



**CITY OF NEW BERLIN
COMMON COUNCIL MEETING**

Tuesday, August 23, 2022

6:00 PM

(Following the Committee of the Whole Meeting)

Zoom Meeting

<https://us02web.zoom.us/j/81124189098>

The Council has satisfied the requirements as directed by the Common Council on June 22, 2021 and Ordinance No. 2651 to hold this meeting via electronic means. The full text of this ordinance and the minutes from the above mentioned meeting can be viewed at www.newberlin.org

Any comments that the public wishes to make may be communicated to the city via email at citizencomments@newberlin.org and will be forwarded to the Mayor and City Council. Interested parties may also participate by:

- Downloading the ZOOM app located at <https://zoom.us/> and utilize this unique ID to join: 811 2418 9098
- Following this direct link to the meeting: <https://us02web.zoom.us/j/81124189098>
- Dial by Phone: (312) 626-6799 and use Meeting ID: 811 2418 9098

AGENDA

CALL TO ORDER, PLEDGE OF ALLEGIANCE

ROLL CALL; DECLARATION OF QUORUM; PUBLIC NOTICE

APPROVAL OF MINUTES

1. June 28th, 2022 Common Council Meeting Minutes
2. July 26th, 2022 Common Council Meeting Minutes

REPORTS

3. City Clerk
4. Council President
5. Mayor

COMMUNICATIONS

PLAN COMMISSION

6. (4) KW LD-2201554 Kevin and Brooke Trebe - 21965 W. Lochleven Lane - 1-Lot Certified Survey Map.

7. (7) NJ RZ-2200958 Frank Grotkiewicz- Tax Key #: 1229-994-002 - Recommend to Common Council adoption of an Ordinance #: 2663 that approves the rezoning of the property located at Tax Key #: 1229-994-002 from A-2, C-1 & C-2 to R-1/R-2, C-1 & C-2 . The C-1 and C-2 will remain unchanged. (PUBLIC HEARING 6:00 PM ON 7/11/2022)
8. (7) NJ LD-2201154 Frank Grotkiewicz - 19300 W. Observatory Road (Tax Key #'s: 1229-994-001 & 1229-994-002) - 1-Lot Certified Survey Map.
9. (4) GK/NJ SP-2201693 - Neumann Development Inc. 20685-20695 W. National Avenue - 18-Lot Final Plat for Quarry Park Subdivision.

UTILITY COMMITTEE

10. UT 17-22 PPI/I Pipe Bursting Lateral Repair Project. Recommend to the Common Council to approve the Professional Services agreement for R.A. Smith, Inc., in the amount of \$145,245.00 for construction engineering services, administration and inspection services and project close out needed to complete this repair project
11. UT 18-22 Approve a \$666,666, ten (10) year sewer utility loan to the City, interest rate of 3%. Proceeds to fund the second installment of the Waukesha Water Intergovernmental Agreement.
12. UT 19-22 Approve a \$5.5 million, twenty (20) year loan to the Water utility, interest rate of 3%. Proceeds to fund the water main replacement project on Moorland Road.

COMMUNICATIONS COMMITTEE

FINANCE COMMITTEE

MAYORAL APPOINTMENTS

13. Discussion and Possible Action to approve the Mayoral Appointments per the list as presented

DEFERRED, REFERRED & TABLED ITEMS

ITEMS REMOVED FROM CONSENT AGENDA, if any

CONSENT AGENDA*****

MINUTES

14. June 28th, 2022 Committee of the Whole Meeting Minutes
15. July 26th, 2022 Committee of the Whole Meeting Minutes

UTILITY & FINANCE

16. Approval of August 10th, 2022 Water Utility claims in the amount of \$780,389.59, Sewer Utility claims in the amount of \$119,889.87 and General City claims in the amount of

\$1,682,017.23. US Bank VISA EFT of \$29,195.63

17. Approval of August 24th, 2022 Water Utility claims in the amount of \$581,501.30, Sewer Utility claims in the amount of \$2,300.71 and General City claims in the amount of \$1,434,491.51

MISCELLANEOUS

18. Presentation of 2021 Audit Report by Baker Tilly
19. Update by Water Utility Manager Jim Hart
20. Discussion and Possible Action to approve the lease agreement between the City of New Berlin and Star of Bethlehem to utilize the City's parking lots for overflow parking related to an event that the church intends to conduct on August 28, 2022
21. Requested Action Statement for approval of public bids for the New Berlin Activity and Recreation Center Phase II
22. Discussion and Possible Action to approve Resolution No. 22-14, A Resolution Amending the 2022 Capital Projects Budget
23. Discussion and Possible Action to approve Resolution No. 22-15, a Resolution of Eligibility for Exemption from the 2022 County Library Tax Levy for 2023 Purposes
24. Discussion and Possible Action to approve Resolution No. 22-17, a Resolution to approve the application and borrowing for the Recreation Center financing in the amount of \$13,790,000
25. Discussion and Possible Action to Approve Resolution No. 22-18, A Resolution Providing for the Sale of Approximately \$7,895,000 General Obligation Promissory Notes, Series 2022A
26. Discussion and Possible Action to Approve Resolution No. 22-19, A Resolution Providing for the Sale of Approximately \$14,435,000 General Obligation Refunding Bonds, Series 2022B

END CONSENT AGENDA*****

ADJOURN

PLEASE NOTE:

- ✓ It is possible that action will be taken on any of the items on the agenda and that the agenda may be discussed in any order. It is also possible that members of and possible a quorum 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.
- ✓ Also, 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 City Clerk Rubina R. Medina (262) 786-8610.



**CITY OF NEW BERLIN
COMMON COUNCIL - MINUTES
Tuesday, June 28, 2022**

Regular Meeting

Zoom Meeting

6:00 PM

Please note: Minutes are unofficial until approved by the Common Council at the next regularly scheduled meeting.

The Common Council has satisfied the requirements as directed by the Common Council on June 22, 2021 and Ordinance No. 2651 to hold this meeting via electronic means. The full text of this ordinance and the minutes from the above mentioned meeting can be viewed at www.newberlin.org

To participate in the meeting, view the meeting, and/or ask questions, the public was able to do so by downloading the ZOOM app located at <https://zoom.us/> and utilize Meeting ID # 854 4549 1475 to join.

All votes were taken via a voice roll call vote.

CALL TO ORDER, PLEDGE OF ALLEGIANCE

ROLL CALL; DECLARATION OF QUORUM; PUBLIC NOTICE

APPROVAL OF MINUTES

ITEM: June 14, 2022 Common Council Meeting Minutes

MOTION: None

REPORTS

ITEM: City Clerk – No Report

ITEM: Council President – No Report

ITEM: Mayor

- *If you did not catch us on the news, **CBS 58** featured our city on **CBS 58 Hometowns**. **Nicole Koglin** took a fun tour of New Berlin and stopped by a few of our community's local favorites. If you missed it, you can check out our city webpage for pictures and videos from Nicole's visit to New Berlin.*
- *I would like to invite everyone to attend our **54th Annual 4th of July Festivities**. The fun starts on Saturday July 2nd at noon with the opening of the festival grounds and the Spectrum Carnival. Our Main parade is on Monday July 4th at 1 pm, and the Fireworks will begin that night at 10 pm. You can visit the City's website for a full schedule of events including the Annual Cornhole Tournament, the Pie Contest, the Flashlight Candy Hunt, the Mini Parade and more.*
- ***Wristbands for the 4th of July Carnival** rides are available for a discounted price of \$20 until end of the day on June 30th here at City Hall. Stop by any weekday 8-4:30 pm. Wristbands can also be purchased at the Carnival gate for \$25.*

- *I wanted to also take a moment to remind everyone that with the 4th of July Festivities approaching quickly, we will be closing off roads for the events. We thank all of our residents for their patience with the road closures, and we are looking forward to all the fun 4th of July activities this year. All road closures for the 4th of July parade and festivities will be posted on our city webpage.*
- **The New Berlin Historical Society** will be hosting their annual **Ice Cream Social on Sunday July 17th 1 – 4 pm** at the Historical Park located at 19765 National Avenue. Please join us for corn hole, riding the barrel train, tours, the new museum and of course, ice cream!
- All are invited to attend our first **Beer Garden** of the Summer Season on **July 8th – 10th at Malone Park**. Fridays the Beer Garden will be open from 3-8pm, and on Saturdays and Sundays they will be open from 12-8pm. For a list of all the **Malone Park Beer Garden** dates this summer, please visit our city webpage.
- Our Recreation Department's **Movies in the Park at Malone Park** will begin in July. Please join us for the **Drive-In** showing of **Disney's Encanto** on **July 9th**. The Malone Park South Parking Lot will open at 7 p.m. and early arrival is encouraged.
- The Library's **Concerts at the City Center** will also kick off this July. **The Last Bees** will be playing for our first concert on **July 13th**.
- The City of New Berlin **Community Blood Drive** will be held on **Thursday, July 14th 7 am – 11 am** here in the Council Chambers of City Hall. Donate & receive a limited-edition Versiti T-Shirt while supplies last. Appointments may be made online or contact Maya in the Mayor's office. Walk-ins are always welcome – but remember to bring photo ID.
- Finally, a reminder that our **Tuesday July 12th Council meeting has been cancelled**. Our next regularly scheduled COW/Council meeting will be July 26th.

BOARD OF PUBLIC WORKS

ITEM: ITEM 07-22 Recommend to the Common Council the transfer of funds from the Sunny Slope and Grange Intersection CIP Account to the 124th Street CIP Account.

MOTION: **Motion to approve the transfer of funds from the Sunny Slope and Grange Intersection CIP Account to the 124th Street CIP Account.**

VOTE: Motion by: Horbinski
Second by: Garrigues
Motion Passed: 5-0

ITEM: ITEM 08-22 Recommend to the Common Council the transfer of funds from the Sunny Slope and Grange Intersection CIP Account to the Lighting & Improvements CIP Account.

MOTION: **Motion to approve the transfer of funds from the Sunny Slope and Grange Intersection CIP Account to the Lighting & Improvements CIP Account.**

VOTE: Motion by: Horbinski
Second by: Stribl
Motion Passed: 5-0

ITEM: ITEM 09-22 Recommend to the Common Council the approval of an Amendment to and existing WE Energies Easement on the New Berlin Fire station #3 property.

MOTION: **Motion to approve the approval of an Amendment to and existing WE Energies Easement on the New Berlin Fire station #3 property.**

VOTE: Motion by: Horbinski
Second by: Harenda
Motion Passed: 5-0

ITEM: ITEM 10-22 Recommend to the Common Council the awarding of a construction contract for the 2022 Pedestrian Lighting Project.

MOTION: **Motion to approve the awarding of a construction contract for the 2022 Pedestrian Lighting Project.**

VOTE: Motion by: Horbinski
Second by: Harenda
Motion Passed: 5-0

UTILITY COMMITTEE

ITEM: UT 12-22 Recommend to the Common Council to approve the Milwaukee Metro Sewerage District (MMSD) Funding Agreement for the Private Property Infiltration and Inflow (PPI/I) in an amount not to exceed \$1,586,000.00.

MOTION: **Motion to approve the Milwaukee Metro Sewerage District (MMSD) Funding Agreement for the Private Property Infiltration and Inflow (PPI/I) in an amount not to exceed \$1,586,000.00.**

VOTE: Motion by: Harenda
Second by: Garrigues
Motion Passed: 5-0

ITEM: UT 13-22 Recommend to the Common Council to approve Resolution #22-08. Compliance Maintenance Annual Report (CMAR) for reporting year 2021.

MOTION: **Motion to approve Resolution #22-08. Compliance Maintenance Annual Report (CMAR) for reporting year 2021.**

VOTE: Motion by: Harenda
Second by: Horbinski
Motion Passed: 5-0

ITEMS REMOVED FROM CONSENT AGENDA, if any

ITEM: June 14, 2022 Committee of the Whole Meeting Minutes

CONSENT AGENDA*****

UTILITY & FINANCE

ITEM: Approval of June 29th, 2022 Water Utility claims in the amount of \$532,945.40, Sewer Utility claims in the amount of \$651,684.08 and General City claims in the amount of \$702,507.26. WE Energies EFT of \$66,692.25.

MISCELLANEOUS

ITEM: Update from Library Director Natalie Beacom

ITEM: Recommend Council approval of contractual documents between City of New Berlin and Axon Enterprise, Inc. to purchase additional Axon ProLicenses

END CONSENT AGENDA*****

MOTION: Motion to approve the consent agenda.

VOTE: Motion by: Horbinksi
Seconded by: Kroupa
Motion Passed: 5-0

CLOSED SESSION

ITEM: The basis for the items to be discussed in Closed Session are as enumerated in Section 19.85(1)(g) of the Wisconsin State Statutes. (g) Conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved, more specifically:

ITEM: Discussion regarding property maintenance violations at 14591 W Fieldpointe Ct.

ITEM: Discussion regarding property maintenance violations at 1606 S Wildwood Dr.

MOTION: **Motion to enter into closed session at 6:34 PM.**

VOTE: Motion by: Kroupa
Seconded by: Stribl
Motion Passed: 5-0

RECONVENE TO OPEN SESSION - Discussion and Possible Action on items listed below

MOTION: Motion to reconvene to open session at 6:48 PM.

VOTE: Motion by: Stribl
Seconded by: Kroupa
Motion Passed: 5-0

ITEM: Discussion and possible action regarding property maintenance violations at 14591 W Fieldpointe Ct.

MOTION: None

ITEM: Discussion and possible action regarding property maintenance violations at 1606 S Wildwood Dr.

MOTION: None

ADJOURN

MOTION: Motion to adjourn meeting at 6:49 PM.

VOTE: Motion by: Garrigues
Seconded by: Kroupa
Motion Passed: 5-0

*Respectfully Submitted,
Rubina R. Medina, City Clerk*



**CITY OF NEW BERLIN
COMMON COUNCIL - MINUTES
Tuesday, July 26, 2022**

Regular Meeting

Zoom Meeting

6:00 PM

Please note: Minutes are unofficial until approved by the Common Council at the next regularly scheduled meeting.

The Common Council has satisfied the requirements as directed by the Common Council on June 22, 2021 and Ordinance No. 2651 to hold this meeting via electronic means. The full text of this ordinance and the minutes from the above mentioned meeting can be viewed at www.newberlin.org

To participate in the meeting, view the meeting, and/or ask questions, the public was able to do so by downloading the ZOOM app located at <https://zoom.us/> and utilize Meeting ID # 824 4138 7487 to join.

All votes were taken via a voice roll call vote.

CALL TO ORDER, PLEDGE OF ALLEGIANCE

Mayor Ament called the Common Council meeting to order at 6:17 PM.
Mayor Ament led the Pledge of Allegiance.

ROLL CALL; DECLARATION OF QUORUM; PUBLIC NOTICE

City Clerk Rubina Medina took roll call as follows:

Alderspersons Present: Hopkins, Garrigues, Maxey, Harenda, Stribl, Horbinski & Kroupa

Alderspersons Excused: None

Staff Present: DCD Deputy Director Nikki Jones, Finance Director Ralph Chipman, City Attorney Mark Blum, City Clerk Rubina Medina

APPROVAL OF MINUTES

ITEM: June 14th, 2022 Common Council Meeting Minutes

MOTION: Motion to approve the June 14, 2022 Common Council Meeting Minutes

VOTE: Motion by: Stribl
Second by: Horbinski
Motion Passed: 7-0

ITEM: June 28th, 2022 Common Council Meeting Minutes

MOTION: No Action Taken

REPORTS

ITEM:

ITEM: City Clerk

City Clerk Rubina Medina stated that the Fall Partisan Primary is August 9th, 2022. She reminded voters that requested absentee ballots that in order to have their ballot counted on Election Day, the absentee certification envelope must be completed in its entirety. This includes the voter's signature, witness signature and witness address. Certificate envelopes that do not have the required information are contacted by the Clerk's Office. If they fail to remedy the certification envelope then the ballot will be rejected on Election Day.

