2	
GYPSTUM BOARD - WALL REPAIR AT CHILDREN'S AREA	N/A		64 SF	50	\$3,200	9K		X2	
10 SPECIALTIES									
RESTROOMS - FULL COMPLIANCE & CODE RENOVATION	20		500 SF	300	\$150,000	10A	X1		
PIT AREA AT CHILDREN'S - SAFETY RENOVATION	N/A		375 SF	150	\$56,250	10B	X1		
RAMP AREA AT CORRIDOR - SAFETY RENOVATION	N/A		375 SF	150	\$56,250	10C	X1		
EGRESS STAIR TREADS AT 1915 BLDG	N/A		100 SF	100	\$10,000	10D	X1		
12 FURNISHINGS									
FURNITURE - STAFF AREAS	10		2,725 SF	30	\$81,750	12A		X2	
FURNITURE - COLLECTIONS/READING AREAS	10	3 (2021)	9,195 SF	30	\$275,850	12B			X3
FURNITURE - MEETING ROOM	10		1,135 SF	30	\$34,050	12C			X3
14 CONVEYING EQUIPMENT									
ELEVATOR	25		1 EA	120,000	\$120,000	14A	X1		
22 PLUMBING									
LIFE SAFETY - SPRINKLER SYSTEM	35		6,000 SF	6.0	\$36,000	22A	X1		
WATER HEATER	10	7 (2017)	1 EA	3,000.0	\$3,000	22B			X3
PENDING FURTHER REVIEW									
23 HVAC									
A/C CONDENSER UNITS	15	19 (2005)	1 EA	1,000	\$1,000	23A		X2	
FURNACE 1 & 2	18	11 (2013)							
FURNACE 3 & 4	18	3 (2021)							
FURNACE 5, 6, 7	18	10 (2014)							
PENDING FURTHER REVIEW									
26 ELECTRICAL									
LIGHTING - FLUORESCENT CANS/LINEARS	20		16,790 SF	10.0	\$167,900	26A		X2	
LIGHTING - LED PENDANTS UPPER FLOOR	20	2 (2022)				26B			
LIGHTING - LED PARTIAL RETROFIT	20	13 (2011)				26C			
LIFE SAFETY - EMERGENCY/EXIT LIGHTING	10				\$5,000	26D	X1		
LIFE SAFETY - FIRE ALARM	10		1 EA	13,000.0	\$13,000	26E	X1		
PENDING FURTHER REVIEW									
28 ELECTRONIC SAFETY & SECURITY									
PENDING FURTHER REVIEW									
32 EXTERIOR IMPROVEMENTS									
PARKING LOT, WALKS, HC STALLS, RAMPS, CROSSWALK	20		16,790 SF	15.0	\$251,850	32A	X1		
DRAINAGE REGRADING AT RE-ENTRANT BLDG CORNERS	N/A		1,000 SF	15.0	\$15,000	32B	X1		
DOWNSPOUTS TO STORM SEWER & EXCAVATION	N/A		1,000 SF	15.0	\$15,000	32C	X1		
SIGNAGE - EXTERIOR RETAINING WALL	N/A		1 EA	5,000.0	\$5,000	32D			X3
LIGHT POLES	20		1 EA	5,000.0	\$5,000	32E			X3
FURNISHINGS - BENCHES, MAILBOX, SEATING, DECOR	N/A		5 EA	3,000.0	\$15,000	32F			X3
LANDSCAPING/HARDSCAPING UPDATES	N/A		9,300 SF	15.0	\$139,500	32G		X2	
EXTERIOR EGRESS & SAFETY LIGHTING	N/A		500 SF	10.0	\$5,000	32H	X1		
TOTAL ESTIMATED COST					\$1,986,825		\$829,350	\$825,575	\$337,900

