

**PIERCE COUNTY  
SPECIAL FINANCE AND PERSONNEL COMMITTEE MEETING AGENDA**

**Monday, December 11, 2023 – 4:00 p.m.**

**Courthouse Annex/Lower Level - County Board Room; 124 N. Oak St. – Ellsworth, WI**

**May also attend virtually or by phone:**

**<https://us06web.zoom.us/j/84707998924?pwd=1vpf0U0kgXxQPU5EV0ecEv3EPbqGRV.1>**

**Meeting ID Number: 847 0799 8924**

**Passcode: 584283**

**United States: + 1 (312) 626-6799**

**Access Code: 584283**

#	Action	Presenter
1.	Call to order 1a) Establish quorum 1b) Committee will receive public comment not related to agenda items. Public comments will be taken on agenda items prior to the Committee taking them up.	Chair
2.	Establish and approve agenda	Members
3.	Presentation by Ehlers Public Finance Advisors and discussion of financing options for the proposed new Judicial Facility	Ehlers Reps
4.	Future agenda items	Members
5.	Next meeting date: Previously scheduled for Monday, Jan. 8 <sup>th</sup> , 2024	Members
6.	Adjourn	Members

Questions regarding this agenda may be directed to Jamie Feuerhelm at 715-273- 6744.

Upon reasonable notice, efforts will be made to accommodate the needs of individuals with disabilities requiring special accommodations for attendance at the meeting. For additional information or to make a request, contact the Administrative Coordinator at 715-273-3531, Ext. 6429.

A quorum of County Board supervisors may be present.

jrf (12/05/23)

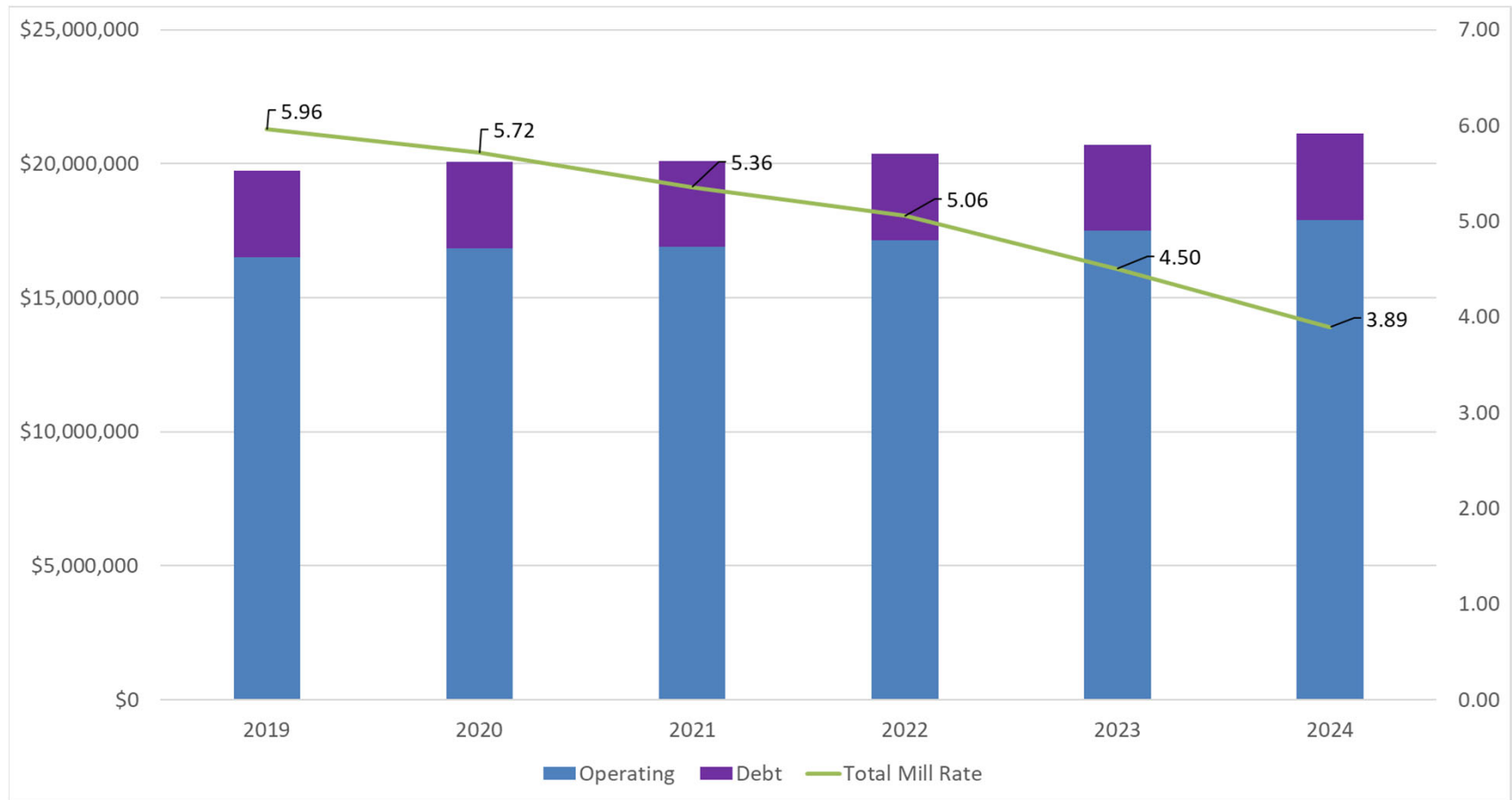


# **Pierce County, WI Finance Committee Meeting**

December 11, 2023

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# Total County Levy & Equalized Mill Rate (2019 – 2024)



- Equalized value has grown from \$3.312B as of Jan. 1, 2018 to \$5.422B for 2023
  - Current tax rate is \$3.89 per \$1,000 of equalized value