ITEM: Council President

No Report

ITEM: Mayor

- *Residents are encouraged to participate in the New Berlin Garden of the Year Contest. Details are available on the New Berlin website or on the New Berlin Garden Club Facebook Page. A gardener can be nominated by anyone or by themselves. Entries need to include pictures or a video of the garden and may be submitted thru midnight July 30th. The winner and runner up will be notified the week of August 7th with the awards presented on August 21st.*
- *Concerts at City Center Continue! Please join us for the last two concerts of the summer on July 27th and August 10th – Music starts at 6:30 pm – please bring your own lawn chairs & blankets to sit on. Food and Refreshments are available for purchase.*
- *Our next Movie in the Park is Sing 2 on Friday, July 29th. It will take place near the Gazebo at Malone Park. Park will be available the north parking lot. Bring your lawn chairs and blankets. For more information, please contact our Recreation Department at 262-797-2443.*
- *Please also join us for our Community Camp Out with a movie showing of Luca on August 9th! Pack your tents and flashlights and bring the whole family – the City will provide the games, music, movie, stargazing and of course the S'MORES! Reserve your spot no later than July 31st! Visit the Summer Recreation Guide on the City homepage for more details or contact our Rec Department directly at 262-797-2443. Cost is \$30/resident family and \$40/non-resident family.*
- *On July 8th, the Wisconsin Supreme Court ruled drop boxes are not allowed in the State of Wisconsin and that a voter cannot return a ballot other than their own. If you choose to vote by absentee ballot, we encourage you to return your ballot as early as possible and that you check your status on the MyVote Wisconsin website. If you have any questions, please don't hesitate to contact the Clerk's Office at (262) 786-8610.*
- *District 1 voters were notified by postcard that their polling location has been changed from New Berlin Hills to Hickory Grove located at 2600 South Sunnyslope Road. It is anticipated that Hickory Grove will no longer be available for the 2023 election year. The City Clerk's Office is working diligently to find another polling place that meets the requirements set forth by the Wisconsin Election Commission.*
- *Residents are strongly encouraged to sign-up for our New Berlin Notes which are sent out on the 1st and 3rd Thursdays of each month via email. The New Berlin Notes come straight from the Clerk's Office and keeps residents informed of all upcoming events as well as important information. To sign up, please visit the City's homepage.*
- *Just a reminder, the deadline to pay your water bill is fast approaching - Water Bill Payments are due July 31st.*
- *And finally, our Tuesday August 9th COW/Council meeting has been cancelled. Our next regularly scheduled COW/Council meeting will be August 23rd.*

PLAN COMMISSION

ITEM: (4) GK/NJ UA-2201250 Dave and Peggy Anderson - 19880 W. Hickory Trail (Tax Key #: 1266-993-004) - Recommend to the Common Council Approval of Resolution No. 22-12 - Resolution of the City of New Berlin to Release Restriction on Certified Survey Map No. 6366 Pursuant to Wisconsin Statute Sec. 236.293

MOTION: **Motion to approve Resolution No. 22-12, A Resolution of the City of New Berlin to Release Restriction on Certified Survey Map No. 6366 Pursuant to Wisconsin Statute Sec. 236.293**

VOTE: Motion by: Stribl
Second by: Harenda
Motion Passed: 7-0

MAYORAL APPOINTMENTS

ITEM: Recommend the re-appointment of Robert Rafel to the Parks, Building & Grounds Commission with new term effective 7/27/22 expiring 7/27/2025.

MOTION: **Motion to approve the re-appointment of Robert Rafel to the Parks, Building & Grounds Commission with new term effective 7/27/22 expiring 7/27/2025.**

VOTE: Motion by: Horbinski
Second by: Maxey
Motion Passed: 7-0

ITEM: Recommend the re-appointment of David Oelschlaeger to the Recreation Commission with new term effective 7/27/22 expiring 7/27/2025.

MOTION: **Motion to approve the re-appointment of David Oelschlaeger to the Recreation Commission with new term effective 7/27/22 expiring 7/27/2025.**

VOTE: Motion by: Harenda
Second by: Horbinski
Motion Passed: 7-0

ITEM: Recommend the re-appointment of Matthew Anderson to the Tourism Commission with new term effective 7/26/22 expiring 7/26/2025.

MOTION: **Motion to approve the re-appointment of Matthew Anderson to the Tourism Commission with new term effective 7/26/22 expiring 7/26/2025.**

VOTE: Motion by: Horbinski
Second by: Maxey
Motion Passed: 7-0

ITEMS REMOVED FROM CONSENT AGENDA, if any

June 28th, 2022 Committee of the Whole Meeting Minutes

CONSENT AGENDA*****

MINUTES

ITEM: June 14th, 2022 Committee of the Whole Meeting Minutes

UTILITY & FINANCE

ITEM: Approval of July 27, 2022 Water Utility claims in the amount of \$663,215.85. Sewer Utility claims in the amount of \$18,990.30 and General City claims in the amount of \$1,038,577.63. WE Energies EFT of \$70,653.42.

MISCELLANEOUS

ITEM: Update by Finance Director Ralph Chipman

ITEM: Discussion and Possible action regarding Resolution No. 22-13, a Resolution to approve the application and borrowing for the Recreation Center financing in the amount of \$11,470,000.

END CONSENT AGENDA*****

MOTION: Motion to approve the consent agenda.

VOTE: Motion by: Garrigues
Seconded by: Kroupa
Motion Passed: 7-0

ADJOURN

MOTION: Motion to adjourn the Common Council meeting at 6:30 PM

VOTE: Motion by: Stribl
Seconded by: Kroupa
Motion Passed: 7-0

*Respectfully Submitted,
Rubina R. Medina, City Clerk*



August 22, 2022

TO: Common Council
Mayor Ament
Alderman Stribl
Alderman Harenda

FROM: Plan Commission

RE: Items from the August 15th, 2022 Plan Commission Meeting requiring Common Council action.

- (4) KW LD-2201554 Kevin and Brooke Trebe - 21965 W. Lochleven Lane - 1-Lot Certified Survey Map.

Council Motion:

This item was considered at the Plan Commission meeting on August 15, 2022. It was recommended to the Common Council on a vote of 6-0. I do hereby move to approve the 1-Lot Certified Survey Map for the properties located at 21965 W. Lochleven Lane (Tax Key # 1274.153.001 – encompassing Lots 10, 11, and 12 of Glengarry Highlands Addition #1), subject, to the application, plans and conditions on file.

- (7) NJ RZ-2200958 Frank Grotkiewicz- Tax Key #: 1229-994-002 - Recommend to Common Council adoption of an Ordinance #: 2663 that approves the rezoning of the property located at Tax Key #: 1229-994-002 from A-2, C-1 & C-2 to R-1/R-2, C-1 & C-2. The C-1 and C-2 will remain unchanged. (PUBLIC HEARING 6:00 PM ON 7/11/2022)

Council Motion:

This item was considered at the Plan Commission meeting on August 15, 2022. It was recommended to the Common Council on a vote of 6-0. I do hereby move to approve the adoption of Ordinance #2663 that approves the rezoning of the property located at Tax Key #: 1229.994.002 from A-2, C-1 & C-2 to R-1/R-2, C-1 & C-2. The C-1 and C-2 will remain unchanged.



- (7) NJ LD-2201154 Frank Grotkiewicz - 19300 W. Observatory Road (Tax Key #'s: 1229-994-001 & 1229-994-002) - 1-Lot Certified Survey Map.

Council Motion:

This item was considered at the Plan Commission meeting on August 15, 2022. It was recommended to the Common Council on a vote of 6-0. I do hereby move to approve the 1-Lot Certified Survey Map for the properties located at 19300 W. Observatory Road (Tax Key # 1229.994.001) & (Tax Key # 1229.994.002), subject to the application, plans and conditions on file.

- (4) GK/NJ SP-2201693 - Neumann Development Inc. 20685-20695 W. National Avenue - 18-Lot Final Plat for Quarry Park Subdivision.

Council Motion:

This item was considered at the Plan Commission meeting on August 15, 2022. It was recommended to the Common Council on a vote of 6-0. I do hereby move to approve Resolution No. 22-16, a resolution approving the final plat for Quarry Park Subdivision for the properties located at 20685-20695 W. National Avenue (Tax Key #'s: 1276-999-001, 1276-999-002, 1276-993, & 1279-991), subject to the application, plans and conditions on file.

STAFF REPORT

EXECUTIVE SUMMARY

APPLICANT/PROJECT:	Kevin and Brooke Trebe / 1-Lot Certified Survey Map		
LOCATION:	21965 W. Lochleven Lane (Tax Key # 1274.153.001 – encompassing Lots 10, 11, and 12 of Glengarry Highlands Addition #1)		
REQUEST:	Approval of a 1-Lot Certified Survey Map		
REVIEW SCHEDULE:	CSM Received:	6/24/2022	
	Completeness Determination:	6/27/2022	
	90-day time limit expires:	9/22/2022	
	Final Common Council Action:	8/30/2022	
D.R.C. RECOMMENDATION:	Recommend to Common Council approval of the 1-Lot Certified Survey Map for the properties located at 21965 W. Lochleven Lane (Tax Key # 1274.153.001 – encompassing Lots 10, 11, and 12 of Glengarry Highlands Addition #1), subject to the application, plans on file and the following conditions:		
	1. Applicant shall correct all drafting errors and requested changes identified by Staff on the final CSM prior to the City signing. 2. A final copy of the CSM shall be submitted and reviewed prior to City signing. All owners and surveyor must sign prior to City signing the CSM. Surveyor Stamp is required. 3. The CSM shall be recorded with Waukesha County Register of Deeds prior to the issuance of any new zoning or building permits. 4. Applicant and/or property owner shall apply for and obtain appropriate building, plumbing and electrical permits prior to any construction on any parcel. 5. The property, which is located outside of the current MMSD Sewer Service District, shall require a Private On-Site Waste Treatment System (POWTS) for each lot that is created that will meet Waukesha County requirements. 6. Applicant shall dedicate the appropriate right-of-way to the City of New Berlin and State of Wisconsin. 7. City Clerk is Rubina Medina. Revise Sheet 3 of CSM.		

DETAILS IN ATTACHED STAFF REPORT

CITY OF NEW BERLIN
DEPARTMENT OF COMMUNITY DEVELOPMENT
PLAN COMMISSION STAFF REPORT

Meeting of August 15, 2022

Kevin and Brooke Trebe / 1-Lot Certified Survey Map for 21965 W. Lochleven Lane (Tax Key # 1274.153.001 – encompassing Lots 10, 11, and 12 of Glengarry Highlands Addition #1)

DATE STAFF REPORT CREATED: July 13, 2022

APPLICANT / OWNER(S): Kevin and Brooke Trebe

REQUEST / DESCRIPTION OF PROJECT: Approval of the 1-Lot Certified Survey Map for the properties located at 21965 W. Lochleven Lane (Tax Key # 1274.153.001 – encompassing Lots 10, 11, and 12 of Glengarry Highlands Addition #1).

DATE OF APPLICATION / DATE FILED WITH CITY CLERK: 6/24/2022

DATE OF COMPLETENESS DETERMINATION: 6/27/2022

PRE-APPLICATION CONFERENCE HELD: Yes

Date(s) of Meeting(s): Several meetings at DCD front counter.

Site Visit(s): 7/29/2022

CONCEPTUAL PLAN: Yes, a CSM has been submitted.

SIZE OF DEVELOPMENT / PARCEL(S): Lot 1: 1.37 acres (After CSM is recorded)

CURRENT ZONING: R-1/R-2 (Rural Conservation Single-Family Residential District) and C-2 (Shoreland Wetland Holding District)

CURRENT LAND USE: Three vacant single-family residential lots.

PROPOSED ZONING: N/A

PROPOSED LAND USE: One single-family residential lot.

PROPOSED LOT SIZE: Lot 1: 1.37 acres (After CSM is recorded)

PROPOSED DENSITY: N/A

ADJACENT ZONING AND LAND USE:

<i>North:</i>	Zoning: R-1/R-2 (Rural Conservation Residential)	Land Use: Single-Family Residential
<i>South:</i>	Zoning: R-1/R-2 (Rural Conservation Residential) & C-2 (Shoreland Wetland Holding District)	Land Use: Single-Family Residential
<i>East:</i>	Zoning: R-1/R-2 (Rural Conservation Residential) & C-2 (Shoreland Wetland Holding District)	Land Use: Vacant
<i>West:</i>	Zoning: N/A (Village of Waukesha)	Land Use: N/A

CONFORMANCE WITH COMPREHENSIVE PLAN AND MUNICIPAL CODE: Yes, the request meets the intent of this Chapter.

Chapter 12: Neighborhood “B”: West Lincoln Avenue & Western Area: Yes, this submittal meets the intent of this Chapter.

Planning Context / Vision / Development Policies:

Vision:

- *The area of New Berlin generally west of Calhoun Road should be a regional model of rural development. Any development shall occur as a mix of conservation development, farms, large areas of preserved open spaces, rural trails and facilities, and small scale neighborhood-oriented retail. Development in this area will incorporate environmental protection as a basic value, including its importance as an aquifer recharge area.*

Land use:

- *Future Land Use Map: Country Residential*

ZONING CODE (Chapter 275): Yes, this request meets the requirements of Section 275-33B(1) of the Zoning Code. See findings section for more information.

DEVELOPMENT CODE (CHAPTER 235): Yes

PUBLIC HEARING REQUIRED: No

CONDITIONAL USE REQUIRED: No

USE / SITE / ARCHITECTURAL REVIEW:

Use Approval Required: No

Site Plan Required: Yes, a Certified Survey Map was submitted.

Architectural Review Required: No

PROPOSED ARCHITECTURE: N/A

UNIQUE SITE CHARACTERISTICS:

Environmental Corridor: Yes, Primary Environmental Corridor.

Wetland On Property: Yes, a wetland registration has been submitted and the wetlands have been registered.

Conservancy Districts (C-1, C-2): Yes, C-2 to remain unchanged.

NRCS Map Classification: Not Inventoried

Floodplain: No

Topography / Geologic: The site slopes down from west to east.

BIKE & PEDESTRIAN FACILITIES PLAN: No improvements identified.

PARK & OPEN SPACE PLAN: No improvements identified.

NATURAL RESOURCES PROTECTION:

Limits of Disturbance (LOD): N/A

Woodland, Tree, and Vegetation Protection: N/A

Wildlife Management Plan: N/A

ENVIRONMENTAL IMPACT: No impact. Applicant will be required to meet wetland setback for any future buildings.

STORM WATER MANAGEMENT / DRAINAGE: Applicant is required to adhere to all City of New Berlin Codes, Ordinances and Plans regarding storm water conveyance and maintenance as identified by the Department of Community Development.

SANITARY SEWER PROVISION:

Within Current Sewer Service Area: No

Sewer Shed Capacity Available: N/A

Adequate Linkage: N/A

Onsite System Required: Yes

WATER USAGE CALC.: The new parcel will be served by a private well, average 250 GPD per new unit connection.

TRAFFIC IMPACT: No increase.

SCHOOL DISTRICT IMPACT: N/A – No increase from time of subdivision plat.
Notice Sent to Affected School District(s): No

PREVIOUS ACTION: N/A

CONSISTENCY WITH PREVIOUS ACTION: Yes

1956 First Addition to Glengarry Highlands plat approved.

2/2/2022 Wetlands registered with the City.

FINDINGS:

1. The applicant owns three lots and would like to combine them to create one larger lot.
2. Under Section 275-33D, In the R-1/R-2 District, the minimum lot size is 5 acres and the lot width requirement is 200'. The current lots are legal non-conforming and do not meet these requirements. However, the proposed CSM combination will increase the overall acreage and therefore make it more conforming.
3. *Per Zoning Code Section 275-44F, "Lots of record an existing legal lot that contains less are than the lot requirements of this chapter may be used as a building site, provided that the proposed use is allowed in the zoning district.*
 - (1) *Minimum lot size requirements shown in the zoning districts apply to the creation of new lots and do not affect existing legally created lots or parcels, provided that the lot is a lot of record in the Waukesha County Register of Deeds' office prior to the effective date of this chapter.*
 - (2) *Vacant buildable lots of record can be used as a building site, provided that the use is allowed in the zoning district and the lot has frontage on and access to a public street. If an existing structure on a lot of record were to be damaged or destroyed, it would be allowed to be rebuilt in accordance with the Building Code and these Zoning Regulations.*
 - (3) *New building permits issued under this section shall be required to meet the setback and other yard requirements of this chapter. A building proposed with lesser dimensions and*

**Department of
Community Development
Staff Report**

requisites than those stated in the code shall be issued a building permit only after a variance by the Board of Appeals.

