

PIERCE COUNTY BOARD OF SUPERVISORS

Tuesday, December 19, 2023 – 7:00 p.m.

Courthouse – County Board Room

124 N. Oak St., Ellsworth, WI 54011

May also participate via Zoom or by phone

<https://us06web.zoom.us/j/83189695055?pwd=jCZpM4WmXeylx92lQlhailpGhlcRp2.1>

Meeting ID Number: 831 8969 5055

Passcode: 817347

United States: + 1 (312) 626-6799

Access Code: 817347

1.	Call to order
2.	Call of the roll by the Clerk 2a) Establish Quorum 2b) Adopt Agenda
3.	Pledge of Allegiance to the flag
4.	Public Comment: County Board will receive public comments on any issue not related to agenda items, discussion by board members may take place but no action will be taken on any item raised. Public comments will be taken on agenda items prior to the Board taking them up.
5.	Presentation: By Ehlers Public Finance Advisors and discussion of financing options for the proposed new Judicial Facility
6.	Discuss/Take action: On directives to staff regarding recommended Judicial Facility financing options, utilization of bond proceeds, & source of funds for Judicial Facility design costs
7.	Resolutions for consideration: <u>First Reading</u> 5a) None
8.	Resolutions for consideration: <u>Second Reading</u> 6a) None
9.	Ordinances for consideration: <u>First Reading</u> 7a) None
10.	Ordinances for consideration: <u>Second Reading</u> 8a) None
11.	Appointments: 9a) None
12.	Future agenda items:
13.	Next meeting date: Jan. 23 rd , 2023; 7 p.m., County Board Room, Annex
14.	Adjourn
Questions regarding this agenda may be made 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 715-273-6851.	

jrf 12/12/2023



Pierce County, WI County Board Meeting

December 19, 2023

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

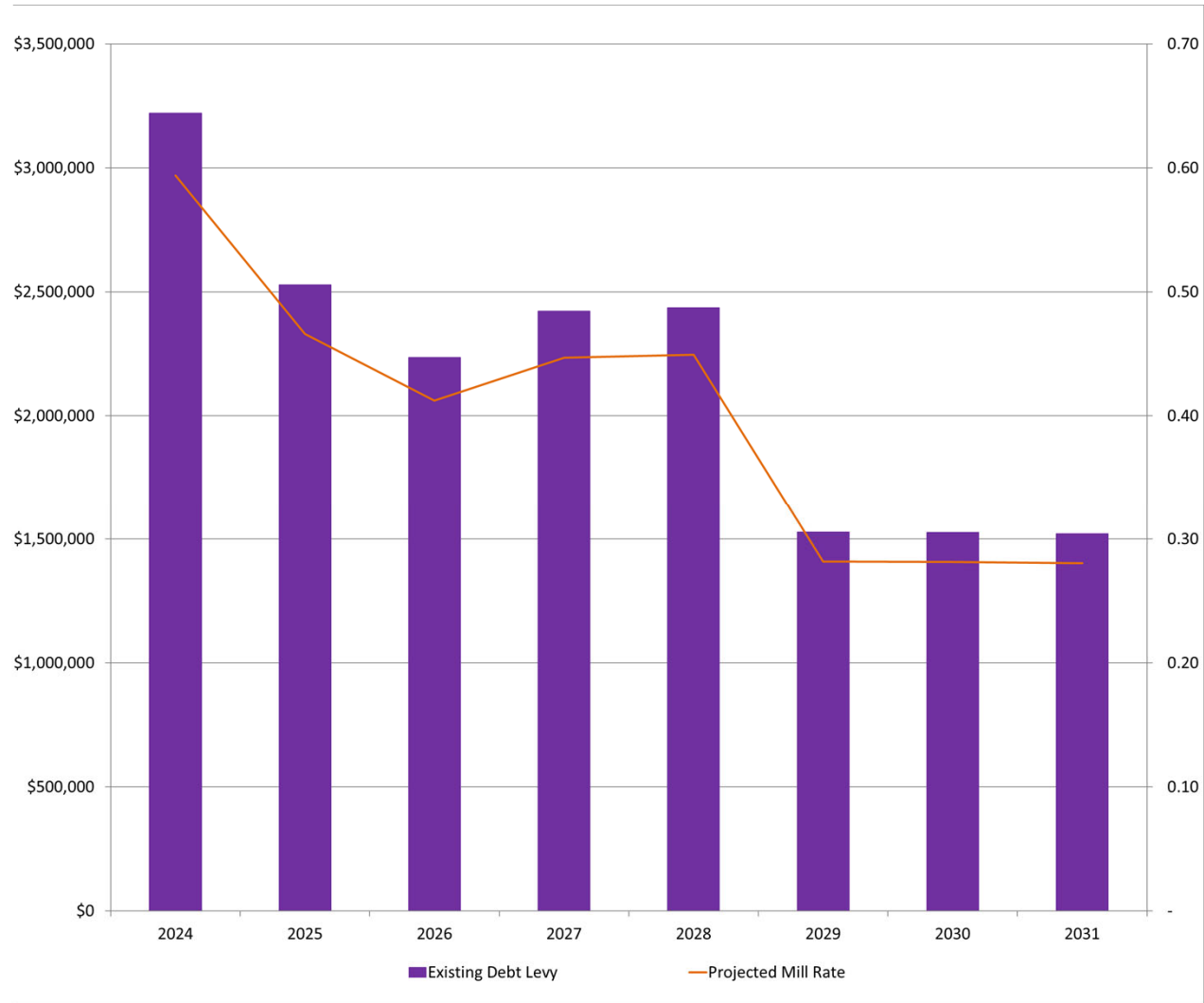
- 2016 Bonds (thru 2031)
- 2018 Notes (thru 2028)