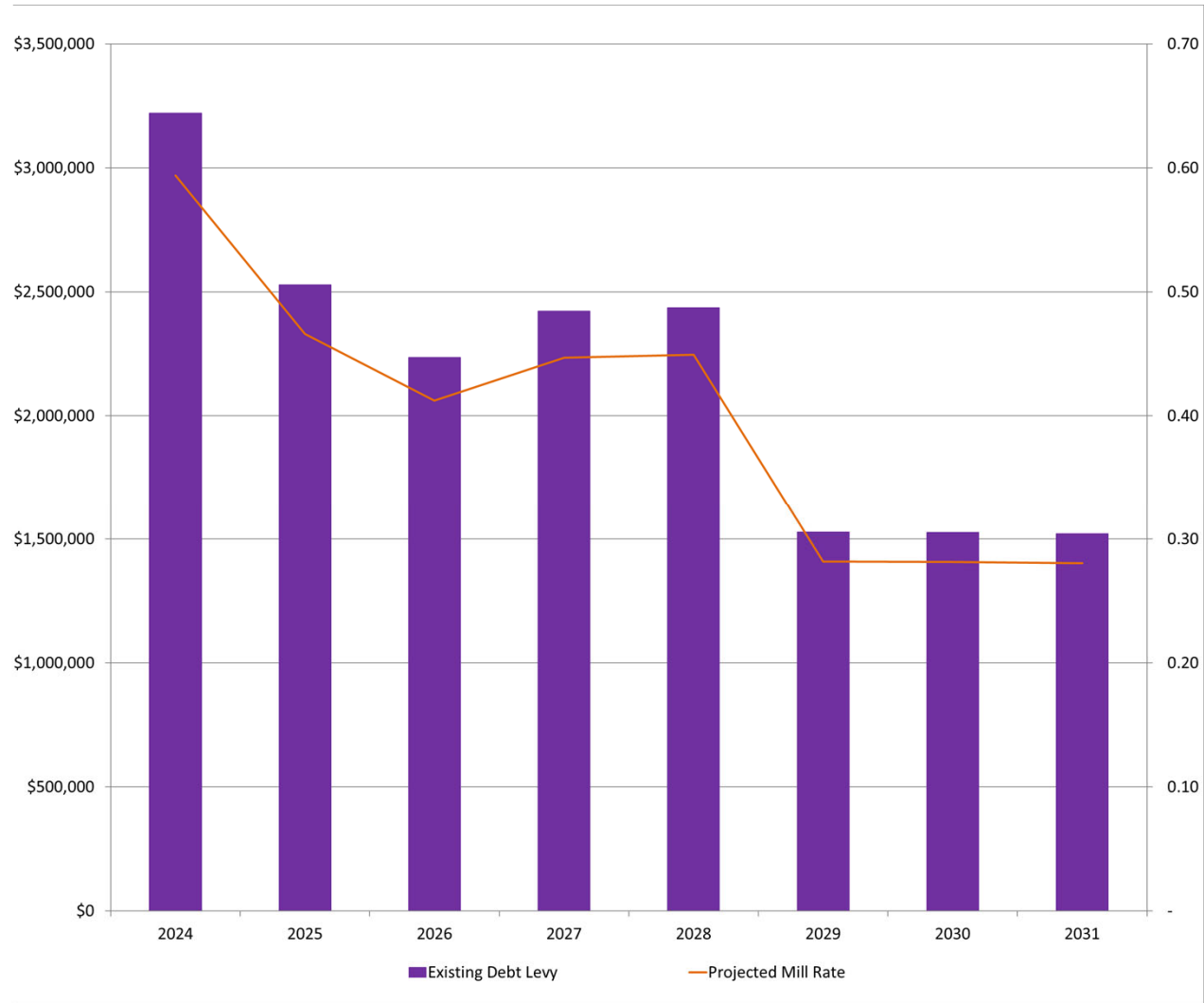
# Existing Debt Levy & Tax (Mill) Rate for Debt

## Existing Debt

- 2016 Bonds (thru 2031)
- 2018 Notes (thru 2028)

**\$916,000 of excess 2016 Bond proceeds applied in years '24 – '27**

- Net amount of levy shown in those years



# Proposed 2024 Bond Issue Details

## Timing

- Financing execution Summer/Fall 2024
- Process begins in first quarter 2024

## Cash Contribution (?) & Bond Sizing

- County has \$2 million to fund initial design/planning phase
- Can choose whether to reimburse from borrowed proceeds

## Assumptions

- Repayment term = 20 years (subject to optional pre-payment in 8 – 10 yrs)
- First payment in 2025
- Various structuring options available that will dictate tax impact

## Process

- Initial authorization requires  $\frac{3}{4}$  approval of County Board
- Sale Resolution Approval requires a majority vote

# Preliminary Options

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## OPTION 1

- \$32,495,000 Bond Size
- Fully reimburse any prelim expenses funded from cash
- Level annual payments

## OPTION 2

- \$30,475,000 Bond Size
- \$2 million cash contribution
- Level annual payments

## OPTION 3

- \$31,160,000 Bond Size
- \$2 million cash contribution
- Payments structured to achieve levy target