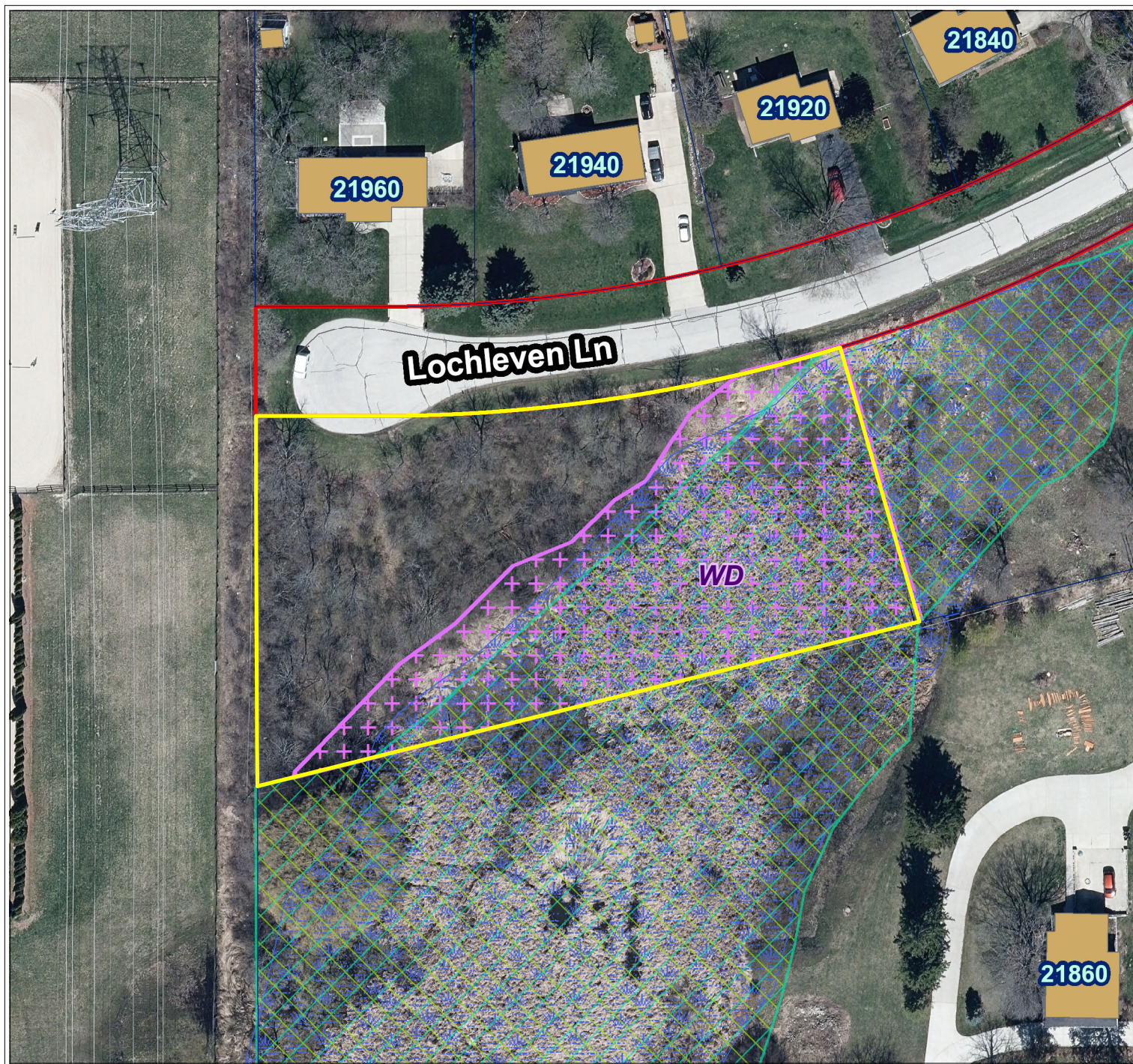
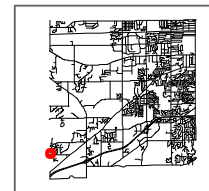
D.R.C. RECOMMENDATION:

Recommend to Common Council approval of the 1-Lot Certified Survey Map for the properties located at 21965 W. Lochleven Lane (Tax Key # 1274.153.001 – encompassing Lots 10, 11, and 12 of Glengarry Highlands Addition #1), subject to the application, plans on file and the following conditions: **See Executive Summary.**

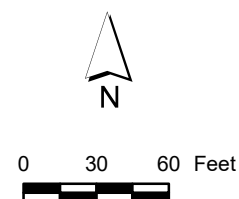
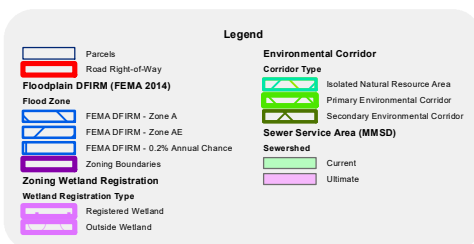
ATTACHMENTS:

Location Map
CSM

LD-2201554
Trebe CSM
21965 W. Lochleven Lane



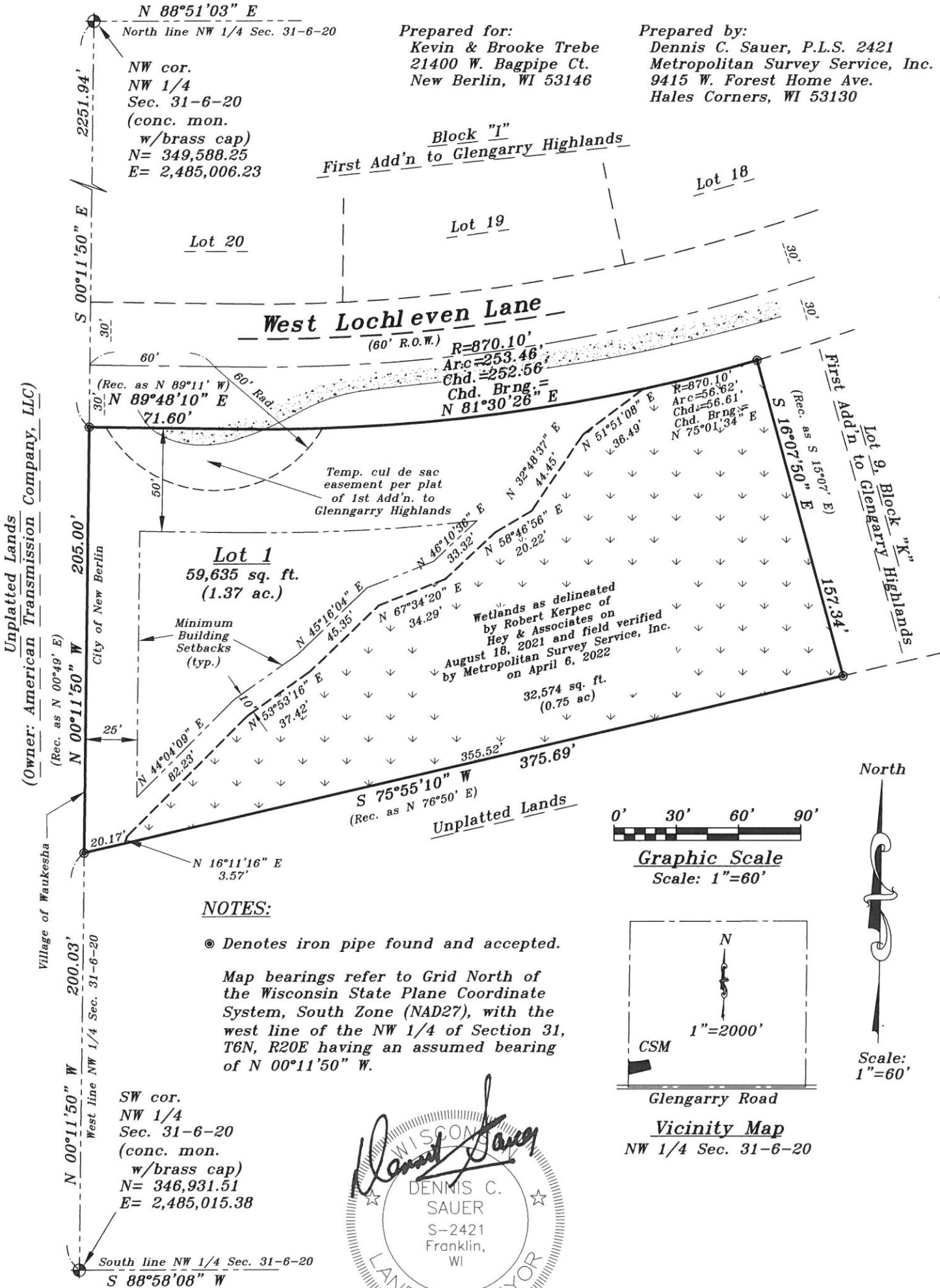
City of New Berlin
Department of Community Development
3805 S Casper Dr.
New Berlin WI 53151
(262) 797-2445
www.newberlin.org



The information and depictions herein have been produced using data available through photogrammetric means by the City of New Berlin. The informations and depictions herein are for informational purposes and the City of New Berlin specifically disclaims accuracy in this reproduction and specifically admonishes and advises that any and all depiction, measurements, distances depicted herein and as to which specific or precise accuracy is required should be determined by procurement of certified maps, surveys, plats, Flood Insurance Studies, or other official means.

Certified Survey Map No. _____

Being a redivision of Lots 10, 11 and 12, Block "K", First Addition to Glengarry Highlands, being a part of the Southwest 1/4 of the Northwest 1/4 of Section 31, Town 6 North, Range 20 East, in the City of New Berlin, Waukesha County, Wisconsin.



CERTIFIED SURVEY MAP NO. _____

Being a redivision of Lots 10, 11 and 12, Block 'K', First Addition to
Glengarry Highlands, being a part of the Southwest 1/4 of the Northwest
1/4 of Section 31, Town 6 North, Range 20 East, in the City of New Berlin,
Waukesha County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
MILWAUKEE COUNTY) SS

I, Dennis C. Sauer, a Professional Land Surveyor, hereby certify that:

I have surveyed, divided and mapped a redivision of Lots 10, 11 and 12, Block 'K', First Addition to Glengarry Highlands, being a part of the Southwest 1/4 of the Northwest 1/4 of Section 31, Town 6 North, Range 20 East, in the City of New Berlin, Waukesha County, Wisconsin; bounded and described as follows: Commencing at the Southwest corner of said Northwest 1/4; thence N 00°11'50" W along the West line of said Northwest 1/4, 200.03 feet to the Southwest corner of Lot 12, Block 'K', First Addition to Glengarry Highlands, said point being the point of beginning of the lands to be described; thence continuing N 00°11'50" W along said West line of said Northwest 1/4 and said Lot 12, 205.00 feet to the Northwest corner of said Lot 12 and a point on the South line of W. Lochleven Lane; thence N 89°48'10" E along said South line, 71.60 feet to a point; thence continuing Easterly along said South line 253.46 feet along the arc of a curve whose center is to the North, whose radius is 870.10 feet, and whose chord bears N 81°30'26" E, 252.56 feet to the Northeast corner of Lot 10, Block 'K', First Addition to Glengarry Highlands; thence S 16°07'50" E along the East line of said Lot 10, 157.34 feet to the Southeast corner of said Lot 10; thence S 75°55'10" W along the South line of said Lot 10, 11 and 12, Block 'K', 375.69 feet to the point of beginning.
Said lands containing 59,635 square feet (1.37 acres).

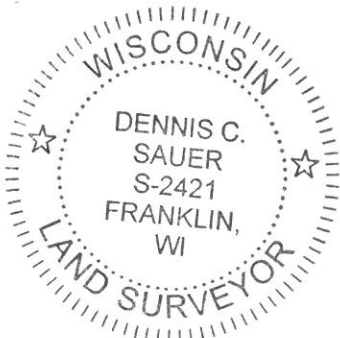
That I have made such survey, land division and map by the direction of Kevin Trebe and Brooke Trebe, husband and wife, owners of said land.

That such map is a correct representation of all exterior boundaries of the land surveyed and the land division thereof made.

That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin State Statutes and the regulations of the City of New Berlin in surveying, dividing and mapping the same.

June 15, 2022
Date


Dennis C. Sauer
Professional Land Surveyor S-2421



CERTIFIED SURVEY MAP NO. _____

Being a redivision of Lots 10, 11 and 12, Block 'K', First Addition to
Glengarry Highlands, being a part of the Southwest 1/4 of the Northwest
1/4 of Section 31, Town 6 North, Range 20 East, in the City of New Berlin,
Waukesha County, Wisconsin.

OWNER'S CERTIFICATE

Kevin Trebe and Brooke Trebe, husband and wife, as owners, do hereby
certify that we have caused the land described on this map to be surveyed,
divided and mapped as represented on this map in accordance with the
requirements of Chapter 236.34 of the Wisconsin State Statutes and the
regulations of the City of New Berlin.

WITNESS the hand and seal of said owner this _____ day of _____,
20_____.

Kevin Trebe, Owner

Brooke Trebe, Owner

STATE OF WISCONSIN)
_____ COUNTY) SS

PERSONALLY, came before me this _____ day of _____, 20_____,
Kevin Trebe and Brooke Trebe, to me known to be the persons who executed
the foregoing instrument and acknowledged the same.

Notary Public-State of Wisconsin
My Commission Expires: _____

PLAN COMMISSION APPROVAL

APPROVED by the Plan Commission of the City of New Berlin this _____ day
of _____, 20_____.

David Ament, Chairman
City of New Berlin

Nikki Jones, Secretary
City of New Berlin

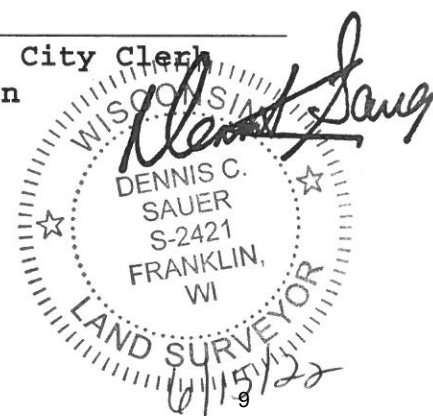
COMMON COUNCIL APPROVAL

APPROVED by the Common Council of the City of New Berlin this _____ day
of _____, 20_____.

David Ament, Mayor
City of New Berlin

Georgia Stanford, City Clerk
City of New Berlin

THIS INSTRUMENT WAS DRAFTED BY:
Dennis C. Sauer, P.L.S. S-2421



STAFF REPORT EXECUTIVE SUMMARY

APPLICANT/PROJECT: Frank Grotkiewicz / Rezoning

LOCATION: Tax Key #: 1229.994.002

REQUEST: Request to rezone the property located at Tax Key #: 1229.994.002 from A-2, C-1 & C-2 to R-1/R-2, C-1 & C-2. The C-1 and C-2 will remain unchanged.

D.R.C. RECOMMENDATION: Recommend to Common Council adoption of Ordinance #: 2663 that approves the rezoning the property located at Tax Key #: 1229.994.002 from A-2, C-1 & C-2 to R-1/R-2, C-1 & C-2. The C-1 and C-2 will remain unchanged.

DETAILS IN ATTACHED STAFF REPORT:

CITY OF NEW BERLIN
DEPARTMENT OF COMMUNITY DEVELOPMENT
PLAN COMMISSION STAFF REPORT

Meeting of August 15, 2022

Frank Grotkiewicz / Rezoning
Tax Key #: 1229.994.002

DATE STAFF REPORT PREPARED: July 27, 2022

APPLICANT / OWNER(S): Frank Grotkiewicz

REQUEST / DESCRIPTION OF PROJECT: The applicant is requesting to rezone the property located at Tax Key #: 1229.994.002 from A-2, C-1 & C-2 to R-1/R-2, C-1 & C-2. The C-1 and C-2 will remain unchanged.