Borrowing Capacity

\$263,099,875

\$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

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

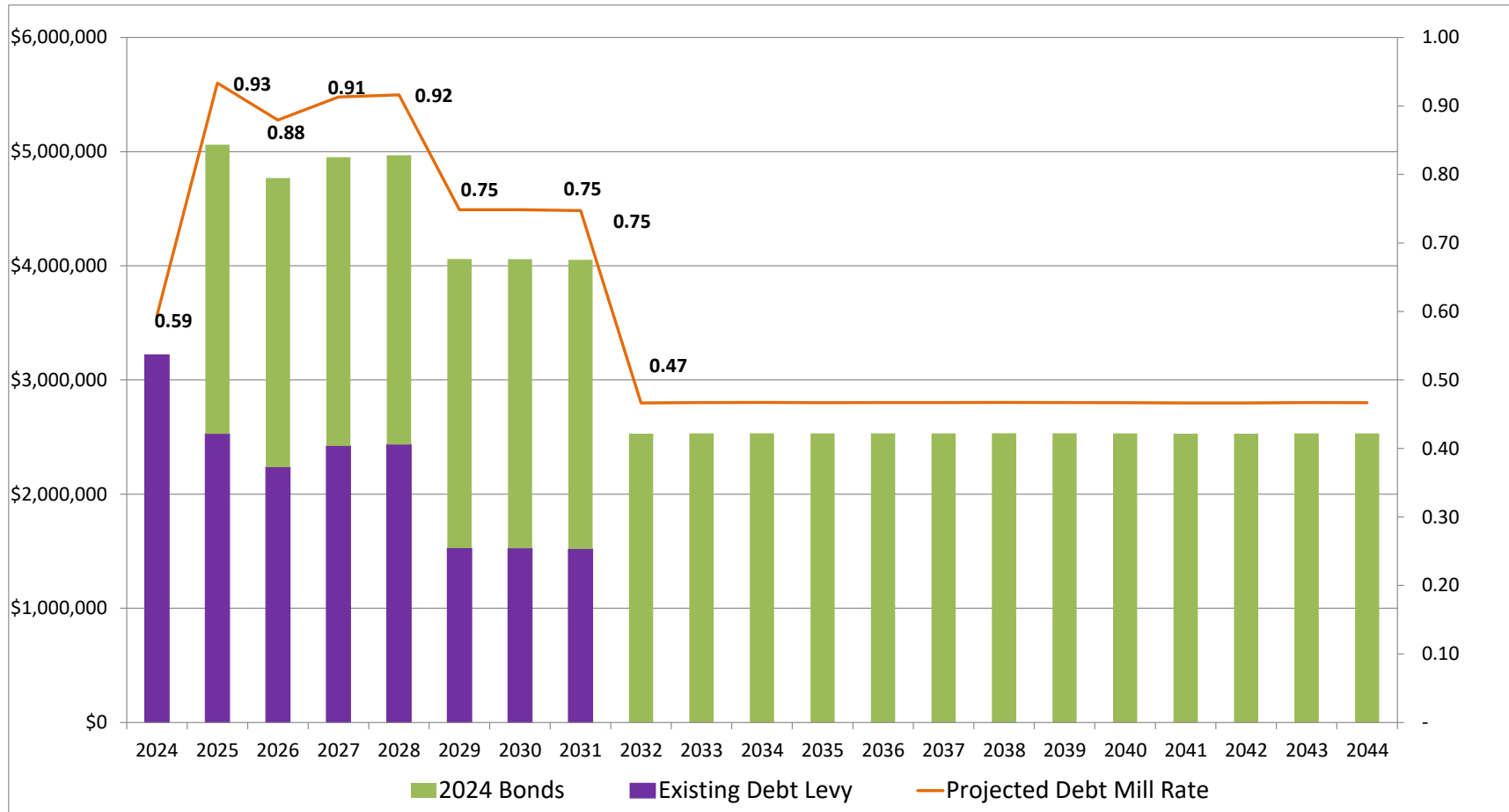
Option 1:

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
Totals	\$32,495,000		\$18,143,923	\$50,638,923

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
Total	\$32,495,000

Option 1: Preliminary Tax Impact



Option 1: Preliminary Tax Impact

Projected Debt Mill Rate Increase From 2024 - 2025		0.3395
Equalized Property Value	Projected Tax Increase TID-Out Equalized Value - No Growth	
\$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	

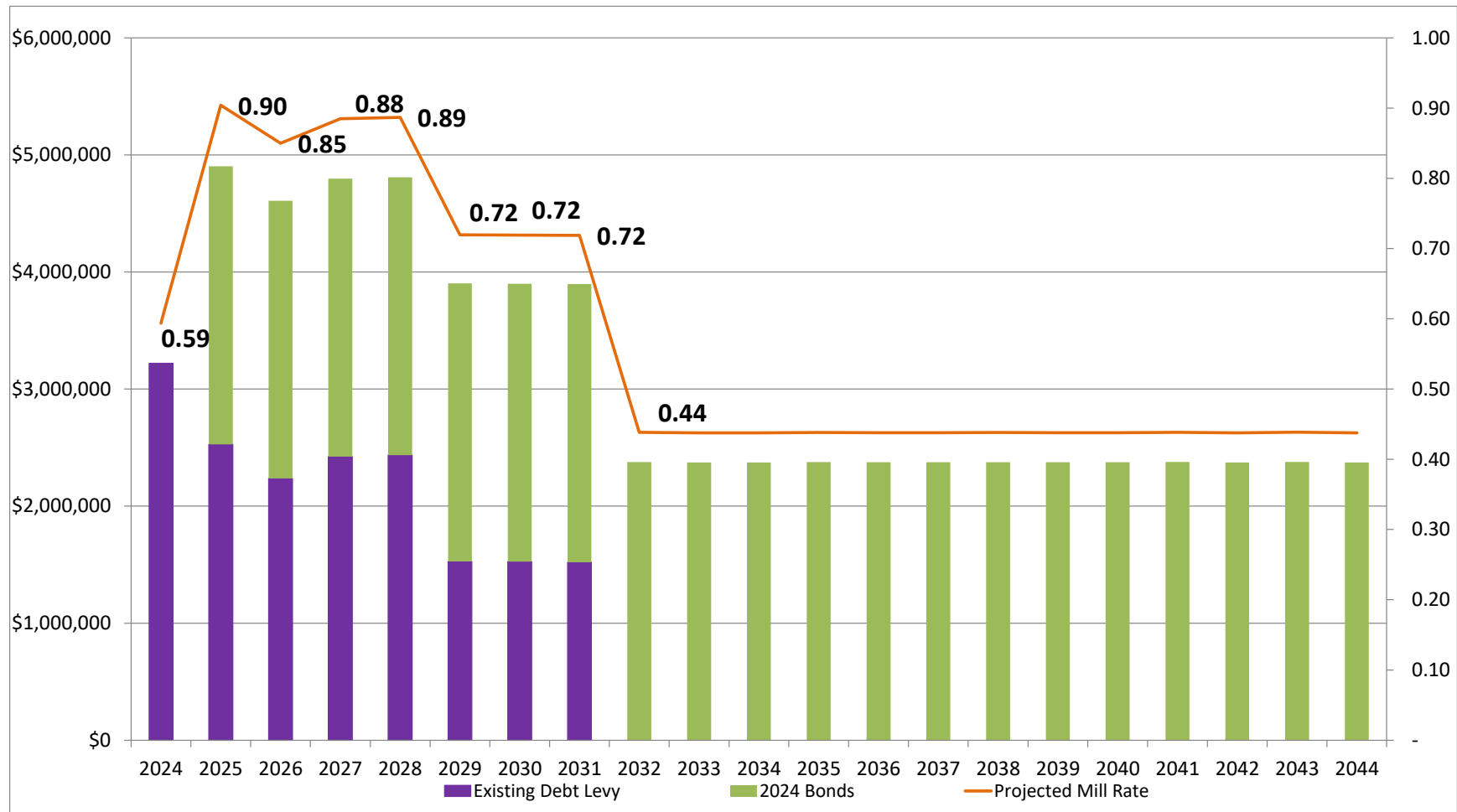
Allocation of the County's levy will change each year with apportionment