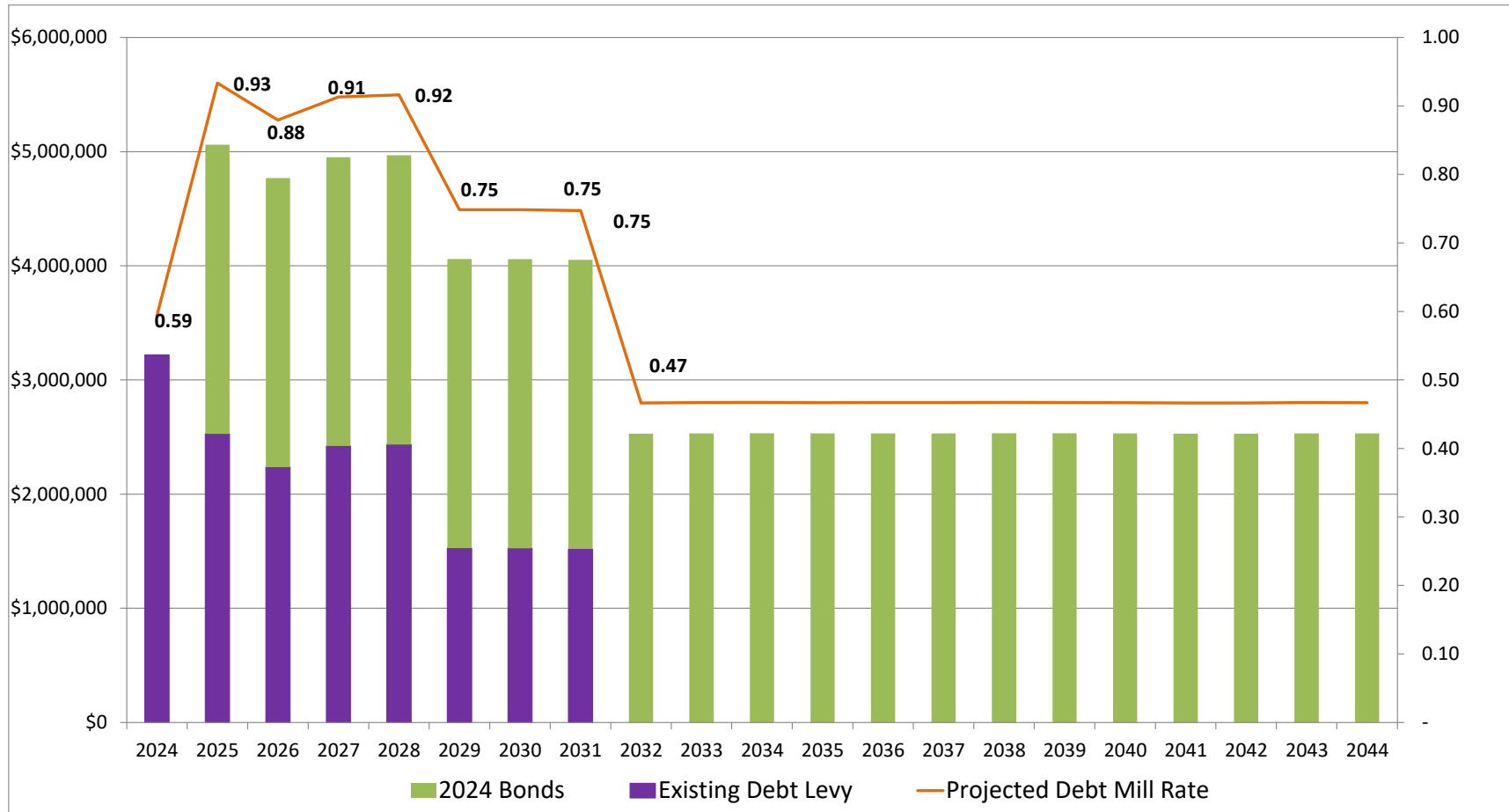
# Option 1:

## Level Payments & No Cash Contribution

\$32,495,000 General Obligation Bonds, Series 2024A				
Year	Principal	Rate	Interest	Total P&I
2024				
2025	550,000	3.950%	1,983,408	2,533,408
2026	1,155,000	3.850%	1,378,328	2,533,328
2027	1,195,000	3.800%	1,333,860	2,528,860
2028	1,245,000	3.750%	1,288,450	2,533,450
2029	1,290,000	3.750%	1,241,763	2,531,763
2030	1,340,000	3.800%	1,193,388	2,533,388
2031	1,390,000	3.850%	1,142,468	2,532,468
2032	1,440,000	3.900%	1,088,953	2,528,953
2033	1,500,000	3.950%	1,032,793	2,532,793
2034	1,560,000	3.950%	973,543	2,533,543
2035	1,620,000	4.000%	911,923	2,531,923
2036	1,685,000	4.150%	847,123	2,532,123
2037	1,755,000	4.200%	777,195	2,532,195
2038	1,830,000	4.400%	703,485	2,533,485
2039	1,910,000	4.500%	622,965	2,532,965
2040	1,995,000	4.650%	537,015	2,532,015
2041	2,085,000	4.800%	444,248	2,529,248
2042	2,185,000	4.900%	344,168	2,529,168
2043	2,295,000	4.950%	237,103	2,532,103
2044	2,470,000	5.000%	61,750	2,531,750
<b>Totals</b>	<b>\$32,495,000</b>		<b>\$18,143,923</b>	<b>\$50,638,923</b>

Projected Interest Rates	
True Interest Cost (TIC)	4.57%
All Inclusive Cost (AIC)	4.62%
Uses of Funds	
Total Underwriter's Discount	324,950
Costs of Issuance	167,750
Deposit to Project Fund	32,000,000
Rounding	2,300
<b>Total</b>	<b>\$32,495,000</b>

# Option 1: Preliminary Tax Impact





# Option 1: Preliminary Tax Impact

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<b>Projected Debt Mill Rate Increase From 2024 - 2025</b>		<b>0.3395</b>
<b>Equalized Property Value</b>	<b>Projected Tax Increase TID-Out Equalized Value - No Growth</b>	
\$100,000	\$34	
\$250,000	\$85	
\$300,000	\$102	
\$400,000	\$136	
\$500,000	\$170	
\$600,000	\$204	
\$700,000	\$238	
\$800,000	\$272	
\$900,000	\$306	
\$1,000,000	\$339	
\$2,000,000	\$679	
\$5,000,000	\$1,697	