DATE OF APPLICATION / DATE FILED WITH CITY CLERK: 4/22/2022

DATE OF COMPLETENESS DETERMINATION: 4/27/2022

PRE-APPLICATION CONFERENCE HELD: Yes

Date(s) of Meeting(s): Several meetings at DCD front counter.

Site Visit(s): 6/21/2022

CONCEPTUAL PLAN: A 1-Lot CSM has been submitted. (See File # LD-2201154)

SIZE OF DEVELOPMENT / PARCEL(S): 17.302 acres

CURRENT ZONING: A-2 (Agricultural and Rural Holding District), C-2 (Shoreland Wetland Holding District), C-1 (Upland Resource Conservancy District)

CURRENT LAND USE: Agricultural

PROPOSED ZONING: R-1/R-2 (Rural Conservation Single-Family Residential District), C-2 (Shoreland Wetland Holding District), C-1 (Upland Resource Conservancy District)

PROPOSED LAND USE: Single-Family Residential

PROPOSED LOT SIZE(S): 38.205 acres. (See File # LD-2201154)

PROPOSED DENSITY: N/A

ADJACENT ZONING AND LAND USE:

<i>North:</i>	Zoning: R-1/R-2, Rural Conservation Residential C-1, Upland Resource Conservancy District /C-2, Shoreland Wetland Holding District	Land Use: Single-Family Residential
<i>South:</i>	Zoning: R-1/R-2, Rural Conservation Residential & A-2, Agricultural and Rural Holding	Land Use: Agricultural
<i>East:</i>	Zoning: R-1/R-2, Rural Conservation Residential/ C-1, Upland Resource Conservancy District	Land Use: Single-Family Residential / Agricultural

West: Zoning: A-2, Agricultural and Rural Holding/C-1, Land Use: Single-Family
Upland Resource Conservancy District /C-2, Shoreland Wetland Holding District Residential /
Agricultural

CONFORMANCE WITH COMPREHENSIVE PLAN AND MUNICIPAL CODE: Yes, the request meets the intent of this Chapter.

Chapter 12: Neighborhood "B": West Lincoln Avenue & Western Area: Yes, this submittal meets the intent of this Chapter.

Planning Context / Vision / Development Policies:

Vision:

- *The area of New Berlin generally west of Calhoun Road should be a regional model of rural development. Any development shall occur as a mix of conservation development, farms, large areas of preserved open spaces, rural trails and facilities, and small scale neighborhood-oriented retail. Development in this area will incorporate environmental protection as a basic value, including its importance as an aquifer recharge area.*

Land use:

- *Future Land Use Map: Country Residential*

ZONING CODE (Chapter 275): Yes, this request meets the requirements of Section 275-33B(1) of the Zoning Code.

DEVELOPMENT CODE (CHAPTER 235): N/A

REZONING REQUIRED: Yes

CONDITIONAL USE REQUIRED: No

PUBLIC HEARING REQUIRED: Yes, held on July 11, 2022.

USE / SITE / ARCHITECTURAL REVIEW:

Use Approval Required: No

Site Plan Required: Yes, see attached CSM.

Architectural Review Required: No

PROPOSED ARCHITECTURE: Applicant is proposing to demolish the existing single-family home located on this parcel and construct a new single-family home on the new parcel created by a 1-Lot CSM. See file #LD-2201154.

UNIQUE SITE CHARACTERISTICS:

Environmental Corridor: Yes, Secondary Environmental Corridor.

Wetland On Property: Yes

Conservancy Districts (C-1, C-2): Yes, C-1 and C-2 to remain unchanged.

NRCS Map Classification: Not Inventoried

Floodplain: No

Topography / Geologic: The site slopes down from east to west.

BIKE & PEDESTRIAN FACILITIES PLAN: No improvements identified.

PARK & OPEN SPACE PLAN: No improvements identified.

NATURAL RESOURCES PROTECTION:

Limits of Disturbance (LOD): N/A

Woodland, Tree, and Vegetation Protection: N/A

Wildlife Management Plan: N/A

ENVIRONMENTAL IMPACT: No impact. Applicant is not proposing to construct a home near the environmental features on the new parcel created through a 1-Lot CSM. See file # LD-2201154.

STORMWATER MANAGEMENT / DRAINAGE PLAN: Applicant is required to adhere to all City of New Berlin Codes, Ordinances and Plans regarding storm water conveyance and maintenance as identified by the Department of Community Development.

SANITARY SEWER PROVISION:

Within Current Sewer Service Area: No

Basin Capacity Available: N/A

Adequate Linkage: N/A

Onsite System Required: Yes

WATER USAGE CALC.: No increase. This parcel will be served by the existing well.

TRAFFIC IMPACT: No increase.

SCHOOL DISTRICT IMPACT: N/A

Notice Sent to Affected School District(s): No

PREVIOUS ACTION:

1973	Existing home was built.
1981	Construction of Agriculture building.
2009	Concept subdivision.
7/11/2022	Plan Commission held a public hearing on this request.

CONSISTENCY WITH PREVIOUS ACTION: Yes

FINDINGS:

1. The rezoning must meet the following criteria outlined in New Berlin Municipal Code Chapter 275-22 (F):

- a. *The proposed rezoning is consistent with the Comprehensive Plan and the stated purposes of Chapter 275;*

Yes, the proposed rezoning is compliant. The Future Land Use map identifies this area as Country Residential.

- b. *Adequate public facilities and services (including sewage and waste disposal, water, gas, electricity, schools, police and fire protection, and roads and transportation, as applicable) will be available to serve the subject property while maintaining adequate levels of service to existing development;*

Yes, the proposed rezoning is compliant. This property is not served by public sanitary sewer and water facilities. Density will not increase as a result of this rezoning.

- c. *Provision of public facilities to accommodate development will not place an unreasonable burden on the ability of the City to provide them;*

Yes, the proposed rezoning is compliant.

- d. *The proposed development has taken into account impacts on surrounding properties or the natural environment, including air, water, noise, storm water management, soils, wildlife, and vegetation;*

Yes, the proposed rezoning is compliant. Any future development shall require a separate application to be filed with the Department of Community Development.

- e. *The land proposal for rezoning is suitable for development and will not cause unreasonable soil erosion or have an unreasonable adverse effect on rare or irreplaceable natural areas;*

Yes, the proposed rezoning is compliant.

- f. *The proposed rezoning will not be used to legitimize, or "spot zone," a nonconforming use or structure; and*

No, it will not be a spot zoning. It will be consistent with the Future Land Use Map within the Comprehensive Plan.

- g. *The proposed rezoning is the minimum action necessary to accomplish the intent of the petition, and an administrative modification, variance, or conditional use permit could not be used to achieve the same result.*

Yes, the proposed rezoning is the minimum action necessary to accomplish the intent of the petition.

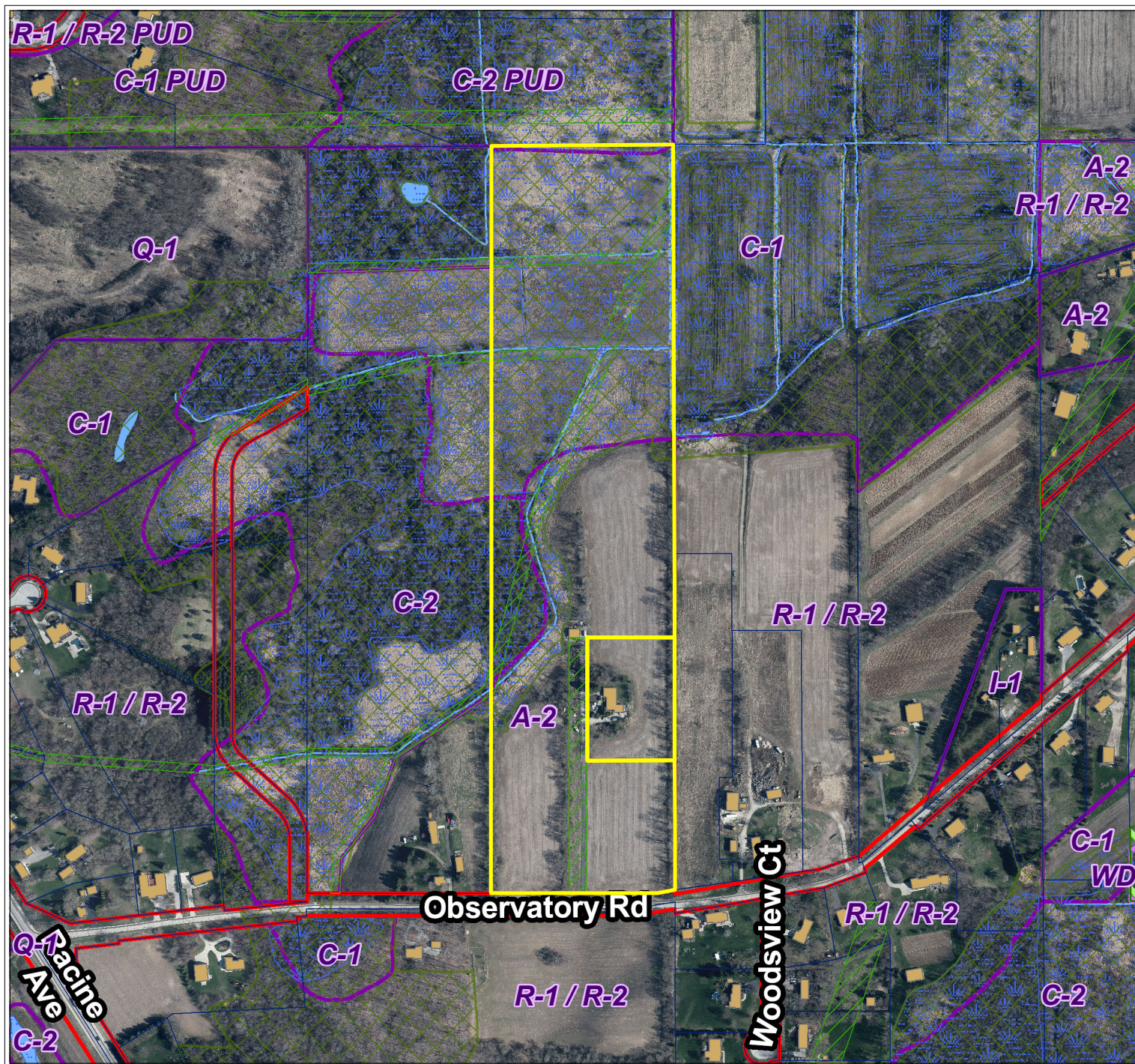
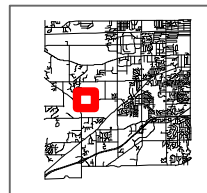
2. A wetland delineation and conservation easement is not required at this time. There are many limiting factors to development near the wetlands. The lot contains several large easements which will restrict development. Should the applicant choose to further develop the lands a wetland delineation and conservation easement may be required then.
3. Only one home per parcel is allowed. Applicant will need to demo existing home to build a new one.

D.R.C. RECOMMENDATION:

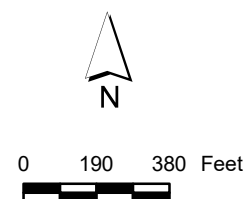
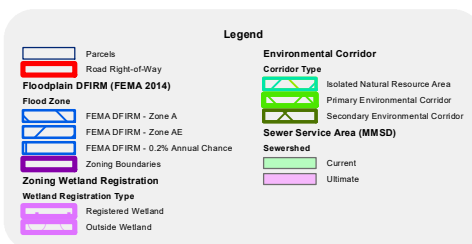
Recommend to Common Council adoption of Ordinance #: 2663 that approves the rezoning of the property located at Tax Key #: 1229.994.002 from A-2, C-1 & C-2 to R-1/R-2, C-1 & C-2. The C-1 and C-2 will remain unchanged: **See Executive Summary.**

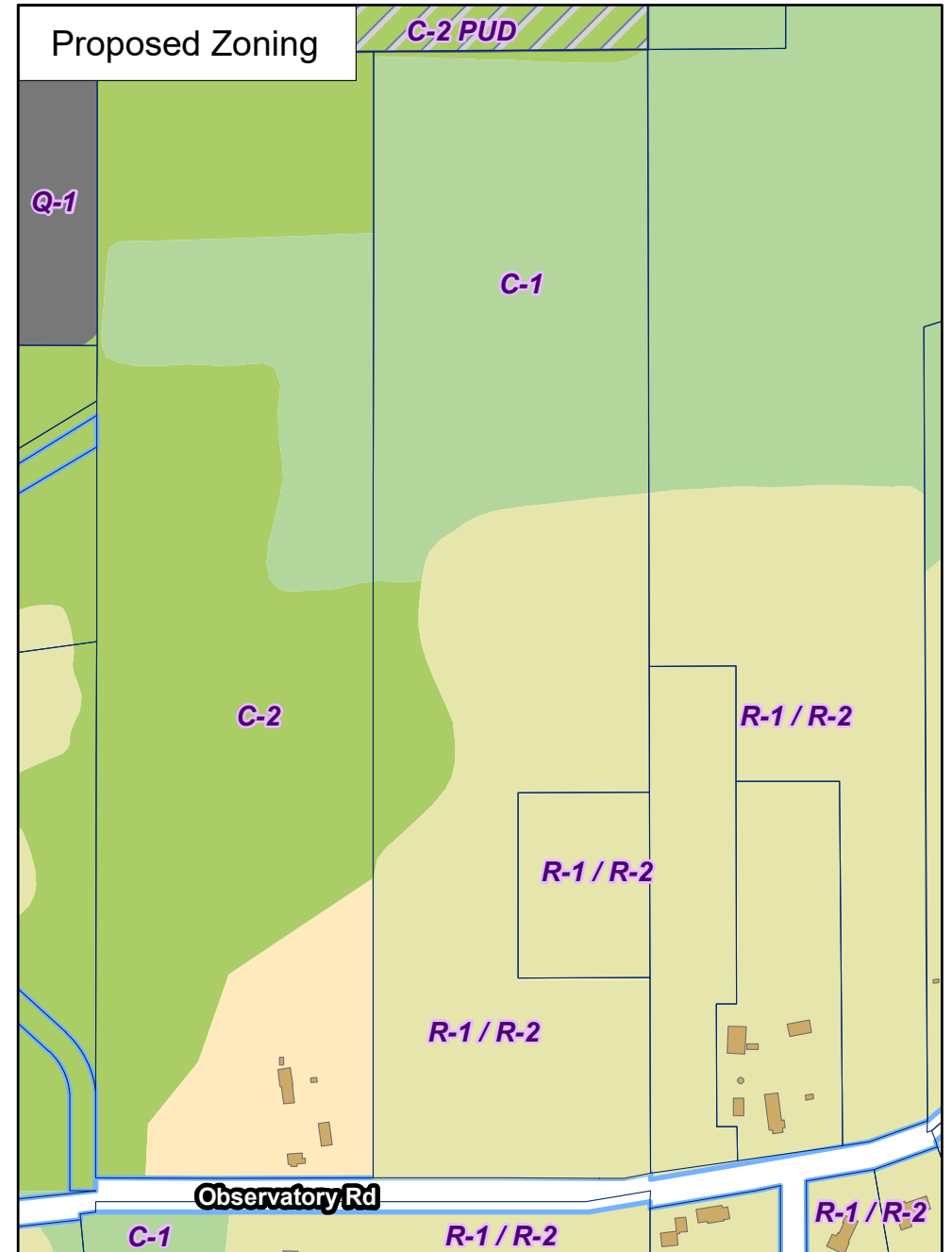
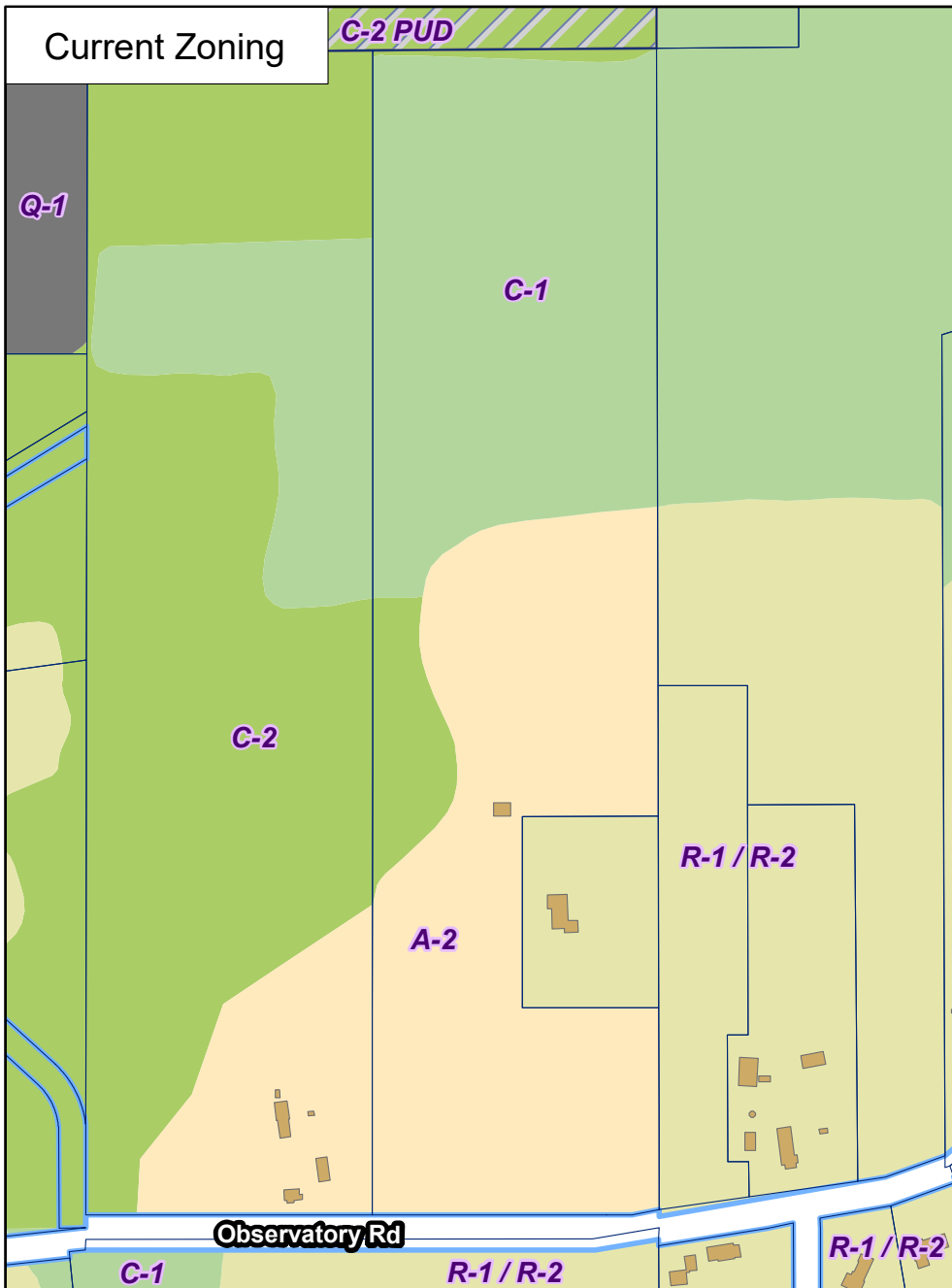
ATTACHMENTS:

