



Town of Fredonia

P.O. Box 12 • Fredonia, Wisconsin 53021 • 262 / 692-9673

The Home of Flag Day

AGENDA

Fredonia Government Center Commission Meeting

Tuesday, November 28, 2023 AT 2:00PM

Fredonia Government Center - Board Room

242 Fredonia Avenue, Fredonia, Wisconsin

THE FOLLOWING BUSINESS WILL BE BEFORE THE VILLAGE BOARD FOR INITIATION, DISCUSSION, CONSIDERATION, DELIBERATION AND POSSIBLE FORMAL ACTION

1. Call to order
2. Pledge of Allegiance
3. Public Comments
Please note public comments are limited to five minutes per person
4. Items for Discussion and/or Action:
 - a) Discussion and Possible Action on Future FGC Maintenance
 - b) Discussion and Possible Action on Fredonia Government Center Sign Policy
 - c) Review of FGC 2006 Agreement
5. Correspondence
6. Items for future consideration.
7. Adjournment

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, contact the Village Clerk at (262) 692-9125.



Town of Fredonia

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The Home of Flag Day

Fredonia Government Center Commission Meeting Minutes
THURSDAY, MAY 11, 2023 AT 11:00AM
Fredonia Government Center - Board Room
242 Fredonia Avenue, Fredonia, Wisconsin

1. Chairman Leider called the meeting to order at 11:00AM, followed by the Pledge of Allegiance.
2. **Commission members present:** Chairman Leider, President Gehrke, Trustee Dohrwardt, and Supervisor Depies.
Staff members present: Administrator/Clerk Jenkins and Clerk Johnson
3. **Motion to Approve the Agenda to Include Election of Commission Officers** made by Chairman Leider.
Seconded by Trustee Dohrwardt.
Passed by unanimous vote.
Motion to Elect President Gehrke as Commission Chair made by Chairman Leider.
Seconded by Supervisor Depies.
Passed by unanimous vote.
Motion to elect Supervisor Depies as Commission Vice-Chair made by Chairman Leider.
Seconded by President Gehrke.
Passed by unanimous vote.
4. **Public Comments:** no public comment was made.

Supervisor Stemper arrived at 11:05AM.

5. Items for Discussion and/or Action:
 - a) **Review Current Shared FGC Costs:** Administrator Jenkins explained that the Village invoices the Town for shared costs, including his employment compensation, utilities, the website, new email service (beginning in 2024), and grounds keeping. The cost split continues to be 53/47 or as stated in previous agreements.

b) Discussion and Possible Action on Future FGC Maintenance:

Chairman Leider mentioned the extensive cracking to be repaired in the parking lot. He has a bid coming in for consideration. Administrator Jenkins said that DPW Director Paulus has also been tasked with collecting additional bids, then asked if the Commission wanted the repairs to happen in 2023 or 2024. The Commission directed him to plan on the work happening in 2023. Administrator Jenkins asked if the Commission wanted him to review the incoming bids and select the lowest one. Supervisor Stemper responded that the bids must be for the same quality of work: "apples to apples".

Motion to Allow the Village of Fredonia and the Town of Fredonia's Governmental Bodies to Select a Contractor to Fill Cracks in the FGC Parking Lot, to be confirmed by Chairman Leider and President Gehrke made by Supervisor Stemper.

Seconded by Supervisor Depies

Passed by unanimous vote.

President Gehrke mentioned two ideas for the green space behind FGC: a possible location for a splash pad or as a possible site for a community garden. Chairperson Leider mentioned that the soil was red clay and not suitable for gardens.

Chairman Leider suggested using decorative rocks instead of continuing to replace trees as they die as a cost saving measure. Trustee Dohrwardt expressed his wish to have his ashes stored under one of the decorative rocks.

Trustee Dohrwardt asked if there was a planned infrastructure inventory, which lead to a discussion about the infrastructure account stipulated in the original FGC agreement. The Town has such an account, the Village does not.

Trustee Dohrwardt asked if the Town had approved Administrator Jenkins' employment contract. The Town has approved it, and the Village Board will hear it at an upcoming meeting.