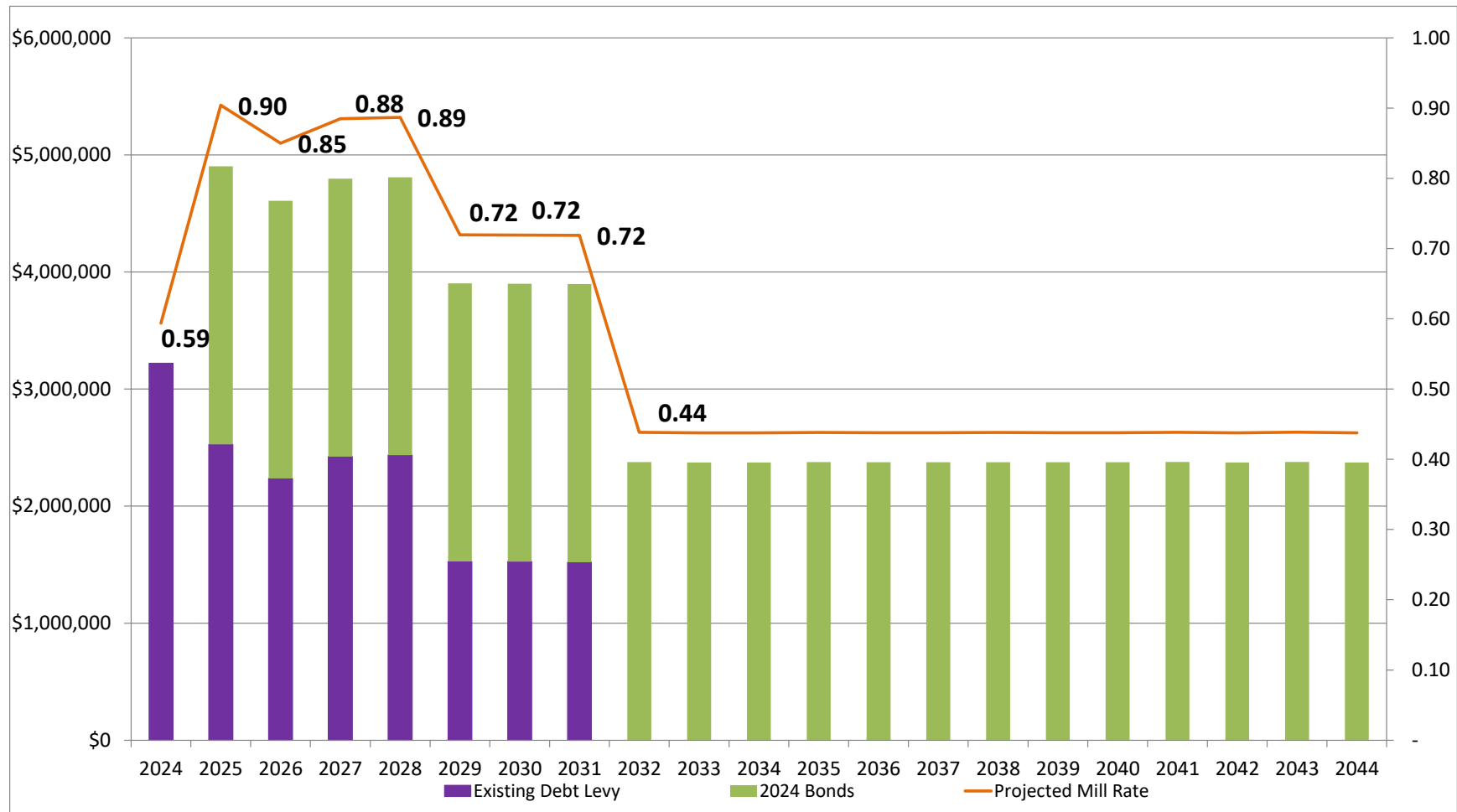
*Allocation of the County's levy will change each year with apportionment*

# Option 2: Level Payments & \$2 Million Cash Contribution

\$30,475,000 General Obligation Bonds, Series 2024A				
Year	Principal	Rate	Interest	Total P&I
2024				
2025	515,000	3.95%	1,860,165	2,375,165
2026	1,080,000	3.85%	1,292,715	2,372,715
2027	1,125,000	3.80%	1,251,135	2,376,135
2028	1,165,000	3.75%	1,208,385	2,373,385
2029	1,210,000	3.75%	1,164,698	2,374,698
2030	1,255,000	3.80%	1,119,323	2,374,323
2031	1,305,000	3.85%	1,071,633	2,376,633
2032	1,355,000	3.90%	1,021,390	2,376,390
2033	1,405,000	3.95%	968,545	2,373,545
2034	1,460,000	3.95%	913,048	2,373,048
2035	1,520,000	4.00%	855,378	2,375,378
2036	1,580,000	4.15%	794,578	2,374,578
2037	1,645,000	4.20%	729,008	2,374,008
2038	1,715,000	4.40%	659,918	2,374,918
2039	1,790,000	4.50%	584,458	2,374,458
2040	1,870,000	4.65%	503,908	2,373,908
2041	1,960,000	4.80%	416,953	2,376,953
2042	2,050,000	4.90%	322,873	2,372,873
2043	2,155,000	4.95%	222,423	2,377,423
2044	2,315,000	5.00%	57,875	2,372,875
<b>Totals</b>	<b>\$30,475,000</b>		<b>\$17,018,402</b>	<b>\$47,493,402</b>

Projected Interest Rates	
True Interest Cost (TIC)	4.57%
All Inclusive Cost (AIC)	4.63%
Uses of Funds	
Total Underwriter's Discount	304,750
Costs of Issuance	165,750
Deposit to Project Fund	30,000,000
Rounding	4,500
<b>Total</b>	<b>\$30,475,000</b>

# Option 2: Preliminary Tax Impact



## Option 2: Preliminary Tax Impact

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<b>Projected Debt Mill Rate Increase From 2024 - 2025</b>		<b>0.3103</b>
<b>Equalized Property Value</b>	<b>Projected Tax Increase TID-Out Equalized Value - No Growth</b>	
\$100,000	<b>\$31</b>	
\$250,000	<b>\$78</b>	
\$300,000	<b>\$93</b>	
\$400,000	<b>\$124</b>	
\$500,000	<b>\$155</b>	
\$600,000	<b>\$186</b>	
\$700,000	<b>\$217</b>	
\$800,000	<b>\$248</b>	
\$900,000	<b>\$279</b>	
\$1,000,000	<b>\$310</b>	
\$2,000,000	<b>\$621</b>	
\$5,000,000	<b>\$1,552</b>	