Location Map
Zoning Comparison Map
CSM
Applicant Letter
Ordinance #: 2663



City of New Berlin
Department of Community Development
3805 S Casper Dr.
New Berlin WI 53151
(262) 797-2445
www.newberlin.org

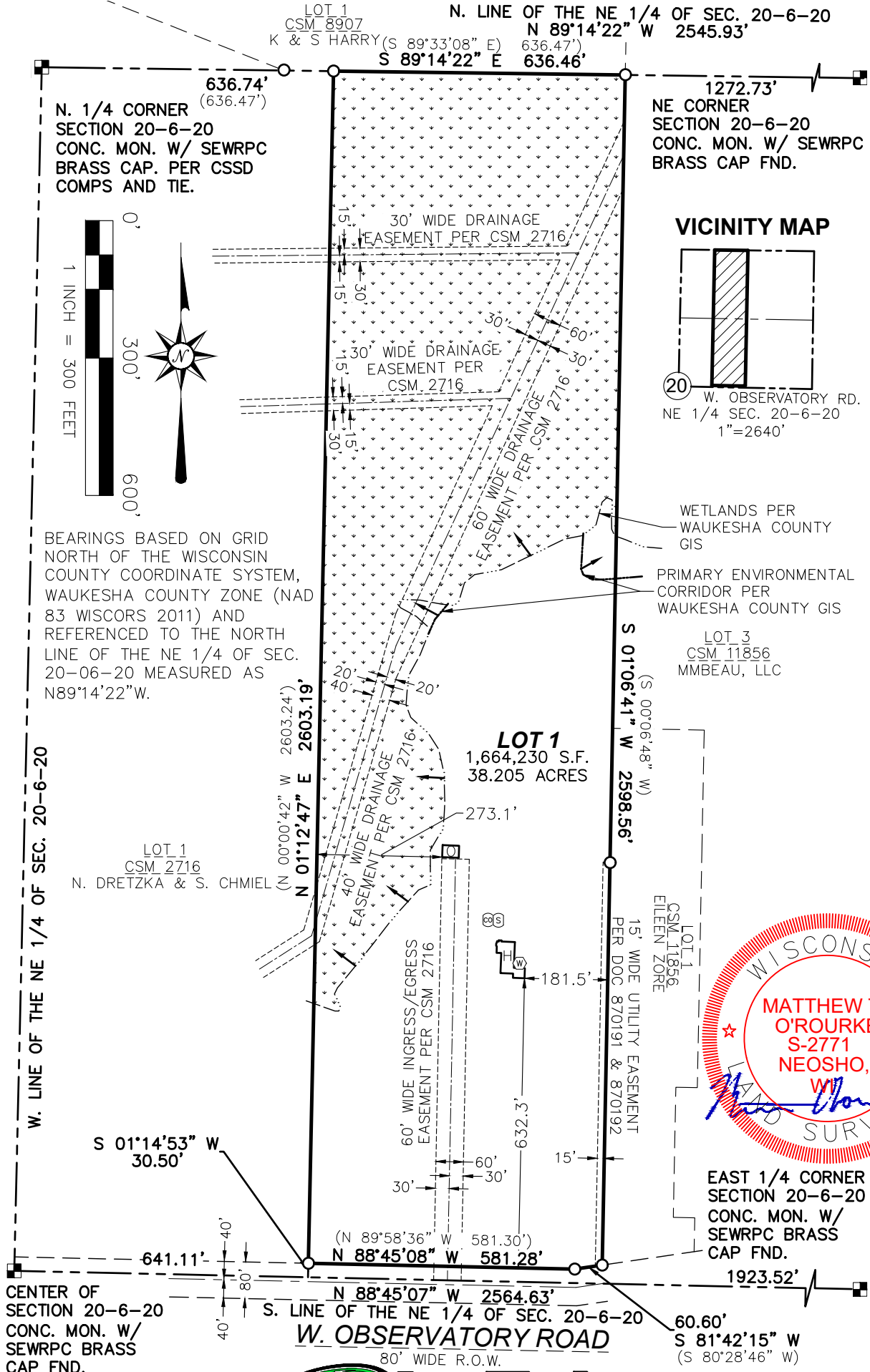




PRELIMINARY

WAUKESHA CO. CERTIFIED SURVEY MAP NO.

LOT 2 OF CSM 2716 RECORDED IN THE WAUKESHA COUNTY REGISTER OF DEEDS SEPTEMBER 30, 1976 IN VOL 20 P. 44-46 AS DOCUMENT NO. 969283, AND LOT 1 OF CSM 1882 RECORDED IN THE WAUKESHA COUNTY REGISTER OF DEEDS JULY 13, 1973 IN VOL 13 P. 77-79 AS DOCUMENT NO. 856832 BEING PART OF THE NW 1/4 AND SW 1/4 OF THE NE 1/4 OF SECTION 20, TOWN 6 NORTH, RANGE 20 EAST, CITY OF NEW BERLIN, WAUKESHA COUNTY, WISCONSIN.



• SEE SHEET 2 FOR LEGEND.

PREPARED FOR:
FRANK GROTKIEWICZ &
KATELYNN SEEFELDT
19300 W. OBSERVATORY ROAD
NEW BERLIN, WI 53151

THIS INSTRUMENT WAS DRAFTED BY MATTHEW T. O'ROURKE, S-2771



LAND SURVEYING • LAND PLANNING
111 W. 2ND STREET
OCONOMOWOC, WI 53066
WWW.LANDTECHWI.COM
(262) 367-7599

DATED 06/06/2022
DATED 05/02/2022
JOB# 22093
SHEET 1 OF 4

WAUKESHA CO. CERTIFIED SURVEY MAP NO. _____

LOT 2 OF CSM 2716 RECORDED IN THE WAUKESHA COUNTY REGISTER OF DEEDS SEPTEMBER 30, 1976 IN VOL 20 P. 44-46 AS DOCUMENT NO. 969283, AND LOT 1 OF CSM 1882 RECORDED IN THE WAUKESHA COUNTY REGISTER OF DEEDS JULY 13, 1973 IN VOL 13 P. 77-79 AS DOCUMENT NO. 856832 BEING PART OF THE NW 1/4 AND SW 1/4 OF THE NE 1/4 OF SECTION 20, TOWN 6 NORTH, RANGE 20 EAST, CITY OF NEW BERLIN, WAUKESHA COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, MATTHEW T. O'ROURKE, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY:

THAT I HAVE SURVEYED, DIVIDED AND MAPPED A DIVISION OF LAND BEING LOT 2 OF CSM 2716 RECORDED IN THE WAUKESHA COUNTY REGISTER OF DEEDS SEPTEMBER 30, 1976 IN VOL 20 P. 44-46 AS DOCUMENT NO. 969283, AND LOT 1 OF CSM 1882 RECORDED IN THE WAUKESHA COUNTY REGISTER OF DEEDS JULY 13, 1973 IN VOL 13 P. 77-79 AS DOCUMENT NO. 856832 BEING PART OF THE NW 1/4 AND SW 1/4 OF THE NE 1/4 OF SECTION 20, TOWN 6 NORTH, RANGE 20 EAST, CITY OF NEW BERLIN, WAUKESHA COUNTY, WISCONSIN DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 20, TOWN 6 NORTH, RANGE 20 EAST; THENCE N 89°14'22" W, ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 20, 1272.73 FEET TO THE NORTHEAST CORNER OF LOT 2 OF CSM 2716 AND THE POINT OF BEGINNING; THENCE S 01°06'41" W, ALONG THE EAST LINE OF LOT 2 OF CSM 2716 AND EAST LINE OF LOT 1 OF CSM 1882, 2598.56 FEET TO THE NORTH RIGHT-OF-WAY OF WEST OBSERVATORY ROAD; THENCE S 81°42'15" W, ALONG THE NORTH RIGHT-OF-WAY OF WEST OBSERVATORY ROAD, 60.60 FEET; THENCE N 88°45'08" W, ALONG THE NORTH RIGHT-OF-WAY OF WEST OBSERVATORY ROAD, 581.28 FEET TO THE SOUTHWEST CORNER OF LOT 2 OF CSM 2716; THENCE N 01°12'47" E, ALONG THE WEST LINE OF LOT 2 OF CSM 2716, 2603.19 FEET TO THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 20; THENCE S 89°14'22" E, ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 20, 636.46 FEET TO THE POINT OF BEGINNING.

DESCRIBED LANDS HAVING AN AREA OF 1,664,230 SQUARE FEET OR 38.205 ACRES.

THAT I HAVE MADE SAID SURVEY BY THE DIRECTION OF FRANK GROTKIEWICZ & KATELYNN SEEFELDT OWNER OF SAID LANDS.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION THEREOF.

THAT I HAVE FULLY COMPLIED WITH PROVISIONS OF S. 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION CONTROL ORDINANCE OF THE CITY OF NEW BERLIN IN SURVEYING AND MAPPING THE SAME.

DATED THIS _____ DAY OF _____, 20____.

MATTHEW T. O'ROURKE, S-2771



LEGEND

- SECTION CORNER MONUMENT
- FOUND 1" IRON PIPE OR NOTED
- Ⓢ WELL
- Ⓢ SEPTIC VENT
- Ⓢ SEPTIC CLEANOUT
- ↓ WETLANDS

WAUKESHA CO. CERTIFIED SURVEY MAP NO. _____

LOT 2 OF CSM 2716 RECORDED IN THE WAUKESHA COUNTY REGISTER OF DEEDS SEPTEMBER 30, 1976 IN VOL 20 P. 44-46 AS DOCUMENT NO. 969283, AND LOT 1 OF CSM 1882 RECORDED IN THE WAUKESHA COUNTY REGISTER OF DEEDS JULY 13, 1973 IN VOL 13 P. 77-79 AS DOCUMENT NO. 856832 BEING PART OF THE NW 1/4 AND SW 1/4 OF THE NE 1/4 OF SECTION 20, TOWN 6 NORTH, RANGE 20 EAST, CITY OF NEW BERLIN, WAUKESHA COUNTY, WISCONSIN.

OWNER'S CERTIFICATE:

AS OWNERS WE FRANK GROTKIEWICZ & KATELYNN SEEFELDT CERTIFY THAT WE CAUSED SAID LANDS TO BE SURVEYED, AND MAPPED AS SHOWN ON THIS MAP. WE ALSO CERTIFY THAT THIS CSM IS REQUIRED TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL: CITY OF NEW BERLIN.
WITNESS THE HAND AND SEAL OF SAID OWNERS:

THIS _____ DAY OF _____, 20_____.

FRANK GROTKIEWICZ

KATELYNN SEEFELDT

STATE OF _____)SS
COUNTY OF _____)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 20_____,
THE ABOVE NAMED, FRANK GROTKIEWICZ & KATELYNN SEEFELDT TO ME KNOWN TO BE THE SAME PERSON(S)
WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, _____, COUNTY, WI
PRINT NAME, _____
MY COMMISSION EXPIRES. _____

CONSENT OF CORPORATE MORTGAGEE

_____, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF _____, MORTGAGEE OF THE ABOVE DESCRIBED LAND, DOES HEREBY CONSENT TO THE SURVEYING AND MAPPING OF THE LAND DESCRIBED ON THIS PLAT, AND DOES HEREBY CONSENT TO THE ABOVE CERTIFICATE OF FRANK GROTKIEWICZ & KATELYNN SEEFELDT OWNERS.

IN WITNESS WHEREOF, THE SAID SEAL OF _____, CORPORATE MORTGAGEE,
THIS, _____ DAY OF _____, 20_____. IN THE PRESENCE OF:

NAME/TITLE

NAME/TITLE

CORPORATE MORTGAGEE NOTARY CERTIFICATE

STATE OF _____)
_____ COUNTY)SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____ 20_____,
_____, AND _____, _____ OF THE ABOVE NAMED
CORPORATION, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND TO ME KNOWN TO BE SUCH _____ AND _____ OF SAID CORPORATION, AND
ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICERS AS THE DEED OF SAID CORPORATION, BY ITS AUTHORITY.

(NOTARY SEAL) _____ NOTARY PUBLIC,
_____.
MY COMMISSION EXPIRES _____.



WAUKESHA CO. CERTIFIED SURVEY MAP NO.

LOT 2 OF CSM 2716 RECORDED IN THE WAUKESHA COUNTY REGISTER OF DEEDS SEPTEMBER 30, 1976 IN VOL 20 P. 44-46 AS DOCUMENT NO. 969283, AND LOT 1 OF CSM 1882 RECORDED IN THE WAUKESHA COUNTY REGISTER OF DEEDS JULY 13, 1973 IN VOL 13 P. 77-79 AS DOCUMENT NO. 856832 BEING PART OF THE NW 1/4 AND SW 1/4 OF THE NE 1/4 OF SECTION 20, TOWN 6 NORTH, RANGE 20 EAST, CITY OF NEW BERLIN, WAUKESHA COUNTY, WISCONSIN.

CITY PLAN COMMISSION APPROVAL

APPROVED BY THE PLAN COMMISSION OF THE CITY OF NEW BERLIN, THIS DAY OF , 20____.