6. **Correspondence:** None.

7. **Items for future consideration.** Next meeting will be set for September 2023 at a to-be-determined date to consider budgeting items for 2024.

8. **Motion to adjourn** made by Supervisor Stemper.

Seconded by Trustee Dohrwardt.

Passed by unanimous vote.

Meeting adjourned at 11:17AM.

Respectfully Submitted

Fredonia Government Center

(Village of Fredonia and Town of Fredonia)

Government Center Electronic Message Board Policy

The Fredonia Government Center (“FGC”) is the joint village hall/town hall for the Village of Fredonia (“Village”) and Town of Fredonia (“Town.”) The FGC has an electronic message board sign perpendicular to Fredonia Avenue. This Policy is intended to govern the use of the electronic message board (the “Sign.”)

- The Sign is not intended to be a public forum of any kind. No person, entity, or organization other than the Village or Town may request, purchase, or rent the ability to program messages on the Sign, or to physically place signage on or adjacent to the Sign structure.
- The Sign is intended solely for the use of the Village and Town to make announcements and reminders to their residents, similar to the types of information that may be presented in a municipal newsletter or municipal social media post. Illustrative examples include:
 - Dates, times, and deadlines – registration for municipal events, park & rec department classes or activities, absentee voting, election dates, polling place locations and hours, brush or leaf collection, municipal meetings, etc.
 - Construction-related announcements: road closures and detours, etc.
 - Assistance needed: hiring of poll workers, municipal volunteers, municipal job vacancies, etc.
 - Public service advisories and reminders from municipal departments, e.g., Fire Department reminder to change smoke detector batteries.
 - Announcements of hiring to or retirements from municipal employment
 - Emergency announcements from the Village or the Town
- As State law prohibits political use of governmental property, no messages may be programmed relating to the support or opposition of any candidate or ballot measure.
- The Sign shall not be used to advertise or promote events not being organized or held by the Village and/or the Town. Use of the Sign to promote an event being organized by an outside entity, including schools, churches, and civic or not-for-profit groups, could result in claims that the Village or the Town is showing favoritism to certain groups over others or that the Village or Town is improperly discriminating based on the content of a message. As a result, messages on the Sign shall solely relate to events being organized or held by the Village and/or Town, and not to any outside entity.

- Requests of any elected official or department head to have a message programmed onto the Sign shall be routed to the Village/Town Administrator to determine compliance with this policy.

VILLAGE OF FREDONIA

TOWN OF FREDONIA

OZAUKEE COUNTY, WISCONSIN

INTERGOVERNMENTAL AGREEMENT
TO CREATE A COMMISSION FOR THE
MANAGEMENT OF A JOINT MUNICIPAL CENTER

1. Parties: The parties to this agreement are the Village of Fredonia (hereinafter referred to as "Village"), a municipality in Ozaukee County, Wisconsin with offices at 416 Fredonia Avenue, P.O. Box 159, Fredonia, WI 53021-0159, and the Town of Fredonia (hereinafter referred to as "Town"), a municipality in Ozaukee County, Wisconsin with offices at W4114 River Street, P.O. Box 12, Fredonia, WI 53021-0012.
2. Authority: The parties are authorized by law to enter into this agreement by Sections 60.23(1) and 66.0301, Wis. Stats., and by authority granted to the Town board by a vote of the Town electors at a special town meeting held on December 14, 2006. In addition, the concept of this agreement was endorsed by Town and Village electors at referenda held on November 4, 2006.
3. Purpose: The purpose of this agreement is to establish an intergovernmental agreement to create a joint Fredonia Village/Town Government Center (hereinafter referred to as "Center"). The building may be renamed upon agreement of the parties. The Center shall be jointly used by the parties for governmental purposes and for such other uses as may be determined.
4. Building Site: The Center shall be built on a parcel of land owned by the Village consisting of 3.53 acres located on Fredonia Avenue. The legal description is shown on the attached Exhibit "A." This parcel is currently valued in the amount of \$136,800.
5. Ownership: The Village shall convey an undivided one-half ownership share of the real estate to the Town, retaining an undivided one-half ownership share for the Village. Co-ownership shall be as tenants in common. This real estate transfer will be accomplished as required by law prior to obtaining any financing for construction of the Center.
6. Term of Agreement: This agreement shall take effect upon the effective date stated herein after the adoption by the governing body of each municipality of a resolution approving the Agreement and authorizing its execution. This agreement shall remain in effect in perpetuity subject to the following:
 - A. Each municipality shall participate in this agreement for a minimum of fifteen (15) years.
 - B. After the expiration of the initial fifteen (15) year period, either municipality wishing to withdraw from this agreement may do so on at least two (2) years written notice addressed to the clerk of the other municipality, provided however,