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
Totals	\$30,475,000		\$17,018,402	\$47,493,402

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
Total	\$30,475,000

Option 2: Preliminary Tax Impact



Option 2: Preliminary Tax Impact

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

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
Totals	\$31,160,000		\$20,895,329	(\$678,276)	\$51,377,053

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
Total	\$31,160,000

Principal amounts adjusted to achieve overall levy targets

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

Option 3: Preliminary Tax Impact

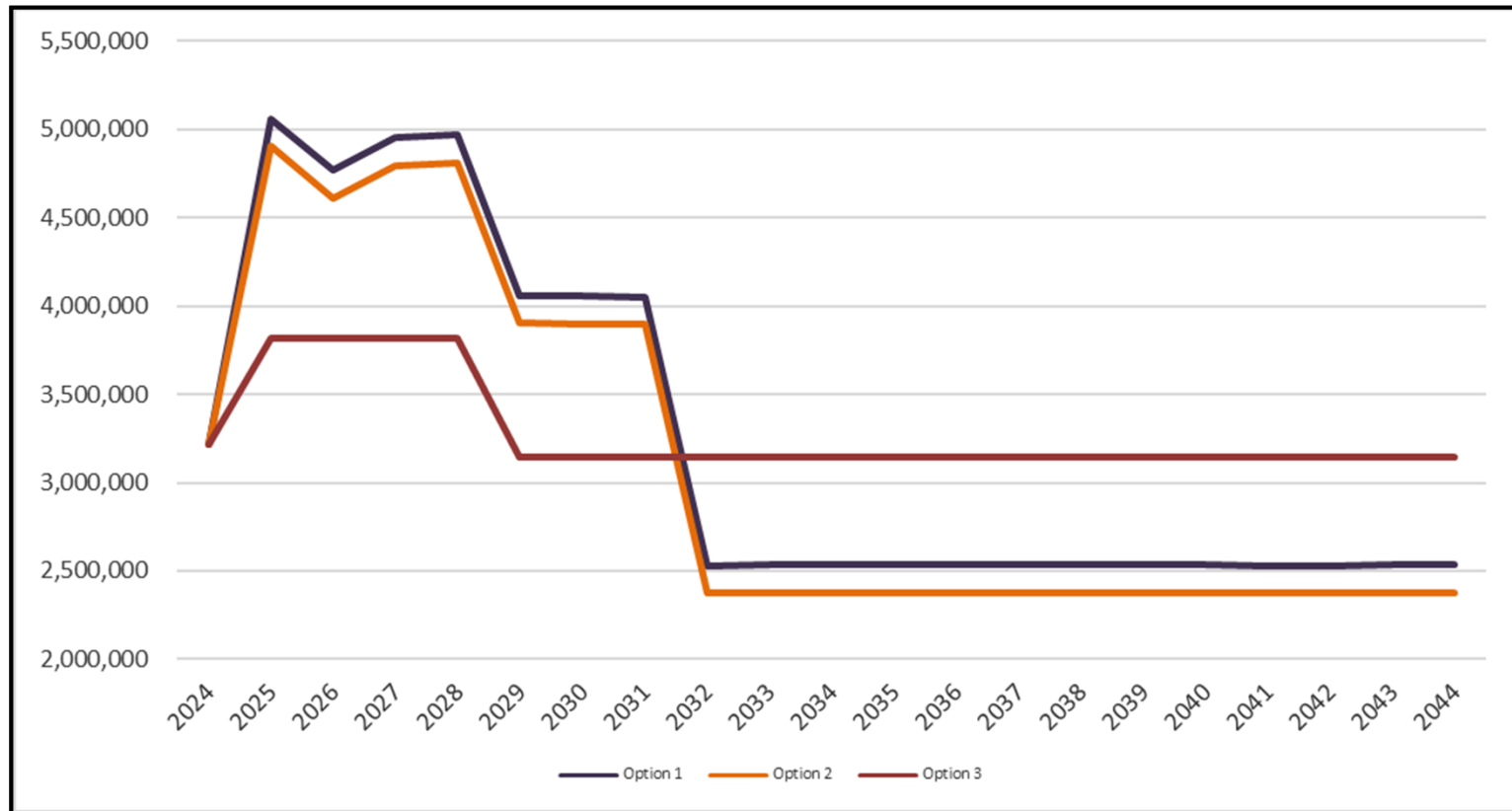


Option 3: Preliminary Tax Impact

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

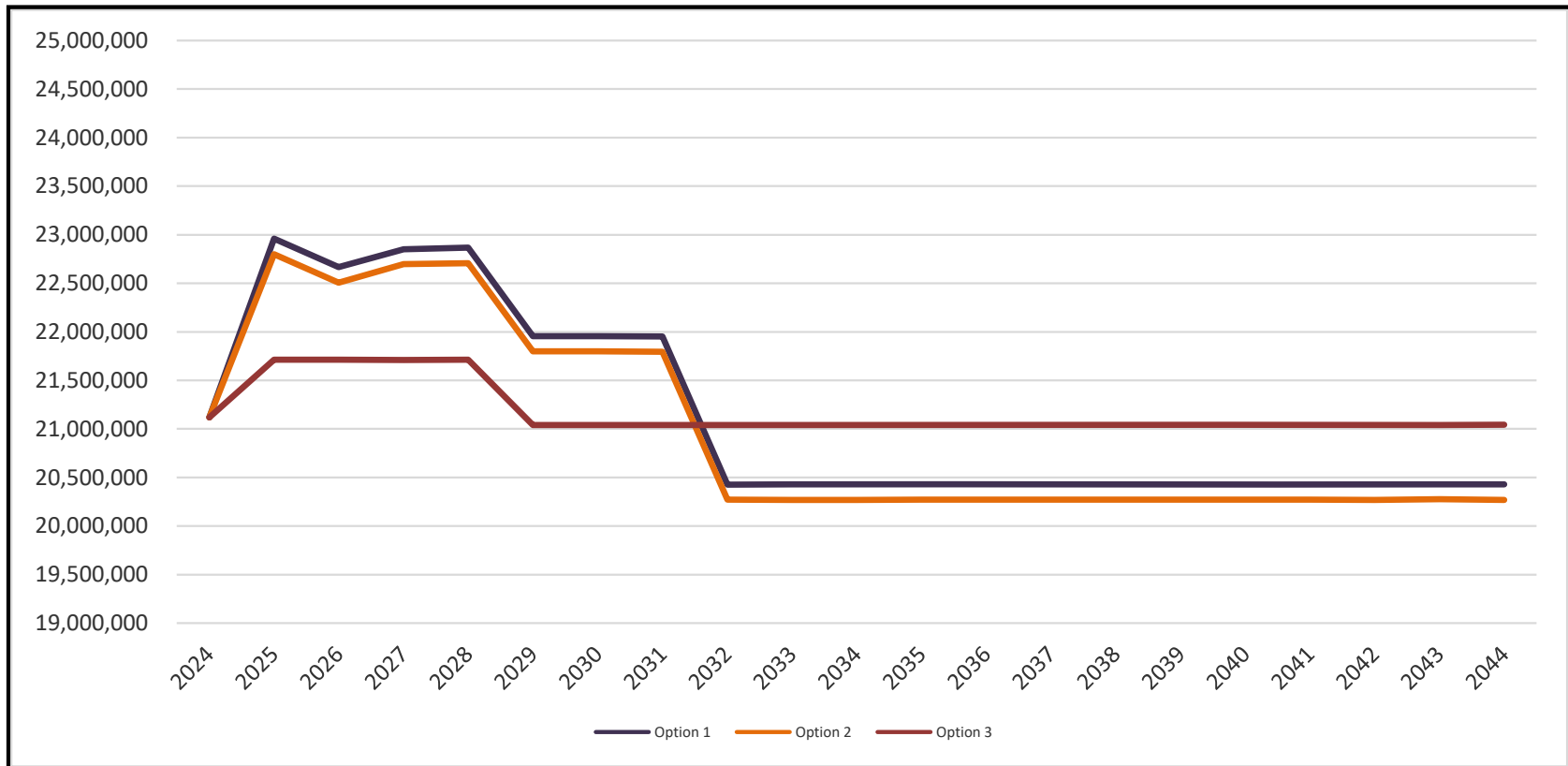
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Projected Debt Levy by Option