DAVID AMENT – CHAIRPERSON

NIKKI JONES – SECRETARY

COMMON COUNCIL APPROVAL

APPROVED BY THE COMMON COUNCIL OF THE CITY OF NEW BERLIN, THIS DAY OF , 20____.

DAVID AMENT – MAYOR

MEDINA RUBINA – CITY CLERK



New Berlin Rezoning

4-22-22

19300 W Observatory Rd

To Whom It May Concern,

I am applying for tax keys 1229994001 and 1229994002 currently zoned A-2, R-1/R-2 to be rezoned to R-1/R-2. I would like to combine both parcels into one. I understand C-1 will remain. The 2 parcels have been sold together from the Shims. A new single family dwelling unit will be proposed, and the existing Shims home will be removed prior to then. I look forward to working together with this process.

Sincerely,

A handwritten signature in blue ink, appearing to read "Frank Grotkiewicz", with a stylized flourish at the end.

Frank Grotkiewicz

SUMMARY ORDINANCE NO. 2663

A rezoning petition has been filed by Frank Grotkiewicz to rezone the property located at Tax Key #: 1229-994-002 from A-2, C-1 and C-2 to R-1/R-2, C-1 and C-2. The C-1 and C-2 will remain unchanged. The matter came before the City Plan Commission which held a public hearing on the proposed rezoning July 11, 2022 and recommended approval on August 15, 2022 subject to the application, plans on file and Ordinance # 2663 approved by the City Attorney, and the matter having been considered on August 23, 2022, by the Common Council. The Council approved that rezoning on August 23, 2022 as requested in the petition.

The full text of the ordinance is available for inspection in the City Clerk's office of the City of New Berlin at 3805 S. Casper Dr. during normal business hours.

ORDINANCE NO. 2663

Ordinance to rezone from A-2 (Agricultural and Rural Holding District), C-1 (Upland Resource Conservancy District) and C-2 (Shoreland Wetland Holding District) to R-1/R-2 (Rural Conservation Single-Family Residential District), C-1 (Upland Resource Conservancy District) and C-2 (Shoreland Wetland Holding District)

The Common Council of the City of New Berlin do ordain as follows:

SECTION I

The City of New Berlin, having received a petition from Frank Grotkiewicz to rezone the property located at (Tax Key #: 1229-994-002) from A-2, C-1 and C-2 to R-1/R-2, C-1 and C-2:

OVERALL LEGAL DESCRIPTION:

PT NW.25 & SW.25 OF NE.25 SEC 20 T6N R20E DESC AS PARCEL 2 CSM 2716 V20 P44 R1972 I398

AREAS TO BE REZONED FROM A-2 to R-1/R-2 (RURAL CONSERVATION SINGLE-FAMILY RESIDENTIAL DISTRICT):

PART OF LOT 2 OF CSM 2716 BEING PART OF THE NW 1/4 AND SW 1/4 OF THE NE 1/4 OF SECTION 20, TOWN 6 NORTH, RANGE 20 EAST, CITY OF NEW BERLIN, WAUKESHA COUNTY, WISCONSIN DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF SECTION 20, TOWN 6 NORTH, RANGE 20 EAST; THENCE N 88°45'07" W, ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF SEC 20, 1923.52 FEET; THENCE N 01°14'53" E, 30.50 FEET TO THE SOUTHWEST CORNER OF LOT 2 OF CSM 2716 AND THE POINT OF BEGINNING, THENCE N 01°12'47" E, ALONG THE WEST LINE OF LOT 2 OF CSM 2716, 693 FEET MORE OR LESS TO THE LANDS CONTAINED IN THE C-2 ZONING DISTRICT, THENCE NORTHEASTERLY ALONG THE LANDS CONTAINED IN THE C-2 AND C-1 ZONING DISTRICT TO A POINT ON THE EAST LINE OF LOT 2 OF CSM 2716, SAID POINT LYING S 01°06'41" W, 1022 FEET MORE OR LESS OF NORTHEAST CORNER OF LOT 2 OF CSM 2716; THENCE ALONG THE EAST LINE OF LOT 2 OF CSM 2716 FOR THE FOLLOWING 5 COURSES: 1. THENCE S 01°06'41" W, 696 FEET MORE OR LESS TO THE NORTHEAST CORNER OF LOT 1 OF CSM 1882; 2. THENCE N 88°45'07" W, 307.00 FEET; 3. THENCE S 01°06'41" W, 430.00 FEET; 4. THENCE S 88°45'07" E, 307.00 FEET; 5. THENCE S 01°06'41" W, 449.45 FEET; TO THE NORTH RIGHT-OR-WAY OF WEST OBSERVATORY ROAD; THENCE S 81°42'15" W, ALONG THE NORTH RIGHT-OR-WAY OF WEST OBSERVATORY ROAD 60.60 FEET; THENCE N 88°45'08" W, ALONG THE NORTH RIGHT-OR-WAY OF WEST OBSERVATORY ROAD, 581.28 FEET TO THE POINT OF BEGINNING.

DESCRIBED LANDS HAVING AN AREA OF 753,673 S.F. OR 17.302 ACRES MORE OR LESS

AREAS ZONED C-1 (UPLAND RESORUCE CONSERVANCY DISTRICT) WILL REMAIN UNCHANGED.**AREAS ZONED C-2 (SHORELAND WETLAND DISTRICT) WILL REMAIN UNCHANGED.**

SECTION II

The matter came before the City Plan Commission which held a public hearing on the proposed rezoning on July 11, 2022 and recommended approval of said rezoning on August 15, 2022 subject to the application, plans on file, and an ordinance approved by the City Attorney, and the matter having been considered and the rezoning approved on August 23, 2022 by the Common Council.

SECTION III

The Common Council of the City of New Berlin does hereby approve the rezoning of the lands in the above-described property from A-2, C-1 and C-2 to R-1/R-2, C-1 and C-2 subject to the application and plans on file.

The Mayor and City Clerk are authorized to execute this Ordinance No. 2663 on behalf of the City of New Berlin.

SECTION IV

The several sections of this ordinance are declared to be severable. If any section shall be declared by decision of a court of competent jurisdiction to be invalid, such decision shall not affect the validity of other portions of the ordinance.

SECTION V

All ordinances or parts of ordinances contravening the terms and conditions of this ordinance are hereby to that extent repealed.

SECTION VI

This ordinance shall take effect upon passage and publication of a summary notice as required by law, and the City Clerk shall so amend the Code of Ordinances and zoning map of the City of New Berlin, and shall indicate the date and number of this amending ordinance therein.

PASSED AND ADOPTED by the Common Council this 23rd day of August 2022.

APPROVED:

David A. Ament, Mayor

Countersigned:

Rubina Medina, City Clerk

STAFF REPORT

EXECUTIVE SUMMARY

APPLICANT/PROJECT: Frank Grotkiewicz / 1-Lot Certified Survey Map

LOCATION: 19300 W. Observatory Road (Tax Key # 1229.994.001) & (Tax Key # 1229.994.002)

REQUEST: Approval of a 1-Lot Certified Survey Map

REVIEW SCHEDULE:

CSM Received:	5/17/2022
Completeness Determination:	5/17/2022
90-day time limit expires:	8/15/2022
Final Common Council Action:	7/26/2022

OR 8/23/2022

D.R.C. RECOMMENDATION: Recommend to Common Council approval of the 1-Lot Certified Survey Map for the properties located at 19300 W. Observatory Road (Tax Key # 1229.994.001) & (Tax Key # 1229.994.002), subject to the application, plans on file and the following conditions:

1. Applicant shall correct all drafting errors and requested changes identified by Staff on the final CSM prior to the City signing.
2. A final copy of the CSM shall be submitted and reviewed prior to City signing. All owners and surveyor must sign prior to City signing the CSM. Surveyor Stamp is required.
3. The CSM shall be recorded with Waukesha County Register of Deeds prior to the issuance of any new zoning or building permits.
4. Applicant shall add a note to the face of the CSM stating, only one home per parcel is allowed. Applicant will need to demo existing home to build a new one.
5. CSM Rotated away from the bearing of the north section line bearing of N89d32m29sE.
6. Along the east property line, the Legal Description says 696' more or less. Similar to the west property line distance, add the plus or minus symbol to the east side dimension.
7. Applicant and/or property owner shall apply for and obtain appropriate building, plumbing and electrical permits prior to any construction on any parcel.

DETAILS IN ATTACHED STAFF REPORT

CITY OF NEW BERLIN
DEPARTMENT OF COMMUNITY DEVELOPMENT
PLAN COMMISSION STAFF REPORT

Meeting of August 15, 2022

Frank Grotkiewicz / 1-Lot Certified Survey Map 19300 W. Observatory Road (Tax Key # 1229.994.001) & (Tax Key # 1229.994.002)

DATE STAFF REPORT CREATED: June 29, 2022

APPLICANT / OWNER(S): Frank Grotkiewicz

REQUEST / DESCRIPTION OF PROJECT: Approval of the 1-Lot Certified Survey Map for the properties located at 19300 W. Observatory Road (Tax Key # 1229.994.001) & (Tax Key # 1229.994.002).

DATE OF APPLICATION / DATE FILED WITH CITY CLERK: 5/17/2022

DATE OF COMPLETENESS DETERMINATION: 5/17/2022

PRE-APPLICATION CONFERENCE HELD: No
Date(s) of Meeting(s): Several meetings at DCD front counter.
Site Visit(s): 6/21/2022

CONCEPTUAL PLAN: Yes, a CSM has been submitted.

SIZE OF DEVELOPMENT / PARCEL(S):
Lot 1: 38.205 (After CSM is recorded)

CURRENT ZONING: A-2 (Agricultural and Rural Holding District), C-2 (Shoreland Wetland Holding District), C-1 (Upland Resource Conservancy District) & R-1/R-2 (Rural Conservation Single-Family Residential District)

CURRENT LAND USE: Two Single-family residential lots with agriculture use.

PROPOSED ZONING: R-1/R-2 (Rural Conservation Single-Family Residential District), C-2 (Shoreland Wetland Holding District), C-1 (Upland Resource Conservancy District) (Separate Application File #: RZ-2200958)

PROPOSED LAND USE: One Single-family residential lot.

PROPOSED LOT SIZE:
Lot 1: 38.205 (After CSM is recorded)

PROPOSED DENSITY: N/A

ADJACENT ZONING AND LAND USE:

North: Zoning: R-1/R-2, Rural Conservation Residential C-1, Upland Resource Conservancy District /C-2, Shoreland Wetland Holding District Land Use: Single-Family Residential

South: Zoning: R-1/R-2, Rural Conservation Residential Land Use: Agricultural

**Department of
Community Development
Staff Report**

East: & A-2, Agricultural and Rural Holding
Zoning: R-1/R-2, Rural Conservation Residential/
C-1, Upland Resource Conservancy District Land Use: Single-Family Residential /
Agricultural

West: A-2, Agricultural and Rural Holding/C-1, Land Use: Single-Family Residential /
Upland Resource Conservancy District Agricultural
/C-2, Shoreland Wetland Holding District

CONFORMANCE WITH COMPREHENSIVE PLAN AND MUNICIPAL CODE: Yes, the request meets the intent of this Chapter.

Chapter 12: Neighborhood "B": West Lincoln Avenue & Western Area: Yes, this submittal meets the intent of this Chapter.

Planning Context / Vision / Development Policies:

Vision:

- *The area of New Berlin generally west of Calhoun Road should be a regional model of rural development. Any development shall occur as a mix of conservation development, farms, large areas of preserved open spaces, rural trails and facilities, and small scale neighborhood-oriented retail. Development in this area will incorporate environmental protection as a basic value, including its importance as an aquifer recharge area.*

Land use:

- *Future Land Use Map: Country Residential*

ZONING CODE (Chapter 275): Yes, this request meets the requirements of Section 275-33B(1) of the Zoning Code.

DEVELOPMENT CODE (CHAPTER 235): Yes

PUBLIC HEARING REQUIRED: No

CONDITIONAL USE REQUIRED: No

USE / SITE / ARCHITECTURAL REVIEW:

Use Approval Required: No

Site Plan Required: Yes, a Certified Survey Map was submitted.

Architectural Review Required: No

PROPOSED ARCHITECTURE: N/A

UNIQUE SITE CHARACTERISTICS:

Environmental Corridor: Yes, Secondary Environmental Corridor.

Wetland On Property: Yes

Conservancy Districts (C-1, C-2): Yes, C-1 and C-2 to remain unchanged.

NRCS Map Classification: Not Inventoried

Floodplain: No

Topography / Geologic: The site slopes down from east to west.

BIKE & PEDESTRIAN FACILITIES PLAN: No improvements identified.

PARK & OPEN SPACE PLAN: No improvements identified.

NATURAL RESOURCES PROTECTION:

Limits of Disturbance (LOD): N/A

Woodland, Tree, and Vegetation Protection: N/A

Wildlife Management Plan: N/A

ENVIRONMENTAL IMPACT: No impact. Applicant is not proposing a home near the environmental features on the new parcel.

STORM WATER MANAGEMENT / DRAINAGE: Applicant is required to adhere to all City of New Berlin Codes, Ordinances and Plans regarding storm water conveyance and maintenance as identified by the Department of Community Development.

SANITARY SEWER PROVISION:

Within Current Sewer Service Area: No

Sewer Shed Capacity Available: N/A

Adequate Linkage: N/A

Onsite System Required: Yes

WATER USAGE CALC.: No increase. This parcel will be served by the existing well.

TRAFFIC IMPACT: No increase.

SCHOOL DISTRICT IMPACT: N/A

Notice Sent to Affected School District(s): No

PREVIOUS ACTION:

1973	Existing home was built.
1981	Construction of Agriculture building.
2009	Concept subdivision.

CONSISTENCY WITH PREVIOUS ACTION: Yes

FINDINGS:

1. The applicant owns two lots and would like to combine them to create one larger lot.
2. The applicant is proposing to rezone the larger lot from A-2 to R-1/R-2.
3. Under Section 275-33D, in the R-1/R-2 District the minimum lot size is 5 acres and the lot width requirement is 200'.
4. A wetland delineation and conservation easement is not be required at this time. There are many limiting factors to development near the wetlands. The lot contains several large easements which will restrict development. Should the applicant choose to further develop the lands a wetland delineation and conservation easement may be required then.
5. Applicant shall add a note to the face of the CSM stating, only one home per parcel is allowed. Applicant will need to demo existing home to build a new one.