	EXISTING GSF		PROPOSED GSF		USER-FRIENDLINESS			
	RN #	1988	2024	# SEATS	MINIMUM	MODERATE	AMPLE	HYPER
TOTAL GROSS SQUARE FEET (+/-)		16,790	26,086					
ADULT		5,744	5,559					
ADULT - COLLECTION	102.109	2,585	2,412					
ADULT - CASUAL & STUDY SEATING	102.109	2,585	2,323	58				
ADULT - COMPUTER/TECHNOLOGY STATIONS	102.109	425	320	8				
TUTORING SPACE #1	NONE		85	2				
CO-WORKING SPACE	NONE		100					
COFFEE BAR	NONE		54					
BOOK SALE AREA	NONE		75					
SELF CHECKOUT UNIT #1	N/A		50	1				
COPY MACHINES (PUBLIC)	N/A	24	100	2				
MICROFILM CABINET	N/A		15	1				
STORAGE - ADULT	103,104,110	125						
CHILDREN		2,820	4,581					
CHILDREN - COLLECTION	06	1,350	2,485					
CHILDREN - CASUAL & STUDY SEATING	06	1,350	1,161	39				
CHILDREN - COMPUTER/TECHNOLOGY STATIONS	06	35	35	1				
CHILDREN'S CREATIVE PLAY SPACE	NONE		600	30				
NURSING / LACTATION AREA	NONE		90					
SELF CHECKOUT UNIT #2	N/A		50	1				
STORAGE - CHILDREN'S	09	85	85					
FAMILY RESTROOM - CHILDREN'S			54					
SOUNDPROOF BOOTHS OR ROOMS								
COMMUNITY SPONSORED PLAY SPACE								
YOUNG ADULT		865	1,748					
YOUNG ADULT - COLLECTION	102.109	365	451					
YOUNG ADULT - COMPUTER/TECHNOLOGY STATIONS	102.109	N/A	100	2				
YOUNG ADULT - CASUAL & STUDY SEATING	102.109	365	581	15				
LAPTOP BAR	109	95	144	5				
TUTORING SPACE #2	NONE		85	2				
TUTORING SPACE #3	NONE		85	2				
GROUP STUDY SPACE	NONE		250	6				
STAFF		2,725	3,112					
DIRECTOR'S OFFICE	108	175	210	1				
OTHER ENCLOSED OFFICES	N/A		350	2				
CIRCULATION WORKSTATIONS - GROUND + UPPER	5.5,100	1,075	510	3				
CHILDREN'S SERVICE DESK WORKSTATIONS	11	110	155	1				
OTHER SERVICE DESKS	N/A		145	1				
GENERAL STAFF WORKSPACE - GROUND + UPPER	12,13,14,105,106,107	1,045	1,100					
BREAK ROOM (STAFF LOUNGE + RESTROOM)	16,17,20	320	350					
AMH (RFID) SORTING EQUIPMENT	NONE		272					
MEETING & GATHERING		1,265	2,015					
ALL-PURPOSE ROOM #1A	22	1,125	1,125	75				
ALL-PURPOSE ROOM #1B	NONE		750	50				
STORAGE - MEETING ROOM	23	140	140					
NON-ASSIGNABLE / UNCATEGORIZED		3,245	2,026					
SUPPLY STORAGE	N/A		114					
GENERAL STORAGE	N/A		498					
ENTRANCE LOBBY + STAIR	02, 05	535	498					
LOBBY SITTING AREA			200	3				
COVERED OUTDOOR PICK-UP AREA			250	4				
SERVICE / LOADING ENTRANCE	NONE		155					
VESTIBULE	01	85						
STORAGE - LOBBY	03	45						
BOOK DROP - LOBBY	04	45						
JAM/TOR	24, 27	60						
EXISTING COATS RM	29	120						
MECHANICAL / MAINTENANCE	18,19,25	460						
CORRIDOR	21	765						
STAIRWELL	05,07,08,101	590						
ELEVATOR & ELEV EQUIP RM & UPPER LEVEL ELEV	10,15	210						
RESTROOMS	26,28	330						
DESIGNATED EATING AREA			300	4				
OUTDOOR SPACE								
TOTAL FUNCTIONAL		16,664	19,041					
TOTAL EXISTING		16,790						
TOTAL + 28% STRL/MEP		N/A	26,086					



Plymouth Public Library, Budget Concept Summary

FEH DESIGN

Options	2025 bid total project budget
A - Addition at south & southwest	\$13,421,219.28
B - Addition at south & west	\$13,421,219.28
C - Addition at northwest	\$13,132,341.74
D - Addition at south and data center	\$14,691,006.90
E - Multiple additions to property lines	\$15,260,976.65
F- Addition to East and close street	\$13,247,297.14
7B - New one-story library	\$13,865,372.75