that no such notice be given until expiration of the initial fifteen (15) year period set forth in the prior paragraph.

7. Size of Building: The Center is currently planned to contain 4500 square feet. Approximately 2600 square feet will be common area, consisting of conference rooms, meeting rooms, hallways and bathrooms. The Town plans on using 800 square feet for Town offices. The Village plans on using 1100 square feet for Village offices. Population growth may necessitate expanding the Center in the future. Possible expansion will be made part of the plans for the initial Center. The costs of expansion are to be paid by the party wishing to expand, unless other terms are negotiated.
8. Allocation of Construction Costs: The parties shall pay allocated shares of construction costs. For purposes of this paragraph, "construction costs" shall include all costs related to initial construction of the Center except land acquisition and legal expenses. By way of illustration but not limitation, construction costs include site preparation, paving, signage, landscaping, engineering, and lighting, in addition to labor and materials for construction for the building.
9. Construction Plans, Specifications and Budget: The parties shall develop design plans, construction specifications, and a construction budget for the Center. The plan, specifications and budget shall be presented to the Boards of the parties for review and approval. If either the Town Board or the Village Board fails to approve the plans, specifications and budget as submitted within 30 days after receiving the same, the non-approving party shall promptly notify the other party, and both parties shall then negotiate in good faith to address and resolve the concerns of the non-approving party. If negotiations fail to result in an agreement within 30 days after notification of non-approval, either party may rescind this Intergovernmental Agreement if such declaration is made within 30 days after notification of non-approval.
10. Determination of Allocation of Income and Costs: The parties may share income and costs in two ways. "Equal shares" means that the parties share equally. "Allocated shares" means the share attributable to each party will be the percentage of the square footage of the Center allocable to such party's private use, added to an equal share of the common areas of the Center. This definition is intended to be consistent with the explanation included in the "Town of Fredonia/Village of Fredonia Shared Village/Town Hall" handout prepared for the November 1, 2006 public meeting. A copy of the handout is attached and incorporated by reference.
11. Operating Expenses:
 - A. Common Expenses: All expenses of joint operation and maintenance shall be based on allocated shares.
 - B. Individual Expenses: All expenses incurred for the benefit of one party shall be the sole responsibility of the benefitted party.
 - C. Separate Billing of Utilities: The parties may install separate utility services or

other devices to determine individual costs of utilities for those portions used by them, and each shall pay their individual costs for the same.