D.R.C. RECOMMENDATION:

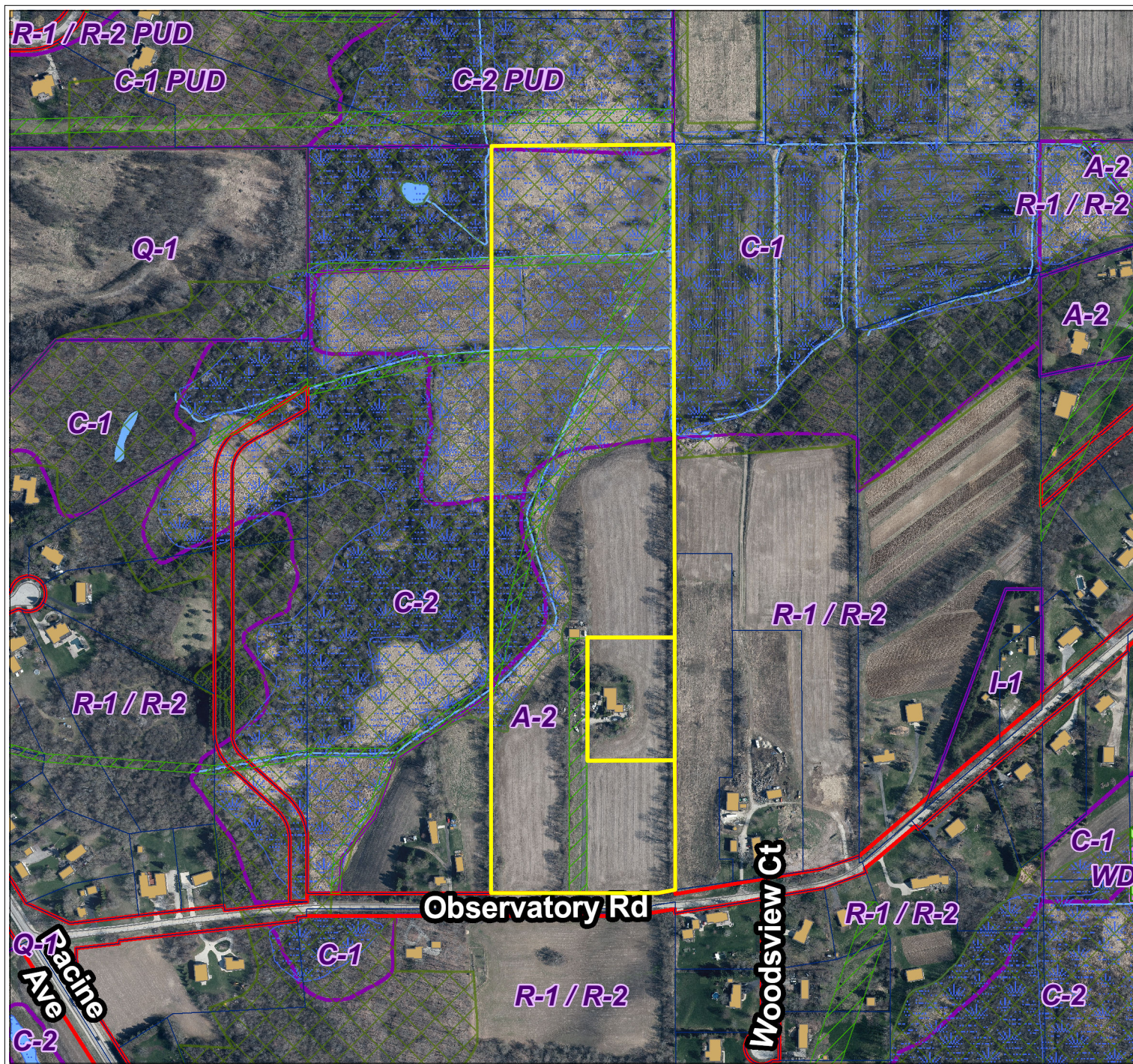
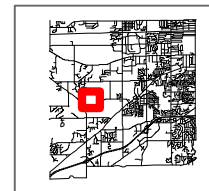
Recommend to Common Council approval of the 1-Lot Certified Survey Map for the properties located at 19300 W. Observatory Road (Tax Key # 1229.994.001) & (Tax Key # 1229.994.002), subject to

**Department of
Community Development
Staff Report**

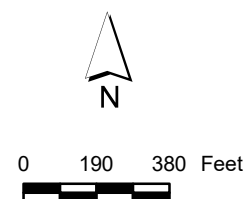
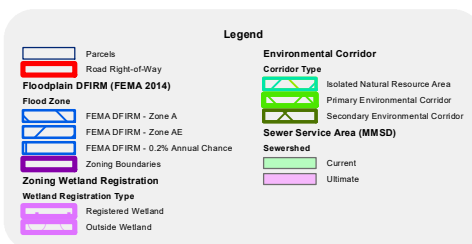
the application, plans on file and the following conditions: **See Executive Summary.**

ATTACHMENTS:

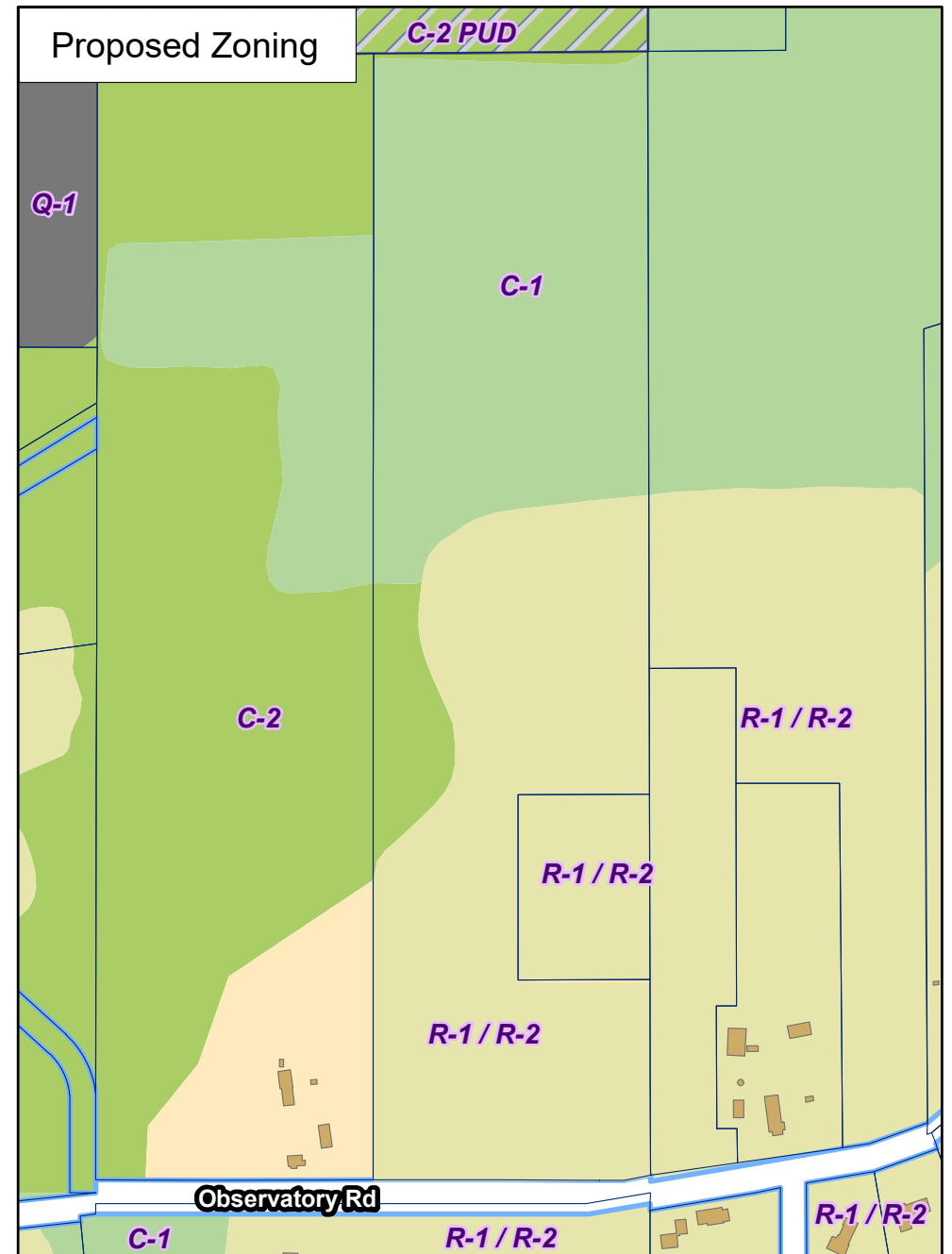
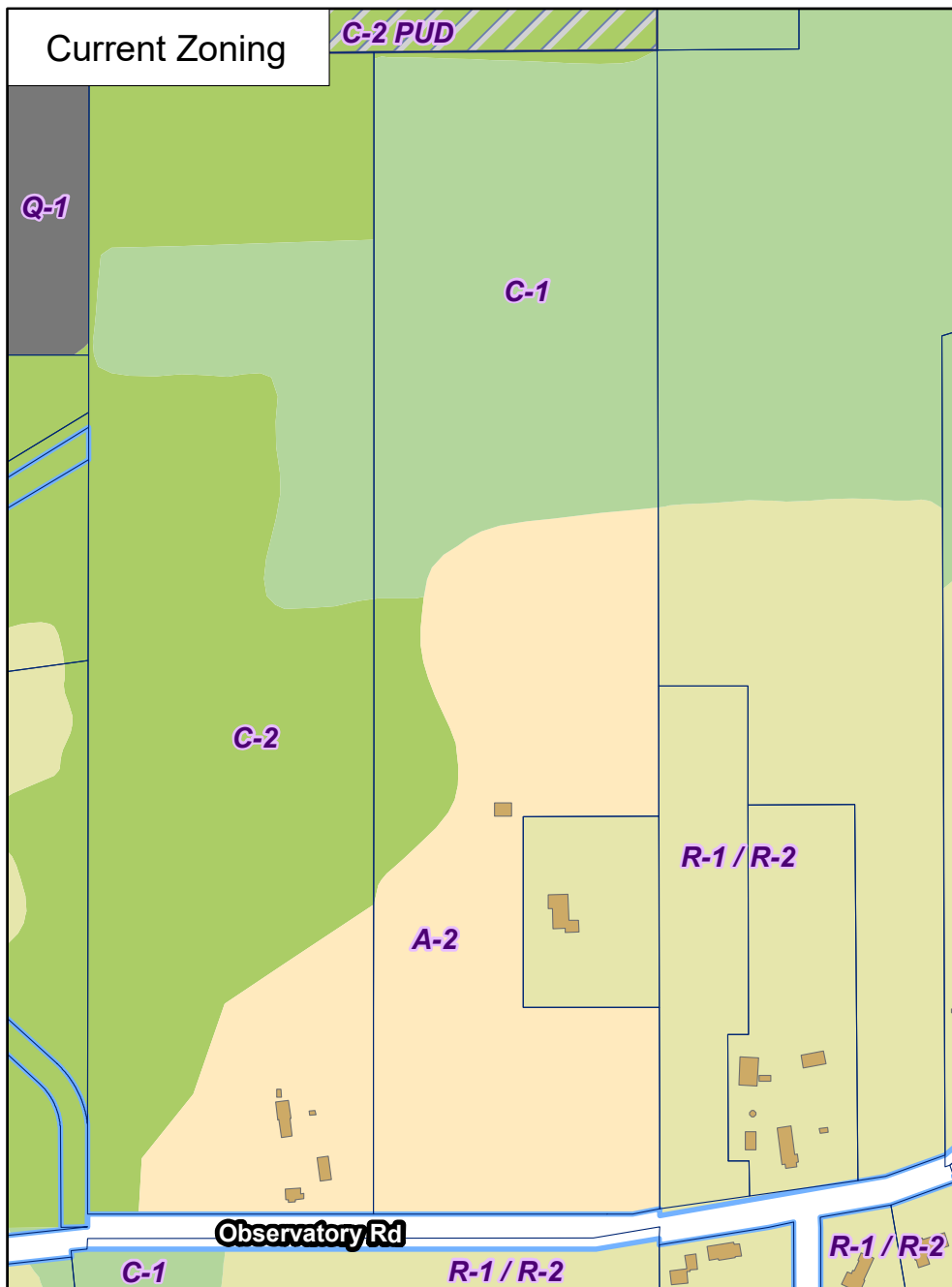
Location Map
CSM



City of New Berlin
Department of Community Development
3805 S Casper Dr.
New Berlin WI 53151
(262) 797-2445
www.newberlin.org



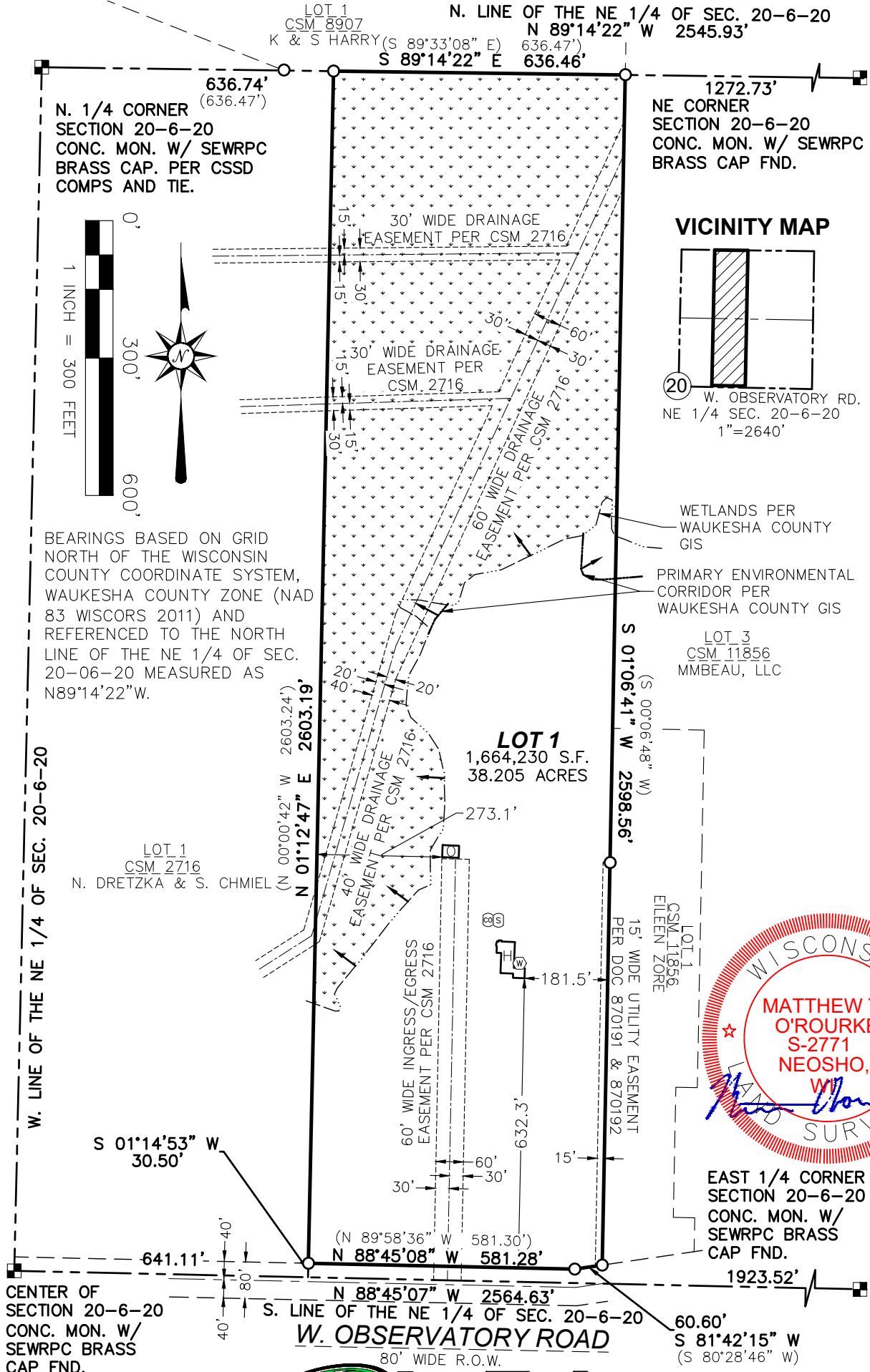
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PRELIMINARY

WAUKESHA CO. CERTIFIED SURVEY MAP NO.

LOT 2 OF CSM 2716 RECORDED IN THE WAUKESHA COUNTY REGISTER OF DEEDS SEPTEMBER 30, 1976 IN VOL 20 P. 44-46 AS DOCUMENT NO. 969283, AND LOT 1 OF CSM 1882 RECORDED IN THE WAUKESHA COUNTY REGISTER OF DEEDS JULY 13, 1973 IN VOL 13 P. 77-79 AS DOCUMENT NO. 856832 BEING PART OF THE NW 1/4 AND SW 1/4 OF THE NE 1/4 OF SECTION 20, TOWN 6 NORTH, RANGE 20 EAST, CITY OF NEW BERLIN, WAUKESHA COUNTY, WISCONSIN.



• SEE SHEET 2 FOR LEGEND.