Plymouth Public Library

Operating Cost Comparison Chart

5/31/2024	existing actual	Exist. + New Addtn. Option A	Exist. + New Addtn. Options F	New one-story Option 7B
Total Building Area	16,790 SF	25,059 SF	25,059 SF	24,259 SF
Total renovated area	0 SF	16,790 SF	16,790 SF	0 SF
Total New area	0 SF	8,269 SF	8,269 SF	24,259 SF
Ongoing Operations				
Gas /YR-existing \$0.23/SF	\$3,945.00	\$0.00	\$0.00	\$0.00
Gas \$0.22/SF/YR-renov	\$0.00	\$3,693.80	\$3,693.80	\$0.00
Gas \$0.18/SF/YR-new	\$0.00	\$1,488.42	\$1,488.42	\$4,366.62
Electrical /YR-existing \$0.45/SF	\$7,521.00	\$0.00	\$0.00	\$0.00
Electric \$0.42/SF/YR-renov	\$0.00	\$7,051.80	\$7,051.80	\$0.00
Electric \$0.35/SF/YR-new	\$0.00	\$2,894.15	\$2,894.15	\$8,490.65
Proposed - solar panels 50KW	\$0.00	-\$3,000.00	-\$3,000.00	-\$3,000.00
Water & sewer /YR-existing	\$0.00	\$0.00	\$0.00	\$0.00
Maint. \$1.43/YR-existing	\$24,009.70	\$0.00	\$0.00	\$0.00
Maint. \$1.00/SF/YR-renov	\$0.00	\$16,790.00	\$16,790.00	\$0.00
Maint. \$0.75/SF/YR-new	\$0.00	\$6,201.75	\$6,201.75	\$18,194.25
Custodial /YR & other \$0.09/SF	\$1,469.00	\$2,505.90	\$2,505.90	\$2,425.90
Technology replacement	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00
Telephone	\$2,964.00	\$2,964.00	\$2,964.00	\$2,964.00
Elevator	\$1,800.00	\$1,800.00	\$1,800.00	\$0.00
Insurance \$0.22/SF	\$3,742.00	\$5,512.98	\$5,512.98	\$5,336.98
Staffing 8.15 FTE now understaffed,	\$395,661.00 8.15	\$441,000.00 9	\$429,854.00 8.80	\$382,200.00 7.8 FTE
Software & office supplies	\$1,808.00	\$1,808.00	\$1,808.00	\$1,808.00
Marketing	\$503.00	\$503.00	\$503.00	\$503.00
Professional Development	\$2,271.00	\$2,520.00	\$2,520.00	\$2,184.00
Travel & Mileage	\$774.00	\$774.00	\$774.00	\$774.00
Copy Machine	\$3,741.00	\$3,741.00	\$3,741.00	\$3,741.00
Memberships and Monarch system	\$13,207.00	\$13,207.00	\$13,207.00	\$13,207.00
Program & Materials	\$16,661.00	\$16,661.00	\$16,661.00	\$16,661.00
Books, film, reference material, media	\$89,570.00	\$89,570.00	\$89,570.00	\$89,570.00
Total Annual operations	\$572,446.70	\$620,686.80	\$609,540.80	\$552,426.40
annual cost/SF	\$34.09	\$24.77	\$24.32	\$22.77
20 years plus 3% inflation	\$15,381,857.20	\$16,678,086.76	\$16,378,589.56	\$14,843,904.25
20 yr cost/SF	\$916.13	\$665.55	\$653.60	\$611.89
40 years plus 3% inflation	\$43,163,202.31	\$46,800,566.62	\$45,960,144.18	\$41,653,646.47
FEH Design				