12. Creation of Fredonia Government Center Commission: The parties shall create and agree to fund a Government Center Commission (“Commission”) consisting of four persons, two of whom shall be adult residents of the Village and two of whom shall be adult residents of the Town. Commission members shall be appointed by the Village and Town Boards respectively for such lengths of term as shall be determined by their appointing body. If an appointing body fails to timely appoint a successor before the expiration of the term of any Commission member, that member shall continue to serve until a successor has been appointed. If a vacancy occurs by death, removal or resignation, the vacancy shall remain until the appointing body appoints a successor. Any Commission member may also serve as an elected or appointed official or employee of the Village, Town or other governmental body, subject to applicable restrictions set by state law. All meeting fees of Commission members shall be paid by the unit of government which appointed the particular Commission member. A majority of the members of the Commission shall constitute a quorum.
13. No Power to Tax: The parties agree that the Commission shall have no independent authority to levy a tax, make special assessments, or make special charges other than establishing rental rates for public use of Center facilities.
14. Officers and Governance: The Commission shall elect a Chairperson, Vice-chairperson, and Secretary from among its members. The Commission shall adopt rules for its governance. If a question of governance is not addressed by the Commission’s rules or by applicable law, Robert’s Rules of Order shall apply.
15. Meetings of Commission: The Commission shall meet during the first fifteen (15) days of May and September each year and on other dates as it deems appropriate. Unless otherwise noticed, all meetings of the Commission shall be held at the Center after it is ready for occupancy.
16. Commission Authority and Status: The Commission shall manage and maintain the Center but shall not be deemed to be the owner or an owner of the premises, with ownership reserved to the parties to this agreement. The Commission shall have legal authority to purchase services, supplies, and equipment within the constraints of its budget and applicable state law. Unless approved by the governing boards of both parties, the Commission shall not have authority to hire employees, to borrow money, to enter into contracts for more than one year, or to sue or be sued. In all other respects, the Commission shall be subject to laws applicable to governmental bodies including by way of illustration the Open Meetings Law, the Public Records Law, and the Code of Ethics for Local Government Officials.
17. Duties of the Commission: The Commission shall have the following duties:
 - A. Rental of Premises. The Commission shall establish rules and regulations regarding the rental of the Center for activities unrelated to official government business. Rental fees shall be set by the Commission, provided that neither party shall be required to pay rent. The Commission may appoint one or more employees or

officials of the Village and/or the Town as Center Manager and Assistant Manager. The Managers shall be responsible for scheduling events and taking reservations. The Managers shall take all steps necessary to avoid scheduling events which may interfere with Village and Town meetings.

- B. Repairs and Improvements. The Commission shall have the authority to make repairs or improvements to the Center without the consent of the Village Board or Town Board if the amount budgeted for the same by both parties is not exceeded. Except in the case of an emergency, any and all repairs and improvements must be approved by a majority vote of the Commission.
 - C. Emergency. In the case of an emergency, if circumstances permit, the Center Manager shall first attempt to confer with both the Village President and the Town Chair before taking steps necessary to remedy the emergency. "Emergency" is defined as a situation which if not addressed immediately will damage or otherwise substantially affect the physical structure of the Center or any of its mechanical improvements, or a situation which constitutes a significant risk to personal health or safety.
 - D. Operating Budget. On or before September 15 of each year, the Commission shall create an operating budget for the next fiscal year. After approving the budget, the Commission shall forward the budget to the Village and Town Boards. Upon approval of the Commission budget by both Boards, the Village and the Town shall be responsible for funding their respective shares (53% and 47% or as otherwise determined in paragraph 7) of the Commission budget for the year.
 - E. Maintenance of Checking Account. The Commission shall establish a separate checking account to handle the income and expenses of the Center. All rents and other income shall be deposited to this account and all utility bills and other expenditures pertaining to the Center shall be paid from this account. All checks shall be signed by two (2) Commission members, with one of the signing members being a Village member and the other being a Town member.
 - F. Other Duties. The Commission shall perform all other duties required by law and other duties mutually agreed upon by the Village Board and Town Board.
18. Use of Center: The parties will establish certain areas for their individual use, and other areas for joint use or public use. The Commission may temporarily adjust the space allocation as needs dictate. Permanent change of space allocation shall require approval by the boards of both parties.
19. Sale of Interest:
- A. Right of First Refusal: Neither party shall be required to sell its interest in the property during the first 15 years after execution of this agreement. If either party desires to sell its interest in the property, the selling party shall first offer the property in writing to the other party. The other party shall have 120 days after receipt of such

offer to accept the same by written notice to the other party. If the purchasing party exercises the right to purchase the selling party's interest, the terms of sale shall be as set forth below. The purchase price shall be paid in full at the time of closing. Any costs associated with the sale shall be allocated between the parties in the customary manner.