*Allocation of the County's levy will change each year with apportionment*

# Option 3: Structured Repayment

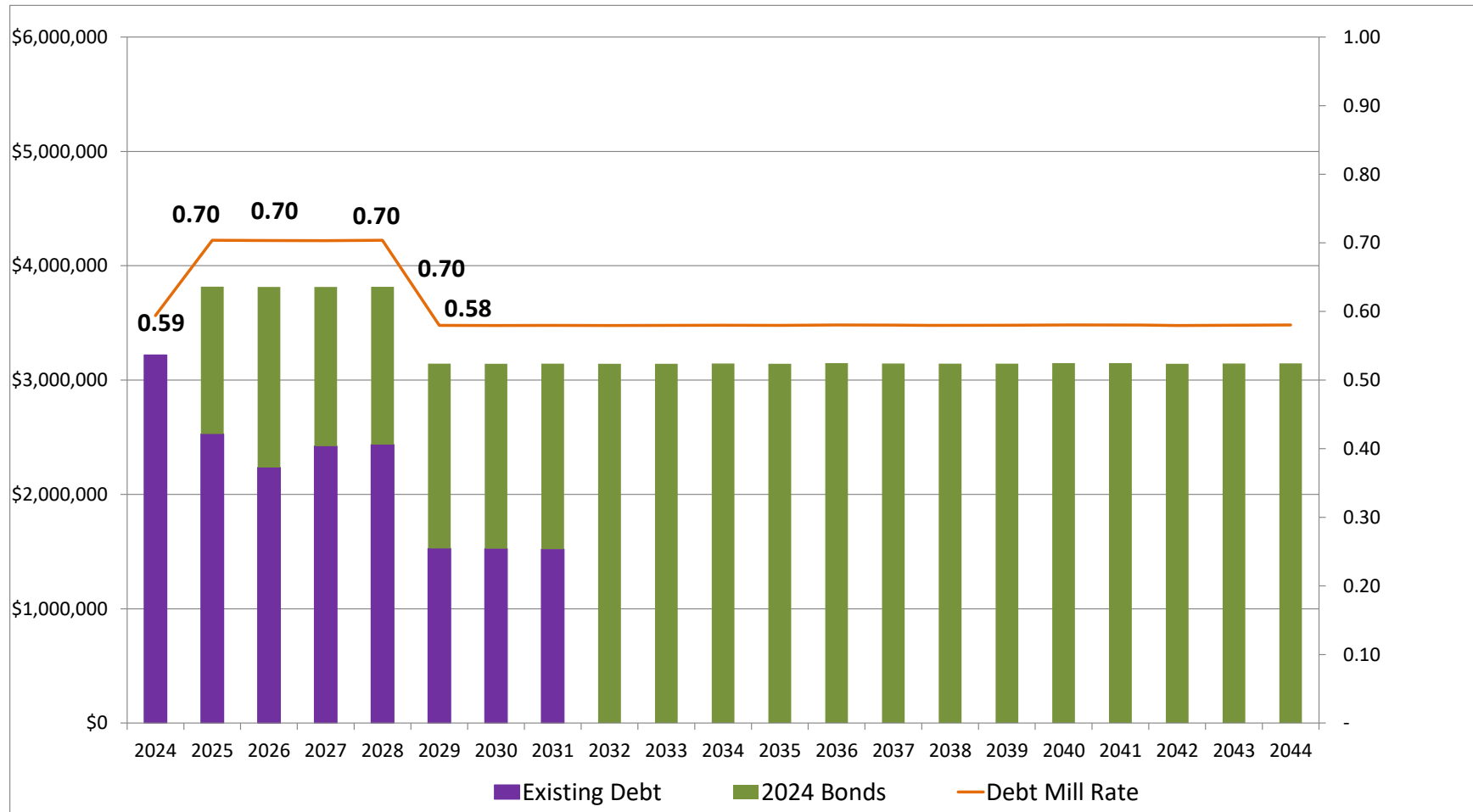
\$31,160,000 General Obligation Bonds, Series 2024A					
Year	Principal	Rate	Interest	Less: Cap. Int.	Total P&I
2024					
2025			1,966,989	(678,276)	1,288,713
2026	190,000	3.85%	1,388,463		1,578,463
2027	10,000	3.80%	1,381,148		1,391,148
2028			1,380,768		1,380,768
2029	235,000	3.75%	1,380,768		1,615,768
2030	245,000	3.80%	1,371,955		1,616,955
2031	260,000	3.85%	1,362,645		1,622,645
2032	1,790,000	3.90%	1,352,635		3,142,635
2033	1,860,000	3.95%	1,282,825		3,142,825
2034	1,935,000	3.95%	1,209,355		3,144,355
2035	2,010,000	4.00%	1,132,923		3,142,923
2036	2,095,000	4.15%	1,052,523		3,147,523
2037	2,180,000	4.20%	965,580		3,145,580
2038	2,270,000	4.40%	874,020		3,144,020
2039	2,370,000	4.50%	774,140		3,144,140
2040	2,480,000	4.65%	667,490		3,147,490
2041	2,595,000	4.80%	552,170		3,147,170
2042	2,715,000	4.90%	427,610		3,142,610
2043	2,850,000	4.95%	294,575		3,144,575
2044	3,070,000	5.00%	76,750		3,146,750
<b>Totals</b>	<b>\$31,160,000</b>		<b>\$20,895,329</b>	<b>(\$678,276)</b>	<b>\$51,377,053</b>

Projected Interest Rates	
True Interest Cost (TIC)	4.67%
All Inclusive Cost (AIC)	4.72%
Uses of Funds	
Total Underwriter's Discount	311,600
Costs of Issuance	166,000
Capitalized Interest	678,276
Deposit to Project Fund	30,000,000
Rounding	4,124
<b>Total</b>	<b>\$31,160,000</b>

Principal amounts adjusted to achieve overall levy targets

Capitalized Interest *reduces* first year impact but *increases* total borrowed amount