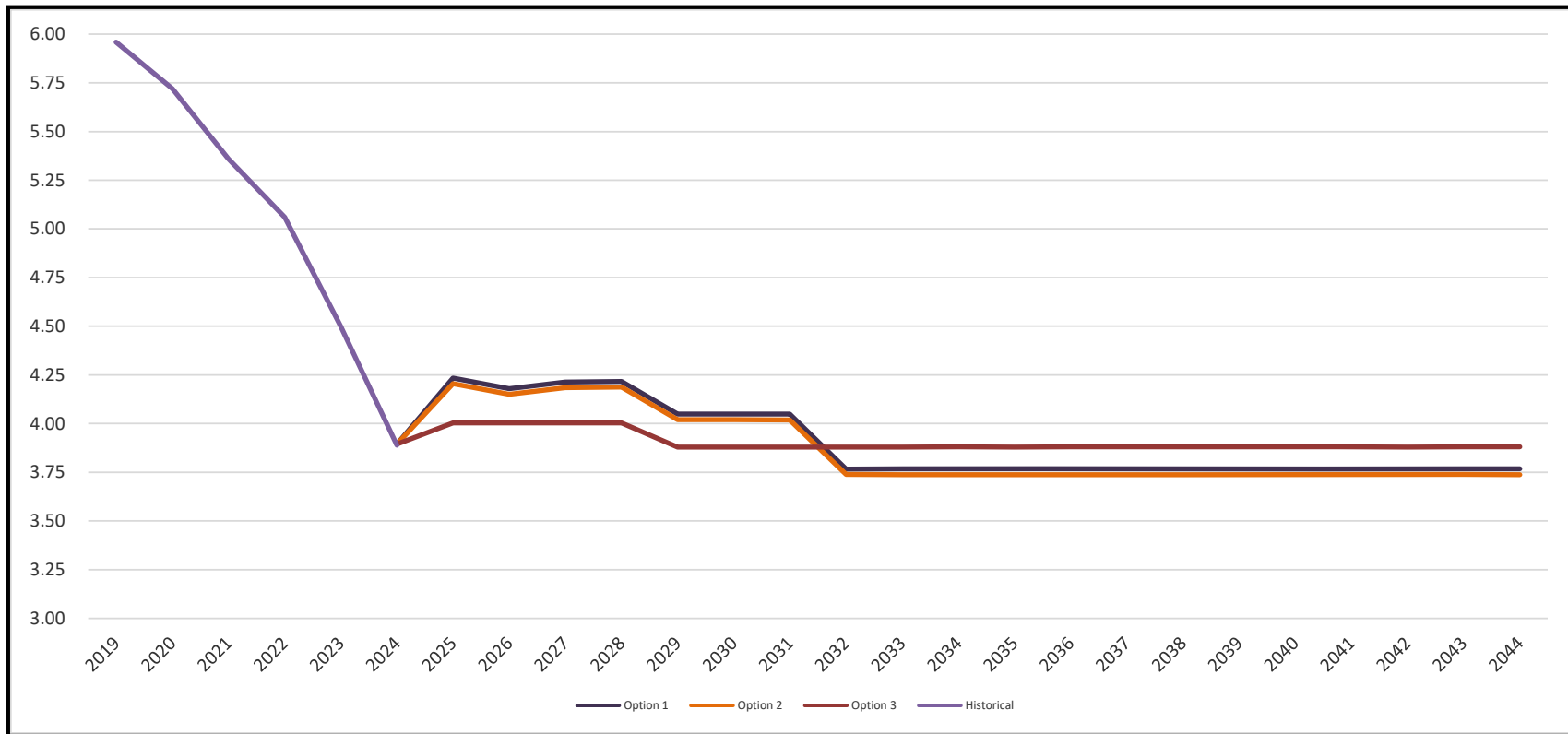
- Options 1 & 2 are least expensive through 2044
- Option 3 reduces tax impact in earliest years
- Any additional future debt will be on top of these options

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



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