Sample for Library Project Only
This does not include other future City Projects

Table 5
Financing Plan Tax Impact - Summary of the 6 Options

City of Plymouth, WI

Year Ending	Current - Base Case		Option F 13.2 Million (No Grant) Estimated Option 1		Option F. 9.2 million (4 million grant) Estimated Option 2		Option F. Phase 1 7.3 million (No Grant) Estimated Option 3		Option F. Phase 1 - 3.3 million (4 million grant) Estimated Option 4		Option 7B. 13.8 million (No grant) Estimated Option 5		Option 7B. 9.8 million (4 million grant) Estimated Option 6		Year Ending
	Tax Rate Per \$1,000	Annual Taxes \$250,000 Home	Total Tax Rate for Debt Service	Annual Taxes \$250,000 Home	Total Tax Rate for Debt Service	Annual Taxes \$250,000 Home	Total Tax Rate for Debt Service	Annual Taxes \$250,000 Home	Total Tax Rate for Debt Service	Annual Taxes \$250,000 Home	Total Tax Rate for Debt Service	Annual Taxes \$250,000 Home	Total Tax Rate for Debt Service	Annual Taxes \$250,000 Home	
2024	\$1.09	\$272	\$1.09	\$272	\$1.09	\$272	\$1.09	\$272	\$1.09	\$272	\$1.09	\$272	\$1.09	\$272	2024
2025	\$0.86	\$216	\$1.15	\$287	\$1.06	\$266	\$1.18	\$295	\$0.93	\$234	\$1.16	\$290	\$1.07	\$269	2025
2026	\$0.20	\$49	\$0.98	\$245	\$0.76	\$190	\$0.63	\$157	\$0.40	\$100	\$1.01	\$252	\$0.78	\$195	2026
2027	\$0.19	\$47	\$0.96	\$240	\$0.72	\$181	\$0.60	\$150	\$0.38	\$96	\$1.02	\$255	\$0.76	\$191	2027
2028	\$0.00	\$0	\$0.81	\$203	\$0.57	\$142	\$0.45	\$112	\$0.21	\$52	\$0.85	\$212	\$0.60	\$151	2028
2029	\$0.00	\$0	\$0.78	\$195	\$0.55	\$137	\$0.43	\$108	\$0.20	\$50	\$0.82	\$204	\$0.58	\$145	2029
2030	\$0.00	\$0	\$0.75	\$188	\$0.52	\$131	\$0.42	\$105	\$0.19	\$48	\$0.78	\$196	\$0.56	\$140	2030
2031	\$0.00	\$0	\$0.72	\$181	\$0.50	\$126	\$0.40	\$101	\$0.18	\$46	\$0.75	\$189	\$0.54	\$134	2031
2032	\$0.00	\$0	\$0.70	\$174	\$0.49	\$121	\$0.39	\$97	\$0.18	\$44	\$0.72	\$181	\$0.52	\$129	2032
2033	\$0.00	\$0	\$0.67	\$168	\$0.47	\$117	\$0.37	\$94	\$0.17	\$42	\$0.70	\$175	\$0.50	\$124	2033
2034	\$0.00	\$0	\$0.64	\$161	\$0.45	\$112	\$0.36	\$90	\$0.16	\$41	\$0.67	\$168	\$0.48	\$120	2034
2035	\$0.00	\$0	\$0.62	\$155	\$0.43	\$108	\$0.35	\$87	\$0.16	\$39	\$0.65	\$162	\$0.46	\$115	2035
2036	\$0.00	\$0	\$0.60	\$149	\$0.42	\$104	\$0.33	\$83	\$0.15	\$37	\$0.62	\$156	\$0.44	\$111	2036
2037	\$0.00	\$0	\$0.57	\$143	\$0.40	\$100	\$0.32	\$80	\$0.15	\$36	\$0.60	\$149	\$0.43	\$107	2037
2038	\$0.00	\$0	\$0.56	\$140	\$0.39	\$97	\$0.31	\$77	\$0.14	\$35	\$0.59	\$148	\$0.41	\$103	2038
2039	\$0.00	\$0	\$0.55	\$137	\$0.37	\$93	\$0.30	\$74	\$0.13	\$34	\$0.58	\$145	\$0.41	\$103	2039
2040	\$0.00	\$0	\$0.53	\$133	\$0.38	\$94	\$0.30	\$75	\$0.13	\$32	\$0.56	\$141	\$0.39	\$98	2040
2041	\$0.00	\$0	\$0.52	\$130	\$0.36	\$90	\$0.29	\$72	\$0.13	\$33	\$0.55	\$136	\$0.39	\$97	2041
2042	\$0.00	\$0	\$0.50	\$126	\$0.35	\$86	\$0.29	\$73	\$0.13	\$33	\$0.53	\$132	\$0.37	\$93	2042
2043	\$0.00	\$0	\$0.51	\$127	\$0.36	\$91	\$0.29	\$73	\$0.13	\$33	\$0.53	\$133	\$0.39	\$97	2043
2044	\$0.00	\$0	\$0.54	\$136	\$0.39	\$97	\$0.31	\$77	\$0.14	\$34	\$0.53	\$133	\$0.41	\$101	2044
2045	\$0.00	\$0	\$0.00	\$0	\$0.00	\$0	\$0.00	\$0	\$0.00	\$0	\$0.00	\$0	\$0.00	\$0	2045
2046	\$0.00	\$0	\$0.00	\$0	\$0.00	\$0	\$0.00	\$0	\$0.00	\$0	\$0.00	\$0	\$0.00	\$0	2046
2047	\$0.00	\$0	\$0.00	\$0	\$0.00	\$0	\$0.00	\$0	\$0.00	\$0	\$0.00	\$0	\$0.00	\$0	2047
2048	\$0.00	\$0	\$0.00	\$0	\$0.00	\$0	\$0.00	\$0	\$0.00	\$0	\$0.00	\$0	\$0.00	\$0	2048
Total	\$	584	\$	3,690	\$	2,754	\$	2,350	\$	1,371	\$	3,829	\$	2,894	Total