# Option 3: Preliminary Tax Impact



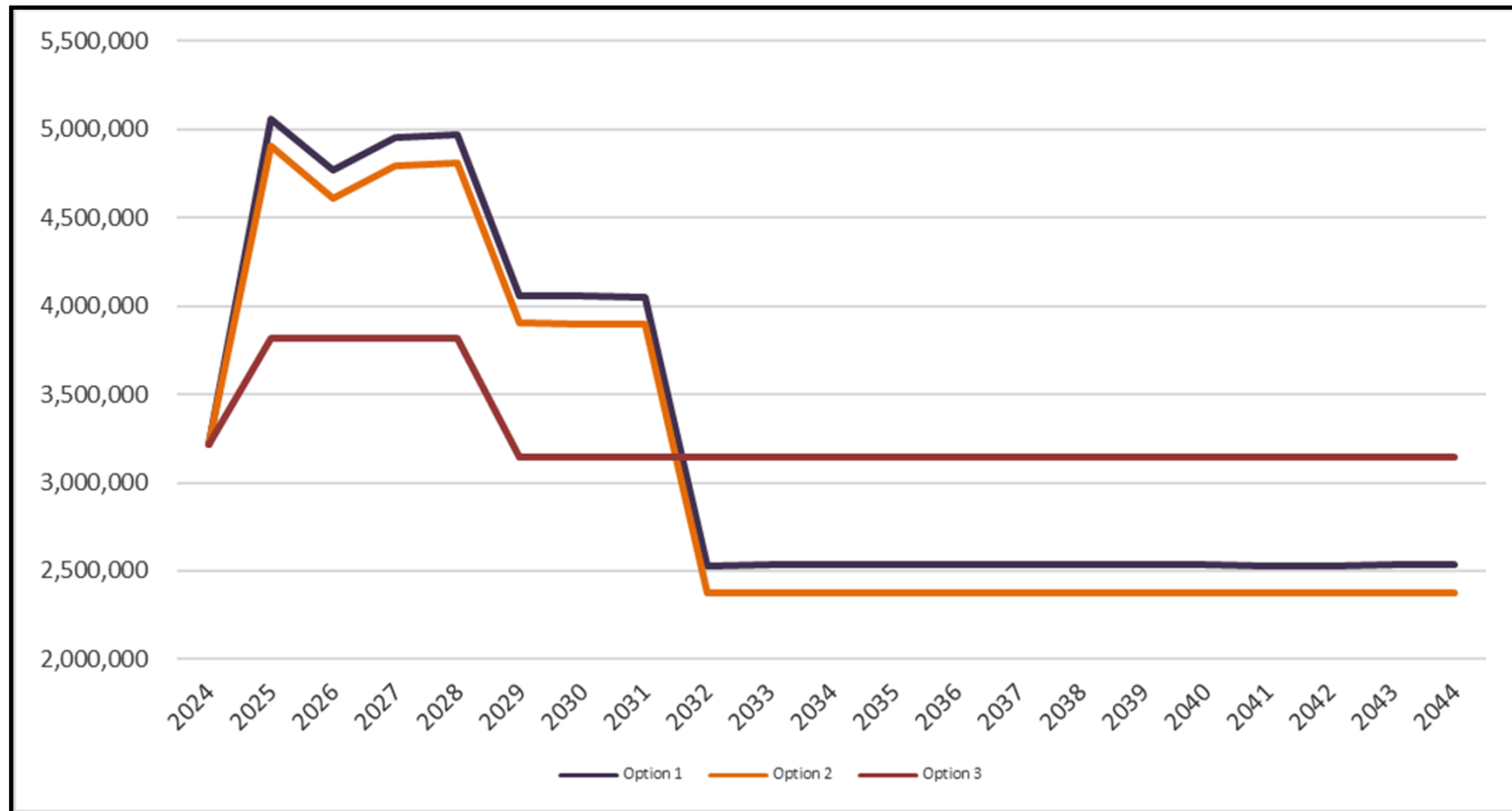
## Option 3: Preliminary Tax Impact

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<b>Projected Debt Mill Rate Increase From 2024 - 2025</b>		<b>0.1099</b>
<b>Equalized Property Value</b>	<b>Projected Tax Increase TID-Out Equalized Value - No Growth</b>	
\$100,000	<b>\$11</b>	
\$250,000	<b>\$27</b>	
\$300,000	<b>\$33</b>	
\$400,000	<b>\$44</b>	
\$500,000	<b>\$55</b>	
\$600,000	<b>\$66</b>	
\$700,000	<b>\$77</b>	
\$800,000	<b>\$88</b>	
\$900,000	<b>\$99</b>	
\$1,000,000	<b>\$110</b>	
\$2,000,000	<b>\$220</b>	
\$5,000,000	<b>\$550</b>	