- B. **Determination of Price if Sold to Other Party:** If purchased by the Village, the purchase price shall be the Town's ownership share of the value of the property as determined by appraisal minus the value of the building site as defined in paragraph 4. If purchased by the Town, the purchase price shall be the value of the building site in paragraph 4 plus the village's ownership share of the value of the property as determined by appraisal minus the value of the building site as defined in paragraph 4. If the parties wish to proceed with a sale but cannot agree on the price, the fair market value shall be determined by an acceptable licensed appraiser, or, if there is no mutually acceptable appraiser, then by the average of each party's independently obtained appraisals. Notwithstanding any other provisions of this agreement, at such time as the fair market value is determined by appraisal(s), either party shall have forty-five (45) days to notify the other, in writing, that it elects not to purchase the other's interest due to price.
- C. **Additional Terms if Sold to Other Party:** Closing shall take place at a time mutually agreeable to both parties, but in no event more than two (2) years after exercising the right to purchase. Proof of title shall be provided by the selling party not less than two weeks prior to the date of closing in the form of a title insurance policy commitment. Conveyance shall be made by warranty deed, free and clear of all liens and encumbrances against the property except utility easements and encumbrances created by the purchasing party.
- D. **Sale of Third Party:** If an offer is made by one of the parties pursuant to this section, and if the other party declines to purchase the property for any reason, the selling party may elect to offer the property for sale to a third party. The parties shall allocate the costs of sale in proportion to their ownership interests. The parties may accept the highest bona fide offer. At closing, the Village shall be repaid for the value of the building site at the time of the commencement of this agreement as defined in paragraph 4 and the balance of the proceeds shall be allocated between the parties in proportion to their ownership interests. Nothing in this paragraph shall be construed as a limitation or restriction on the Village's zoning authority.

20. Insurance:

- A. If the Center is damaged by fire or other casualty resulting from any act or negligence of either party or any of either parties' agents, employees or invitee's, shared expenses shall not be diminished or abated while such damages are under repair, and negligent party shall be responsible for the costs of repair not covered by insurance.
- B. The Commission shall maintain property, fire and extended coverage insurance on the Center in such amounts as the Commission shall deem appropriate. Each party shall

be responsible, at its expense, for fire and extended coverage insurance on all of its personal property, including removable trade fixtures, located in the Center.

- C. Each party shall, each at its own expense, maintain a policy or policies of comprehensive general liability insurance with respect to the respective activities of each in the Building with the premiums thereon fully paid on or before due date, issued by and binding upon some insurance company approved by the Commission, such insurance to afford minimum protection of not less than \$1,000,000 combined single limit coverage of bodily injury, property damage or combination thereof.

Each party shall be listed as an additional insured on each other's policy or policies of comprehensive general liability insurance, and each party shall provide the Commission with current Certificates of Insurance evidencing each party's compliance with this Paragraph.

21. Building Rules: Each Party will comply with the rules as adopted and altered by the Commission and will cause all of its agents, employees, invitees and visitors to do so; all changes to such rules will be sent by the Commission to the parties in writing.
22. Waiver of Subrogation: The Village, the Town and all parties claiming under them mutually, release and discharge each other from all claims and liabilities arising from or caused by fire or other casualty or hazard covered or required hereunder to be covered in whole or in part by insurance on the Premises or in connection with property on or activities conducted on the Premises, and waive any right of subrogation which might otherwise exist in or accrue to any person on account thereof. The parties further agree that all fire and extended coverage insurance, boiler insurance and other insurance carried by each covering losses arising out of destruction or damage to the Premises or its contents or to adjoining building shall provide for a waiver of rights of subrogation against either party, as the case may be, on the part of the insurance carrier.
23. General Provisions:
- A. Modification of Agreement: Upon written agreement of the parties, this agreement may be modified at any time to authorize expansion of the Center, construction of additional building(s) on the site, or amendment of any other provision of this agreement.
- B. Nuisance: Neither the Village, the Town, the Commission, nor any of their guests, visitors, lessees, or invitee's shall use or permit the Center to be used in any manner which is a nuisance to anyone on or off the premises, or which may increase the costs of insuring the property.
- C. Runs with Land: All benefits and burdens herein imposed or assumed by the parties or the Commission shall be binding on all successors and assigns. This agreement shall run with the land in perpetuity unless amended or terminated in writing by agreement of the Village and the Town.
- D. Effective Date: This agreement shall be effective upon the date of the final signature

affixed below. By executing this agreement, the representatives of the parties each acknowledge that their respective Boards have passed a Resolution approving this agreement.