Notes:

Option 1
Allocation of Debt Service - 2024 G.O. Notes

City of Plymouth, WI

Option F
13.2 Million
(No Grant)

Year Ending	Library Portion				Year Ending	Totals		
	Principal	Est. Rate ¹	Interest	Total		Principal (5/1)	Interest	Total
2024				0	2024	0	0	0
2025	0	3.78%	270,476	270,476	2025	0	270,476	270,476
2026	370,000	3.75%	534,014	904,014	2026	370,000	534,014	904,014
2027	400,000	3.63%	519,817	919,817	2027	400,000	519,817	919,817
2028	505,000	3.62%	503,416	1,008,416	2028	505,000	503,416	1,008,416
2029	525,000	3.62%	484,773	1,009,773	2029	525,000	484,773	1,009,773
2030	545,000	3.62%	465,406	1,010,406	2030	545,000	465,406	1,010,406
2031	565,000	3.62%	445,315	1,010,315	2031	565,000	445,315	1,010,315
2032	585,000	3.62%	424,500	1,009,500	2032	585,000	424,500	1,009,500
2033	610,000	3.62%	402,871	1,012,871	2033	610,000	402,871	1,012,871
2034	630,000	3.63%	380,395	1,010,395	2034	630,000	380,395	1,010,395
2035	655,000	3.67%	356,941	1,011,941	2035	655,000	356,941	1,011,941
2036	680,000	3.72%	332,274	1,012,274	2036	680,000	332,274	1,012,274
2037	705,000	3.82%	306,161	1,011,161	2037	705,000	306,161	1,011,161
2038	750,000	4.22%	276,870	1,026,870	2038	750,000	276,870	1,026,870
2039	800,000	4.45%	243,245	1,043,245	2039	800,000	243,245	1,043,245
2040	850,000	4.45%	206,533	1,056,533	2040	850,000	206,533	1,056,533
2041	900,000	4.47%	167,505	1,067,505	2041	900,000	167,505	1,067,505
2042	950,000	4.53%	125,873	1,075,873	2042	950,000	125,873	1,075,873
2043	1,050,000	4.55%	80,468	1,130,468	2043	1,050,000	80,468	1,130,468
2044	1,230,000	4.60%	28,290	1,258,290	2044	1,230,000	28,290	1,258,290
2045				0	2045	0	0	0
2046				0	2046	0	0	0
2047				0	2047	0	0	0
2048				0	2048	0	0	0
2049				0	2049	0	0	0
2050				0	2050	0	0	0
2051				0	2051	0	0	0
2052				0	2052	0	0	0
2053				0	2053	0	0	0
Total	13,305,000		6,555,140	19,860,140	Total	13,305,000	6,555,140	19,860,140

Notes:

1) Estimated Rate assumes A1 sale of 6/17/24 + .45

Option 2
Allocation of Debt Service - 2024 G.O. Notes

City of Plymouth, WI

Option F.
9.2 million
(4 million grant)