*Allocation of the County's levy will change each year with apportionment*

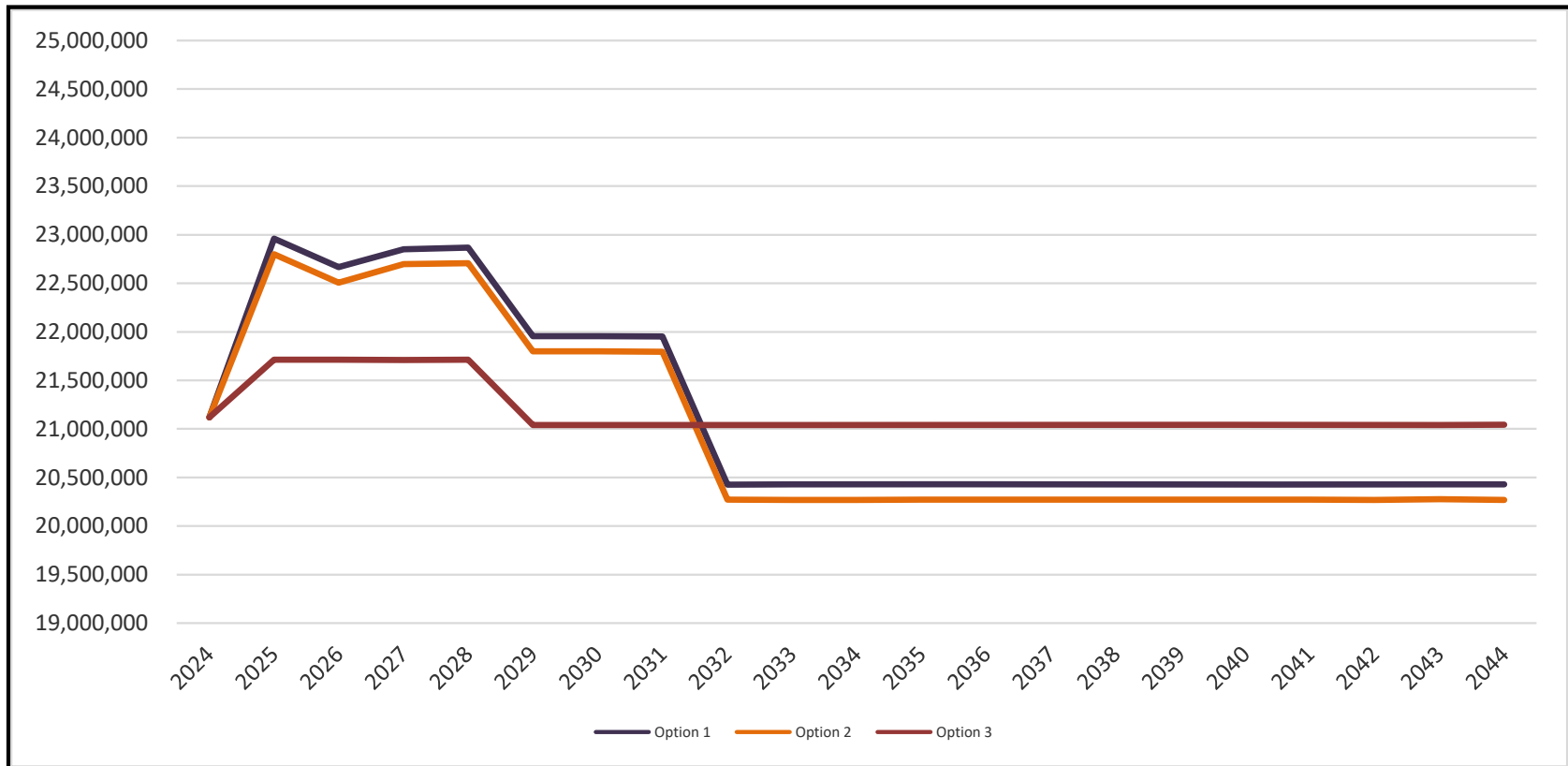
# Projected Debt Levy by Option



- Options 1 & 2 are least expensive through 2044
- Option 3 reduces tax impact in earliest years
- Any additional future debt will be on top of these options

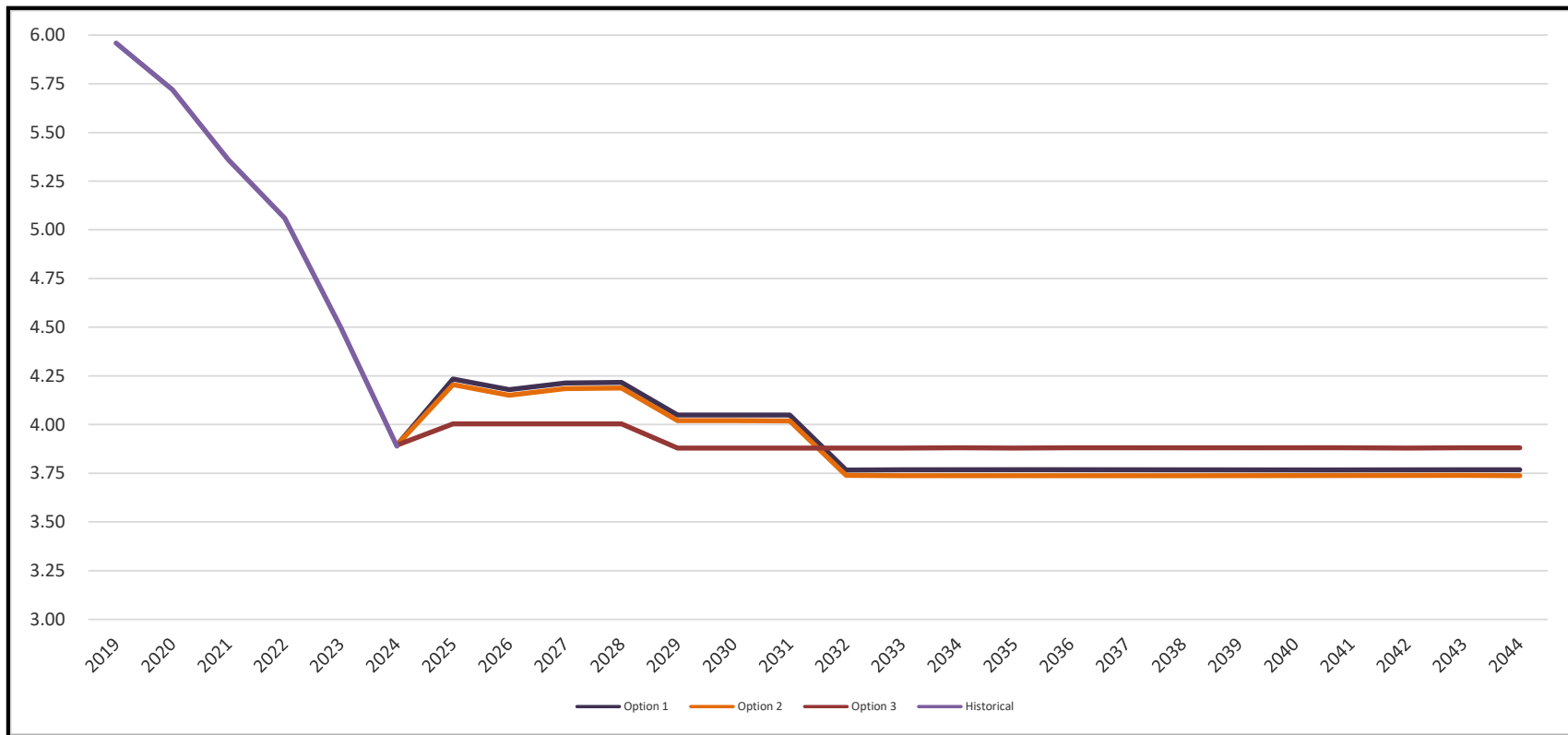


# Projected Total Levy: Operations + Debt Service



- 2023 levy was \$20,706,619. Increases to \$21,117,692 for 2024.
- Operating levy is held at 2024 levels for 2025 and beyond.