- E. Severability: If any provision of this agreement shall be declared invalid by a court of competent jurisdiction, the offending provision shall be severed and the balance of this agreement shall remain in full force and effect.
- F. Expenses Regarding Enforcement of Covenants and Agreements: Each party hereto covenants and agrees to pay and discharge all reasonable costs, attorney's fees and expenses that shall be made and incurred by the other party in enforcing the covenants and agreements of this contract.

For the Village of Fredonia:



William Hamm, Village President

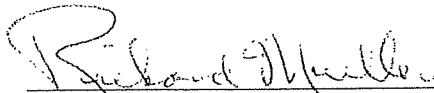
Dated: April 13, 2007



Jo Ann Wagner, Village Clerk/Treasurer

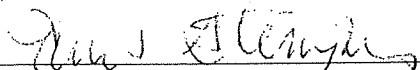
Dated: April 13, 2007

For the Town of Fredonia



Richard Mueller, Town Chair

Dated: April 13, 2007



Janis Stemper, Town Clerk

Dated: April 13, 2007

This document drafted by
RITGER LAW OFFICE
Random Lake, WI 53075
Attorneys Edward J. Ritger and John E. Raftery
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(Document revised by Shared Building Committee on 3/29/07)

TOWN-VILLAGE OF FREDONIA revised draft 031607.doc

EXAMPLE

TOWN OF FREDONIA / VILLAGE OF FREDONIA
Shared Village / Town Hall

A Public Meeting of the residents from both the Town and the Village will be held to discuss and answer questions concerning building a shared Village / Town Hall is scheduled for: **November 1, 2006 at 7:00 P.M. in the Northern Ozaukee High School Library.**

The members of the Town Building Committee and the Village Board have been meeting to discuss this idea and will be present at the Public Meeting:

Building Size Requirements:

The Village requires a building of 3320 square feet. The Town requires a building of 3000 square feet. A combined building of 4500 square feet can fulfill the requirements of both the Town and the Village. The areas of the building will be made up of:

Description	Size (square feet)	Percent of Total
Combined Shared Area	2600	57.8%
(Meeting Hall	1500)	
(Other Shared Facilities	1100)	
Town Only areas	800	17.8%
Village only areas	1100	24.4%
Total	4500	

The total area for the Town and Village will consist of a 50/50 split of the shared areas (1300 square feet each) and the individual areas. The totals are:

Town Area: 1300 + 800 = 2100 sq ft (46.7% of total)
 Village Area: 1300 + 1100 = 2400 sq ft (53.3% of total)

Costs:

The costs of building and operation of the building will be split evenly for the shared area and paid in full for each individual area.

The costs for the Village to build a building shared with the Town or to build a separate building without the Town are estimated to be:

	<u>Shared Building</u>	<u>Separate Building</u>
Construction costs:	\$369,250	\$530,500
Annual Operating Costs: (Includes principal & interest)	\$40,744	\$58,167

Building Description:

The building will be designed with a shared entrance, a Town only area to one side and a Village only area to the other side and with access to a shared area for public meetings, voting and other shared activities. Meeting schedules will be negotiated.

<p>SHARED AREA</p> <p>2600 Square Feet</p>	<p>VILLAGE ONLY AREA</p> <p>1100 Square Feet</p> <hr style="border: 0.5px solid black;"/> <p>TOWN ONLY AREA</p> <p>800 Square Feet</p>
--------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------

Estimated TOWN Costs

10/26/06

DRAFT

<u>Construction Items</u>	<u>Estimated Cost Building with Village</u>	<u>Estimated Costs Building Alone</u>
Land		
Provided by Village / Donated	\$0	\$0
Site Preparation	\$5,000	\$10,000
Parking Lot	\$40,000	\$50,000
Utilities		
Sewer Installation	\$0	\$6,000
Water installation	\$0	\$6,000
Electric/Gas/LP	\$750	\$1,500
Building Design / Administration		
Design Cost	\$1,500	\$3,000
Legal - contracts	\$5,000	\$1,000
Building Costs		
(Cost per Square Foot \$125)		
Shared Area 2600 sq ft	\$162,500	
Town Only Area 800 sq ft	\$100,000	
Town Building Alone 3000 sq ft		\$375,000
Furnishings	\$17,000	\$20,000
Total One Time Costs	\$331,750	\$472,500