Year Ending	Library Portion				Year Ending	Totals		
	Principal	Est. Rate	Interest	Total		Principal (5/1)	Interest	Total
2024				0	2024	0	0	0
2025	0	3.78%	188,939	188,939	2025	0	188,939	188,939
2026	275,000	3.75%	372,722	647,722	2026	275,000	372,722	647,722
2027	275,000	3.63%	362,575	637,575	2027	275,000	362,575	637,575
2028	355,000	3.62%	351,158	706,158	2028	355,000	351,158	706,158
2029	370,000	3.62%	338,036	708,036	2029	370,000	338,036	708,036
2030	380,000	3.62%	324,461	704,461	2030	380,000	324,461	704,461
2031	395,000	3.62%	310,433	705,433	2031	395,000	310,433	705,433
2032	410,000	3.62%	295,863	705,863	2032	410,000	295,863	705,863
2033	425,000	3.62%	280,749	705,749	2033	425,000	280,749	705,749
2034	440,000	3.63%	265,071	705,071	2034	440,000	265,071	705,071
2035	455,000	3.67%	248,735	703,735	2035	455,000	248,735	703,735
2036	475,000	3.72%	231,551	706,551	2036	475,000	231,551	706,551
2037	490,000	3.82%	213,357	703,357	2037	490,000	213,357	703,357
2038	515,000	4.22%	193,132	708,132	2038	515,000	193,132	708,132
2039	535,000	4.45%	170,361	705,361	2039	535,000	170,361	705,361
2040	600,000	4.45%	145,108	745,108	2040	600,000	145,108	745,108
2041	625,000	4.47%	117,789	742,789	2041	625,000	117,789	742,789
2042	650,000	4.53%	89,098	739,098	2042	650,000	89,098	739,098
2043	750,000	4.55%	57,313	807,313	2043	750,000	57,313	807,313
2044	875,000	4.60%	20,125	895,125	2044	875,000	20,125	895,125
2045				0	2045	0	0	0
2046				0	2046	0	0	0
2047				0	2047	0	0	0
2048				0	2048	0	0	0
2049				0	2049	0	0	0
2050				0	2050	0	0	0
2051				0	2051	0	0	0
2052				0	2052	0	0	0
2053				0	2053	0	0	0
Total	9,295,000		4,576,573	13,871,573	Total	9,295,000	4,576,573	13,871,573

Notes:

1) Estimated Rate assumes A1 sale of 6/17/24 + .45

Option 3
Allocation of Debt Service - 2024 G.O. Notes

City of Plymouth, WI

Option F. Phase 1
7.3 million
(No Grant)

Year Ending	Library Portion				Year Ending	Totals		
	Principal	Est. Rate	Interest	Total		Principal (5/1)	Interest	Total
2024				0	2024	0	0	0
2025	0	3.78%	300,796	150,398	2025	0	300,796	300,796
2026	200,000	3.75%	297,046	497,046	2026	200,000	297,046	497,046
2027	200,000	3.63%	289,666	489,666	2027	200,000	289,666	489,666
2028	275,000	3.62%	281,058	556,058	2028	275,000	281,058	556,058
2029	290,000	3.62%	270,832	560,832	2029	290,000	270,832	560,832
2030	305,000	3.62%	260,062	565,062	2030	305,000	260,062	565,062
2031	315,000	3.62%	248,840	563,840	2031	315,000	248,840	563,840
2032	325,000	3.62%	237,256	562,256	2032	325,000	237,256	562,256
2033	340,000	3.62%	225,220	565,220	2033	340,000	225,220	565,220
2034	350,000	3.63%	212,713	562,713	2034	350,000	212,713	562,713
2035	365,000	3.67%	199,663	564,663	2035	365,000	199,663	564,663
2036	375,000	3.72%	185,990	560,990	2036	375,000	185,990	560,990
2037	390,000	3.82%	171,566	561,566	2037	390,000	171,566	561,566
2038	410,000	4.22%	155,466	565,466	2038	410,000	155,466	565,466
2039	425,000	4.45%	137,359	562,359	2039	425,000	137,359	562,359
2040	475,000	4.45%	117,334	592,334	2040	475,000	117,334	592,334
2041	500,000	4.47%	95,590	595,590	2041	500,000	95,590	595,590
2042	550,000	4.53%	71,958	621,958	2042	550,000	71,958	621,958
2043	600,000	4.55%	45,850	645,850	2043	600,000	45,850	645,850
2044	700,000	4.60%	16,100	716,100	2044	700,000	16,100	716,100
2045				0	2045	0	0	0
2046				0	2046	0	0	0
2047				0	2047	0	0	0
2048				0	2048	0	0	0
2049				0	2049	0	0	0
2050				0	2050	0	0	0
2051				0	2051	0	0	0
2052				0	2052	0	0	0
2053				0	2053	0	0	0
Total	7,390,000		3,820,361	11,059,964	Total	7,390,000	3,820,361	11,210,361

