

## Why build a new city hall now?

*With the current city hall structurally stabilized for the next few years, why not postpone a decision?*

It will take almost two years to design and construct a new building. The longer the current city hall stays in service, the greater the chance that more money will have to be spent to keep it viable. Also, the city has a much better chance of winning grant dollars when a project has the support of citizens through a referendum.

**Construction costs are low.**

Current economic conditions have significantly reduced the materials and labor costs for construction projects.

**Interest rates are low.**

A one percentage point rise in interest rates adds approximately \$160,000 of finance charges to the cost of this project.

## What does a YES vote mean?

A YES vote means the city will spend an amount not to exceed \$1,200,000 of taxpayer money to construct a new city hall. (The actual cost won't be known until the project is designed and bid.) The City will pursue grants to fund portions of the project.

## What does a NO vote mean?

One likely consequence of a NO vote is that an unknown amount of funds will be spent in the next two to three years to keep the current city hall in operation or relocate to another facility.

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Edgerton, WI 53534

**Common Council**  
Erik Thompson, Mayor  
Ron Webb, Council President  
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[www.cityofedgerton.com](http://www.cityofedgerton.com)

# Edgerton City Hall

Referendum Facts  
June 2, 2009

## What is being proposed?

**Construction of a new, municipal building on the corner of Albion and West Fulton Streets**

After more than a year of evaluating existing buildings and sites, a committee of citizens recommended the construction of a new facility on the corner of West Fulton and Albion Streets in the city-owned parking lot. The building would be approximately 5,000 square feet—just under one-third the size of the library (17,000 square feet.) The building would provide administrative offices for city departments, long-term storage for city records, a polling place, a community meeting space, and a home for the municipal court. The former city hall would be removed and replaced with a parking lot.

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**There isn't a "no cost" solution.  
Edgerton's citizens must spend money  
to house their city's functions—either in  
a renovated building or a new one.**

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## What is the problem?

### *The existing City Hall is structurally unsound.*

The existing city hall is nearing the end of its useful life. It needs either significant structural improvements, or it needs to be demolished. These were the conclusions of a structural engineer and others who studied the building in 2008. The engineer reported “there is a structural problem that presents a life safety issue. The north and south walls are . . . out of plane by approximately 8 inches . . . Should the wall fail, the roof would collapse...”

In January 2009, emergency modifications were made to brace these leaning walls, with the hope of enabling the structure to “survive 2 to 5 additional years.”

Due to the poor condition of the city hall, and based on the recommendations of outside experts, the Edgerton Common Council determined that a significant renovation of the building would not be a good investment.

## How will this project benefit Edgerton?

### *Community pride*

A new municipal building will create the same sense of pride fostered by the school and library additions. The building will include as many sustainable technologies as possible, thus providing further evidence that Edgerton is a smart and progressive community.

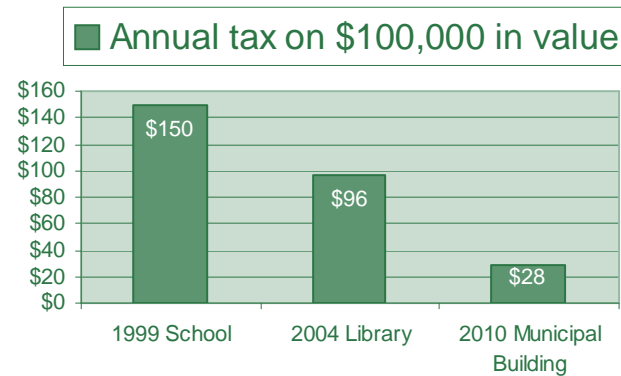
### *Accessibility for all citizens*

Unlike the existing building, which violates various building codes as well as the American Disabilities Act, a new building would bring compliance and let all residents enjoy full use of the facility.

## What will the project cost?

An estimated \$28.10 of the tax bill for a \$100,000 property will go to pay the debt associated with the city hall. The [Recent Referendum Chart](#) (below) compares the estimated tax impact on a \$100,000 property with other recently approved referendums.

### Recent Referendums



## Will my taxes go down if the project is not completed?

### *Probably not.*

To keep up with failing infrastructure, the city council annually approves capital expenditures to maintain things like streets, parks and buildings . . . and the city hall is one such building. These capital projects are financed through borrowings, which result in annual debt payments similar to those of a home mortgage. Like homeowners, the city tries to keep its debt payments consistent from year to year in an effort to stabilize tax levels. If a new city hall is not constructed, other projects will become the priority, and taxes are unlikely to fall.

## Will the project increase my taxes?

### *No*

The city hall debt will, in effect, take the place of the Hwy 59 debt, which will retire in 2012. Therefore, the city hall project will **not** raise taxes.

## Operating costs and green technology

The proposed city hall will be larger than the current facility and serve more functions, yet its operating costs are projected to be lower. The building layout will streamline staff functions and organize more logically the city’s departments, resulting in potential savings to staff costs while enhancing services to customers. The new building will be energy efficient, employing solar and geothermal technologies. It will also use recycled or local materials where possible.

## Need more information?

- Attend an Open House for a tour of the current city hall and a presentation of the referendum proposal. Open House dates are as follows:
  - Wednesday, May 20, 6:30 - 8:00 pm**
  - Tuesday, May 26, 6:30 - 8:00 pm**
  - Wednesday, May 27, 6:30 - 8:00 pm**
  - Sunday, May 31, 3:00 - 5:00 pm**
- Visit the website at [www.cityofedgerton.com](http://www.cityofedgerton.com)
- Phone city hall at 884-3341.

This information is presented by the Edgerton Common Council . Please study the issues carefully and cast your vote on June 2, 2009.