# Projected Total Mill Rate since 2019



- Total mill rate trending down due to increases in equalized value.
- Projection holds equalized values constant at 2023 levels.

# Projected First Year Tax Impact by Property Value

Equalized Property Value	Option 1	Option 2	Option 3
\$100,000	\$34	\$31	\$11
\$200,000	\$68	\$62	\$22
\$250,000	\$85	\$78	\$27
\$300,000	\$102	\$93	\$33
\$400,000	\$136	\$124	\$44
\$500,000	\$170	\$155	\$55
\$600,000	\$204	\$186	\$66
\$700,000	\$238	\$217	\$77
\$800,000	\$272	\$248	\$88
\$900,000	\$306	\$279	\$99
\$1,000,000	\$339	\$310	\$110
\$1,250,000	\$424	\$388	\$137
\$1,500,000	\$509	\$465	\$165
\$1,750,000	\$594	\$543	\$192
\$2,000,000	\$679	\$621	\$220
\$3,000,000	\$1,018	\$931	\$330
\$4,000,000	\$1,358	\$1,241	\$440
\$5,000,000	\$1,697	\$1,552	\$550

Operating costs & equalized values held constant

Option 3 results in lowest initial impact, but declines less in later years

Options 1 & 2 have higher initial impacts, but levy amounts decline more in later years



# Important Disclosures

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Ehlers is the joint marketing name of the following affiliated businesses (collectively, the “Affiliates”): Ehlers & Associates, Inc. (“EA”), a municipal advisor registered with the Municipal Securities Rulemaking Board (“MSRB”) and the Securities and Exchange Commission (“SEC”); Ehlers Investment Partners, LLC (“EIP”), an SEC registered investment adviser; and Bond Trust Services Corporation (“BTS”), a holder of a limited banking charter issued by the State of Minnesota.

Where an activity requires registration as a municipal advisor pursuant to Section 15B of the Exchange Act of 1934 (Financial Management Planning and Debt Issuance & Management), such activity is or will be performed by EA; where an activity requires registration as an investment adviser pursuant to the Investment Advisers Act of 1940 (Investments and Treasury Management), such activity is or will be performed by EIP; and where an activity requires licensing as a bank pursuant to applicable state law (paying agent services shown under Debt Issuance & Management), such activity is or will be performed by BTS. Activities not requiring registration may be performed by any Affiliate.

This communication does not constitute an offer or solicitation for the purchase or sale of any investment (including without limitation, any municipal financial product, municipal security, or other security) or agreement with respect to any investment strategy or program. This communication is offered without charge to clients, friends, and prospective clients of the Affiliates as a source of general information about the services Ehlers provides. This communication is neither advice nor a recommendation by any Affiliate to any person with respect to any municipal financial product, municipal security, or other security, as such terms are defined pursuant to Section 15B of the Exchange Act of 1934 and rules of the MSRB. This communication does not constitute investment advice by any Affiliate that purports to meet the objectives or needs of any person pursuant to the Investment Advisers Act of 1940 or applicable state law.

**APPROVED MINUTES OF THE *Special*  
FINANCE & PERSONNEL COMMITTEE MEETING HELD  
December 11 2023 – 4:00 p.m.**

**STATE OF WISCONSIN  
COUNTY OF PIERCE**



**Meeting held in County Board Room & via Zoom;  
124 N. Oak St. ELLSWORTH, WI**

**2023 – 14**

**1) Meeting Convened**

The Pierce County Finance & Personnel Committee met in County Board Room & via Zoom. Chairman Jon Aubart called the meeting to order at 4:02 p.m.

**1a) Those Present**

A quorum was established acknowledging 7 members present.

Members present:

Kris Sampson	District #1	Scott Bjork	District #7
Jim Ashbach	District #2	Rod Gilles	District #10
Jon Aubart	District #3	Jerry Kosin	District #15
Michael Kahlow	District #6		

Absent/Excused:

CB Supervisors Present: Ben Plunkett-Dist. 5 (4:48), Neil Gulbranson-Dist. 11, Dale Auckland-Dist. 12, Sheila Lorentz-Dist. 16, Mel Pittman-Dist. 17.

Others present: Brad Lawrence-Corp Counsel, Jason Matthys-Administrative Coordinator, Jamie Feuerhelm-County Clerk, Julie Brickner-Finance Director, Michelle Drury-Asst. Finance Director, Greg Weaver-Data Analyst, Sean Lentz-Ehlers, Josh Low-Ehlers, Joel Dunning-Wold, Randy LaFaive-Market & Johnson, Denny Dodge-resident, John Nuzum-Market & Johnson.

**1b) Public Comment**

None.

**2) Agenda Adopted**

Motion by S. Bjork/J. Kosin to approve the agenda as presented; motion carried unanimously.

**3) Presentation by Ehlers Public Finance Advisors and discussion of financing options for the proposed new Judicial Facility**

J. Matthys reviewed the dialogue engaged in up to this point as well as steps that have been taken. S. Lentz of Ehlers presented options for financing a possible new Judicial Facility. They included three options as such: Option 1 – bond the amount of \$32,495,000 & fully reimburse preliminary expenses of \$2 million cash on hand for facility design, with level annual payments of approx. \$2,533,000. Option 2 – bond the amount of \$30,475,000 with no reimbursement, a \$2 million cash contribution by the County, with level annual payments. Option 3 – bond \$31,160,000 with \$2 million cash contribution, & payments structured to achieve levy target. He explained that Option 3 had the lowest annual impact to the tax payer but cost significantly more in interest over the length of the loan. No action taken.

**4) Future Agenda Items**

- Resolution for elected officials' salaries

**5) Next Meeting Date**

Next regular meeting scheduled previously set for Monday, Jan. 8<sup>th</sup>, 2024 at 4:00 p.m.; in County Board Room.

**6) Adjournment**

Meeting adjourned at 5:21 p.m. by motion of K. Sampson/R. Gilles; motion carried unanimously.

Respectfully submitted by: Jamie R. Feuerhelm, County Clerk