Notes:

1) Estimated Rate assumes A1 sale of 6/17/24 + .45

Option 4
Allocation of Debt Service - 2024 G.O. Notes

City of Plymouth, WI

Option F. Phase 1 -
3.3 million
(4 million grant)

Year Ending	Library Portion				Year Ending	Totals		
	Principal	Est. Rate	Interest	Total		Principal (5/1)	Interest	Total
2024				0	2024	0	0	0
2025	0	3.78%	68,467	68,467	2025	0	68,467	68,467
2026	100,000	3.75%	135,059	235,059	2026	100,000	135,059	235,059
2027	100,000	3.63%	131,369	231,369	2027	100,000	131,369	231,369
2028	130,000	3.62%	127,201	257,201	2028	130,000	127,201	257,201
2029	135,000	3.62%	122,405	257,405	2029	135,000	122,405	257,405
2030	140,000	3.62%	117,427	257,427	2030	140,000	117,427	257,427
2031	145,000	3.62%	112,269	257,269	2031	145,000	112,269	257,269
2032	150,000	3.62%	106,929	256,929	2032	150,000	106,929	256,929
2033	155,000	3.62%	101,409	256,409	2033	155,000	101,409	256,409
2034	160,000	3.63%	95,699	255,699	2034	160,000	95,699	255,699
2035	165,000	3.67%	89,767	254,767	2035	165,000	89,767	254,767
2036	170,000	3.72%	83,578	253,578	2036	170,000	83,578	253,578
2037	180,000	3.82%	76,978	256,978	2037	180,000	76,978	256,978
2038	185,000	4.22%	69,636	254,636	2038	185,000	69,636	254,636
2039	195,000	4.45%	61,394	256,394	2039	195,000	61,394	256,394
2040	200,000	4.45%	52,605	252,605	2040	200,000	52,605	252,605
2041	225,000	4.47%	43,126	268,126	2041	225,000	43,126	268,126
2042	250,000	4.53%	32,435	282,435	2042	250,000	32,435	282,435
2043	275,000	4.55%	20,516	295,516	2043	275,000	20,516	295,516
2044	310,000	4.60%	7,130	317,130	2044	310,000	7,130	317,130
2045				0	2045	0	0	0
2046				0	2046	0	0	0
2047				0	2047	0	0	0
2048				0	2048	0	0	0
2049				0	2049	0	0	0
2050				0	2050	0	0	0
2051				0	2051	0	0	0
2052				0	2052	0	0	0
2053				0	2053	0	0	0
Total	3,370,000		1,655,397	5,025,397	Total	3,370,000	1,655,397	5,025,397

Notes:

1) Estimated Rate assumes A1 sale of 6/17/24 + .45

Option 5
Allocation of Debt Service - 2024 G.O. Notes

City of Plymouth, WI

Option 7B.
13.8 million
(No grant)

Year Ending	Library Portion			
	Principal	Est. Rate	Interest	Total
2024				0
2025	0	3.78%	282,511	282,511
2026	375,000	3.75%	557,990	932,990
2027	450,000	3.63%	542,791	992,791
2028	530,000	3.62%	525,031	1,055,031
2029	550,000	3.62%	505,483	1,055,483
2030	570,000	3.62%	485,211	1,055,211
2031	590,000	3.62%	464,215	1,054,215
2032	610,000	3.62%	442,495	1,052,495
2033	635,000	3.62%	419,960	1,054,960
2034	660,000	3.63%	396,488	1,056,488
2035	685,000	3.67%	371,939	1,056,939
2036	710,000	3.72%	346,163	1,056,163
2037	735,000	3.82%	318,919	1,053,919
2038	800,000	4.22%	288,000	1,088,000
2039	850,000	4.45%	252,208	1,102,208
2040	900,000	4.45%	213,270	1,113,270
2041	950,000	4.47%	172,013	1,122,013
2042	1,000,000	4.53%	128,130	1,128,130
2043	1,100,000	4.55%	80,455	1,180,455
2044	1,205,000	4.60%	27,715	1,232,715
2045				0
2046				0
2047				0
2048				0
2049				0
2050				0
2051				0
2052				0
2053				0
Total	13,905,000		6,820,982	20,725,982