<u>Operating & Maintenance (annual)</u>	<u>Cost Shared</u>	<u>Costs Alone</u>	<u>Cost Shared</u>	<u>Costs Alone</u>
	<u>Annual</u>	<u>Annual</u>	<u>20 Yrs</u>	<u>20 Yrs</u>
			(No Inflation Adjustment)	
Sewer/Septic	\$233	\$300	\$4,660	\$6,000
Water / Well / Softener	\$128	\$120	\$2,560	\$2,400
Maintenance - outside	\$934	\$2,000	\$18,680	\$40,000
Maintenance - inside	\$934	\$2,000	\$18,680	\$40,000
Phone / Data	\$600	\$600	\$12,000	\$12,000
Electric	\$600	\$1,200	\$12,000	\$24,000
Gas	\$2,000	\$2,000	\$40,000	\$40,000
Insurance	\$1,200	\$2,400	\$24,000	\$48,000
P&I (5.5%)	\$27,761	\$39,538	\$555,220	\$790,760
Total O&M Costs	\$34,390	\$50,158	\$687,800	\$1,003,160

TOTAL COST SAVINGS \$315,360

Cost per \$100,000 Equalized Value \$213,830,100 In 2006	\$16.08	\$23.46	\$321.66	\$469.14
Cost per \$100,000 Tax Levy Amount \$318,490,000 In 2005	\$10.80	\$15.75	\$215.96	\$314.97

EXAMPLE

ESTIMATED VILLAGE COSTS

<u>Construction Items</u>	Estimated	Estimated
	Cost Building with Town	Costs Building Alone
Land		
Already owned	\$0	\$0
Site Preparation	\$5,000	\$10,000
Parking Lot	\$40,000	\$80,000
Utilities		
Sewer Installation	\$0	\$0
Water installation	\$0	\$0
Electric/Gas/LP	\$750	\$1,500
Building Design / Administration		
Design Cost	\$1,500	\$3,000
Legal - contracts	\$5,000	\$1,000
Building Costs		
(Cost per Square Foot \$125)		
Shared Area 2600 sq ft	\$162,500	
Village Only Area 1100 sq ft	\$137,500	
Village Building Alone 3320 sq ft		\$415,000
Furnishings	\$17,000	\$20,000
Total One Time Costs	\$369,250	\$530,500

<u>Operating & Maintenance (annual)</u>	<u>Cost Shared</u>	<u>Costs Alone</u>	<u>Cost Shared</u>	<u>Costs Alone</u>
	<u>Annual</u>	<u>Annual</u>	<u>20 Yrs</u>	<u>20 Yrs</u>
			(No Inflation Adjustment)	
Water/Sewer	\$267	\$500	\$5,330	\$10,000
Water Softener	\$147	\$275	\$2,932	\$5,500
Maintenance - outside	\$1,066	\$2,000	\$21,320	\$40,000
Maintenance - inside	\$1,066	\$2,000	\$21,320	\$40,000
Phone / Data	\$1,200	\$1,200	\$24,000	\$24,000
Electric	\$1,800	\$2,000	\$36,000	\$40,000
Gas	\$3,100	\$3,400	\$62,000	\$68,000
Insurance	\$1,200	\$2,400	\$24,000	\$48,000
P&I (5.5%) 20 yr loan	\$30,899	\$44,392	\$617,980	\$887,840
Total O&M Costs	\$40,744	\$58,167	\$814,882	\$1,163,340

TOTAL COST SAVINGS \$348,459

Cost per \$100,000 Equalized Value	\$30.87	\$44.08	\$617.47	\$881.51
\$131,970,600 In 2006				
100,000 Equalized Value without TID	\$27.13	\$38.73	\$542.58	\$774.60
\$150,185,500 In 2008				