Year Ending	Totals		
	Principal (5/1)	Interest	Total
2024	0	0	0
2025	0	282,511	282,511
2026	375,000	557,990	932,990
2027	450,000	542,791	992,791
2028	530,000	525,031	1,055,031
2029	550,000	505,483	1,055,483
2030	570,000	485,211	1,055,211
2031	590,000	464,215	1,054,215
2032	610,000	442,495	1,052,495
2033	635,000	419,960	1,054,960
2034	660,000	396,488	1,056,488
2035	685,000	371,939	1,056,939
2036	710,000	346,163	1,056,163
2037	735,000	318,919	1,053,919
2038	800,000	288,000	1,088,000
2039	850,000	252,208	1,102,208
2040	900,000	213,270	1,113,270
2041	950,000	172,013	1,122,013
2042	1,000,000	128,130	1,128,130
2043	1,100,000	80,455	1,180,455
2044	1,205,000	27,715	1,232,715
2045	0	0	0
2046	0	0	0
2047	0	0	0
2048	0	0	0
2049	0	0	0
2050	0	0	0
2051	0	0	0
2052	0	0	0
2053	0	0	0
Total	13,905,000	6,820,982	20,725,982

Notes:

1) Estimated Rate assumes

Option 6
Allocation of Debt Service - 2024 G.O. Notes

City of Plymouth, WI

Option 7B.
9.8 million
(4 million grant)

Year Ending	Library Portion				Year Ending	Totals		
	Principal	Est. Rate	Interest	Total		Principal (5/1)	Interest	Total
2024				0	2024	0	0	0
2025	0	3.78%	201,192	201,192	2025	0	201,192	201,192
2026	275,000	3.75%	397,227	672,227	2026	275,000	397,227	672,227
2027	300,000	3.63%	386,626	686,626	2027	300,000	386,626	686,626
2028	375,000	3.62%	374,393	749,393	2028	375,000	374,393	749,393
2029	390,000	3.62%	360,547	750,547	2029	390,000	360,547	750,547
2030	405,000	3.62%	346,157	751,157	2030	405,000	346,157	751,157
2031	420,000	3.62%	331,225	751,225	2031	420,000	331,225	751,225
2032	435,000	3.62%	315,749	750,749	2032	435,000	315,749	750,749
2033	450,000	3.62%	299,731	749,731	2033	450,000	299,731	749,731
2034	470,000	3.63%	283,055	753,055	2034	470,000	283,055	753,055
2035	485,000	3.67%	265,625	750,625	2035	485,000	265,625	750,625
2036	505,000	3.72%	247,332	752,332	2036	505,000	247,332	752,332
2037	525,000	3.82%	227,912	752,912	2037	525,000	227,912	752,912
2038	545,000	4.22%	206,385	751,385	2038	545,000	206,385	751,385
2039	600,000	4.45%	181,535	781,535	2039	600,000	181,535	781,535
2040	625,000	4.45%	154,279	779,279	2040	625,000	154,279	779,279
2041	675,000	4.47%	125,286	800,286	2041	675,000	125,286	800,286
2042	700,000	4.53%	94,345	794,345	2042	700,000	94,345	794,345
2043	800,000	4.55%	60,290	860,290	2043	800,000	60,290	860,290
2044	915,000	4.60%	21,045	936,045	2044	915,000	21,045	936,045
2045				0	2045	0	0	0
2046				0	2046	0	0	0
2047				0	2047	0	0	0
2048				0	2048	0	0	0
2049				0	2049	0	0	0
2050				0	2050	0	0	0
2051				0	2051	0	0	0
2052				0	2052	0	0	0
2053				0	2053	0	0	0
Total	9,895,000		4,879,932	14,774,932	Total	9,895,000	4,879,932	14,774,932

Notes:

1) Estimated Rate assumes