PREPARED FOR:
FRANK GROTKIEWICZ &
KATELYNN SEEFELDT
19300 W. OBSERVATORY ROAD
NEW BERLIN, WI 53151

THIS INSTRUMENT WAS DRAFTED BY MATTHEW T. O'ROURKE, S-2771



LAND SURVEYING • LAND PLANNING
111 W. 2ND STREET
OCONOMOWOC, WI 53066
WWW.LANDTECHWI.COM
(262) 367-7599

DATED 06/06/2022
DATED 05/02/2022
JOB# 22093
SHEET 1 OF 4

WAUKESHA CO. CERTIFIED SURVEY MAP NO. _____

LOT 2 OF CSM 2716 RECORDED IN THE WAUKESHA COUNTY REGISTER OF DEEDS SEPTEMBER 30, 1976 IN VOL 20 P. 44-46 AS DOCUMENT NO. 969283, AND LOT 1 OF CSM 1882 RECORDED IN THE WAUKESHA COUNTY REGISTER OF DEEDS JULY 13, 1973 IN VOL 13 P. 77-79 AS DOCUMENT NO. 856832 BEING PART OF THE NW 1/4 AND SW 1/4 OF THE NE 1/4 OF SECTION 20, TOWN 6 NORTH, RANGE 20 EAST, CITY OF NEW BERLIN, WAUKESHA COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, MATTHEW T. O'ROURKE, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY:

THAT I HAVE SURVEYED, DIVIDED AND MAPPED A DIVISION OF LAND BEING LOT 2 OF CSM 2716 RECORDED IN THE WAUKESHA COUNTY REGISTER OF DEEDS SEPTEMBER 30, 1976 IN VOL 20 P. 44-46 AS DOCUMENT NO. 969283, AND LOT 1 OF CSM 1882 RECORDED IN THE WAUKESHA COUNTY REGISTER OF DEEDS JULY 13, 1973 IN VOL 13 P. 77-79 AS DOCUMENT NO. 856832 BEING PART OF THE NW 1/4 AND SW 1/4 OF THE NE 1/4 OF SECTION 20, TOWN 6 NORTH, RANGE 20 EAST, CITY OF NEW BERLIN, WAUKESHA COUNTY, WISCONSIN DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 20, TOWN 6 NORTH, RANGE 20 EAST; THENCE N 89°14'22" W, ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 20, 1272.73 FEET TO THE NORTHEAST CORNER OF LOT 2 OF CSM 2716 AND THE POINT OF BEGINNING; THENCE S 01°06'41" W, ALONG THE EAST LINE OF LOT 2 OF CSM 2716 AND EAST LINE OF LOT 1 OF CSM 1882, 2598.56 FEET TO THE NORTH RIGHT-OF-WAY OF WEST OBSERVATORY ROAD; THENCE S 81°42'15" W, ALONG THE NORTH RIGHT-OF-WAY OF WEST OBSERVATORY ROAD, 60.60 FEET; THENCE N 88°45'08" W, ALONG THE NORTH RIGHT-OF-WAY OF WEST OBSERVATORY ROAD, 581.28 FEET TO THE SOUTHWEST CORNER OF LOT 2 OF CSM 2716; THENCE N 01°12'47" E, ALONG THE WEST LINE OF LOT 2 OF CSM 2716, 2603.19 FEET TO THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 20; THENCE S 89°14'22" E, ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 20, 636.46 FEET TO THE POINT OF BEGINNING.

DESCRIBED LANDS HAVING AN AREA OF 1,664,230 SQUARE FEET OR 38.205 ACRES.

THAT I HAVE MADE SAID SURVEY BY THE DIRECTION OF FRANK GROTKIEWICZ & KATELYNN SEEFELDT OWNER OF SAID LANDS.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION THEREOF.

THAT I HAVE FULLY COMPLIED WITH PROVISIONS OF S. 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION CONTROL ORDINANCE OF THE CITY OF NEW BERLIN IN SURVEYING AND MAPPING THE SAME.

DATED THIS _____ DAY OF _____, 20____.

MATTHEW T. O'ROURKE, S-2771



LEGEND

- SECTION CORNER MONUMENT
- FOUND 1" IRON PIPE OR NOTED
- Ⓢ WELL
- Ⓢ SEPTIC VENT
- Ⓢ SEPTIC CLEANOUT
- ↓ WETLANDS

WAUKESHA CO. CERTIFIED SURVEY MAP NO. _____

LOT 2 OF CSM 2716 RECORDED IN THE WAUKESHA COUNTY REGISTER OF DEEDS SEPTEMBER 30, 1976 IN VOL 20 P. 44-46 AS DOCUMENT NO. 969283, AND LOT 1 OF CSM 1882 RECORDED IN THE WAUKESHA COUNTY REGISTER OF DEEDS JULY 13, 1973 IN VOL 13 P. 77-79 AS DOCUMENT NO. 856832 BEING PART OF THE NW 1/4 AND SW 1/4 OF THE NE 1/4 OF SECTION 20, TOWN 6 NORTH, RANGE 20 EAST, CITY OF NEW BERLIN, WAUKESHA COUNTY, WISCONSIN.

OWNER'S CERTIFICATE:

AS OWNERS WE FRANK GROTKIEWICZ & KATELYNN SEEFELDT CERTIFY THAT WE CAUSED SAID LANDS TO BE SURVEYED, AND MAPPED AS SHOWN ON THIS MAP. WE ALSO CERTIFY THAT THIS CSM IS REQUIRED TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL: CITY OF NEW BERLIN.
WITNESS THE HAND AND SEAL OF SAID OWNERS:

THIS _____ DAY OF _____, 20_____.

FRANK GROTKIEWICZ

KATELYNN SEEFELDT

STATE OF _____)SS
COUNTY OF _____)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 20_____,
THE ABOVE NAMED, FRANK GROTKIEWICZ & KATELYNN SEEFELDT TO ME KNOWN TO BE THE SAME PERSON(S)
WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, _____, COUNTY, WI

PRINT NAME, _____

MY COMMISSION EXPIRES. _____

CONSENT OF CORPORATE MORTGAGEE

_____, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF _____, MORTGAGEE OF THE ABOVE DESCRIBED LAND, DOES HEREBY CONSENT TO THE SURVEYING AND MAPPING OF THE LAND DESCRIBED ON THIS PLAT, AND DOES HEREBY CONSENT TO THE ABOVE CERTIFICATE OF FRANK GROTKIEWICZ & KATELYNN SEEFELDT OWNERS.

IN WITNESS WHEREOF, THE SAID SEAL OF _____, CORPORATE MORTGAGEE,
THIS, _____ DAY OF _____, 20_____. IN THE PRESENCE OF:

NAME/TITLE

NAME/TITLE

CORPORATE MORTGAGEE NOTARY CERTIFICATE

STATE OF _____)
_____ COUNTY)SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____ 20_____,
_____, AND _____, _____ OF THE ABOVE NAMED
CORPORATION, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND TO ME KNOWN TO BE SUCH _____ AND _____ OF SAID CORPORATION, AND
ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICERS AS THE DEED OF SAID CORPORATION, BY ITS AUTHORITY.

(NOTARY SEAL) _____ NOTARY PUBLIC,

_____.

MY COMMISSION EXPIRES _____.



WAUKESHA CO. CERTIFIED SURVEY MAP NO.

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CITY PLAN COMMISSION APPROVAL

APPROVED BY THE PLAN COMMISSION OF THE CITY OF NEW BERLIN, THIS DAY OF , 20____.

DAVID AMENT – CHAIRPERSON

NIKKI JONES – SECRETARY

COMMON COUNCIL APPROVAL

APPROVED BY THE COMMON COUNCIL OF THE CITY OF NEW BERLIN, THIS DAY OF , 20____.

DAVID AMENT – MAYOR

MEDINA RUBINA – CITY CLERK



STAFF REPORT

EXECUTIVE SUMMARY

APPLICANT/PROJECT: Bryan Lindgren – Neumann Development Inc. / Quarry Park 18-lot Subdivision Final Plat

LOCATION: 20685-20695 W. National Avenue (Tax Key #'s: 1276-999-001, 1276-999-002, 1276-993, & 1279-991)

REQUEST: Approval of the Quarry Park Final Plat for the properties located at 20685-20695 W. National Avenue (Tax Key #'s: 1276-999-001, 1276-999-002, 1276-993, & 1279-991).

REVIEW SCHEDULE:

Final Plat Received:	7/5/2022
Completeness Determination:	7/18/2022
60-day time limit expires:	9/16/2022
Final Common Council Action (expected):	8/23/2022

D.R.C. RECOMMENDATION: Recommend to Common Council adoption of a resolution approving the Quarry Park Final Plat for the properties located at 20685-20695 W. National Avenue (Tax Key #'s: 1276-999-001, 1276-999-002, 1276-993, & 1279-991), subject to the application, plans on file and the following conditions:

1. Planning:

- a. Satisfaction of all the detailed engineering comments for the subdivision construction site improvements plans outlined in a separate letter.
- b. Satisfaction of all the conditions outlined in the Letter of No Objection by Waukesha County Park and Land Use Department is required.
- c. Satisfaction of all the conditions outlined in the Letter of No Objection by the Department of Administration is required.
- d. Applicant shall correct all drafting errors and requested changes identified by Staff on the Final Plat prior to the City signing.
- e. A final copy of the Final Plat shall be submitted and reviewed prior to City signing. All owners and surveyor must sign prior to City signing the Final Plat. Surveyor Stamp is required.
- f. Applicant shall submit a Mylar of the recorded plat to the City of New Berlin. Please make sure to have your surveyor coordinate with the State/County on this, if necessary. This document is kept on file with the City.
- g. Applicant shall provide the CAD file containing all the line work to include all parcels, easement lines, etc. The file needs to be in the NAD 83 (2011) State Plane Wisconsin South Projection.
- h. A final copy of the subdivision covenants shall be submitted prior to the City signing the Final Plat. This document shall address the maintenance of the open space and outlots.
- i. For subdivisions in the R-7 District, the minimum lot width at the base setback line is 100 feet and 120 feet for corner lots. The minimum lot depth is 155 feet and the minimum lot size is

25,000 square feet. Per Section 275-46E, when a garage is approved to be entry facing from an interior lot line, the garage shall be set back a minimum of 30 feet from the lot line opposite the garage door. Provide a chart that verifies the aforementioned information for each lot.

- j. Payment of \$34,876.20 (\$1,937.80/lot * 18 lots = \$34,876.80) in Public Site, Open Space and Trail Fees is required prior to the City issuance of each new home building permit.
- k. A grading recertification is required per Developer Handbook Section VI.D.7. If stormwater management devices are to be used as sediment control devices for erosion control during construction, a certification is required prior to Building Permit and a recertification is required prior to Occupancy.
- l. Applicant shall coordinate with City Staff to execute a Conservation Easement that will encompass the outlots and open space. Conservation Easement shall be recorded with the Final Plat.
 - i. The applicant shall provide Staff with the legal description of the Conservation Easement area for review.
 - ii. The applicant shall be responsible for recording the Conservation Easement document and adding the Conservation Easement document number from Waukesha County as a note on the face of the Final Plat.

2. Fire Department

- a. Applicant shall install two 10,000 gallon cisterns for firefighting purposes per municipal code 235.32. One shall be installed in the eastern block of lots 1-8 and one shall be installed in the western block of lots 9-18.

3. Engineering / Storm Water Utility:

- a. The triangle of unplatted lands adjacent to Outlot # 3 and National Ave are actually owned by Neumann and were purchased from the City as part of the whole property. You will need to add this little triangle into the plat. A markup Staff had done for the original plat proposal was emailed to your Engineer, Josh Pudelko on 8/4/2022.
 - i. Add to the locality map.
 - ii. The descriptions will have to change to include the SE 1/4 of the NE 1/4 of Section 31.
 - iii. Resolve access easement adjacent to property located at 20605 W. National Avenue.
- b. Add the following notes.
 - i. Private septic system piping installed in the Right-of-Way (ROW) shall be the responsibility of the septic system owner. Any construction and maintenance, including restoration of surface condition to the condition prior to construction or maintenance, shall be the responsibility of the septic system owner. Septic system owner shall obtain necessary permits for any such work, including but not limited to, a work within ROW permit.
 - ii. Only one driveway access shall be allowed per parcel.
 - iii. Existing quarry operations will be ongoing on property to the south of I-43.
 - iv. OUTLOTS 1, 2 and 3 ARE SUBJECT TO A CONSERVATION EASEMENT – SEE DOCUMENT #. The document number will come from Waukesha County Register of Deeds Office when you record the Conservation Easement and Final Plat.

v. COVENANTS AND RESTRICTIONS FOR THE PRIVATE SEPTIC SYSTEM AREAS IN QUARRY PARK SUBDIVISION:

1. Lots 1, 2 and 3 in the Subdivision have been selected to allow their individual septic systems to be contained partially in easements in the common open areas of the subdivision.
2. These easement areas are contained and described in the Final Plat and the corners of the easements are marked by 1-5/16" outside diameter x 24" long iron pipe weighing 1.68 lbs. per lineal foot.
3. All activities for the installation, maintenance, repair and if necessary, reconstruction shall be contained within the limits of the septic system easements provided.
4. At the time a lot owner proposes to construct a residential dwelling on their lot, they shall have prepared the final designs and locations for the proposed septic system to be contained on their lot and/or partially within the easements provided. The permit for such installation, maintenance, repair and if necessary, reconstruction shall be obtained from the Waukesha County Agency authorized and empowered to issue and regulate such permitting, installation and use.
5. Prior to any construction, the easement limits shall be defined with Erosion Control or other restrictive fencing to contain all construction activities within the easements.
6. The lot owner shall be solely responsible to properly place and maintain all portions of the septic systems placed within such easements.
7. The lot owner shall be solely responsible for the proper planting and maintenance of grasses within the mound area and shall be responsible for maintaining the mound area's landscaping such that woody vegetation and/or deep rooted plants shall not be allowed to grow and/or are removed upon inspection.
8. Vehicular and/or heavy traffic shall not be allowed within the septic system easement area except for mowing and maintenance activities.
9. Septic System Easements shown on the Final Plat shall be used solely by the adjoining lot.
10. Testing has been done and suitable soils have been found for mound private sewage systems on each lot. Additional soil tests may be required on each lot before a sanitary permit can be issued by Waukesha County.
11. Where no off-lot easements have been provided for a lot within the subdivision and where such lot owner desires to obtain an easement for the partial or complete installation of their septic system with in the adjacent common open areas, the following procedures shall apply to obtain such easements. The lot owner shall be solely responsible for the costs associated with obtaining on off-lot easement.
12. The lot owner will make application to the Homeowners Association (HOA) and the Architectural Control Committee (ACC) with sufficient details to enable the HOA and ACC to review and preliminarily approve such easement. Tree removal in the common open areas will not be allowed to accommodate an off-

lot septic system.

13. The lot owner shall then have the necessary septic system tests in the proposed easement area conducted to insure a proper system can effectively operate in the proposed easement area. They shall also provide the necessary land surveying information and data to define the proposed easement area and any access easements required.
 14. Following the satisfactory testing for on off-lot septic system, the lot owner shall provide the test report and confirmation from Waukesha County that the tests were acceptable to the HOA and ACC for their final approval. The approval from the HOA and ACC does not guarantee that an off-lot septic system will be permitted by Waukesha County.
 15. Upon final approval by the HOA and ACC, the lot owner shall have prepared all final recordable documents, which will be submitted to Waukesha County for their approval. Following the County's approval by the appropriate bodies, the lot owner shall record such documents and obtain the necessary permits. The City of New Berlin shall provide an advisory role for septic system locations.
 16. The Private Owner Waste Treatment Systems (POWTS) to be contained within the septic system easement areas shown on this Final Plat are not to be located within the Wetlands or the Primary Environmental Corridor area. Any proposed systems not presently shown hereon are also subject to this restriction.
- c. All the Covenants and Restrictions contained herein which have been prepared to regulate the easements provided on the Final Plat shall also apply to all additional easements as may be granted and created thereafter.
 - d. Plan Set Page 1
 - i. The Design Criteria box, the min front yard set back should be 30 for (lots 1-3, 8-18), 40 for (lots 6-7), 70 for (Lot 5), and 100 for (Lot 4)
 - e. Easements are not allowed in the City ROW. Recommend renaming to "Location of Private Sanitary Lateral" in favor of Lot X throughout the plat specifically on the call outs on sheet 2 and 3.
 - f. Suggest creating an outlot where the sanitary septic system easements are in Outlot # 1.

DETAILS IN ATTACHED STAFF REPORT:

CITY OF NEW BERLIN
DEPARTMENT OF COMMUNITY DEVELOPMENT
PLAN COMMISSION STAFF REPORT
Meeting of August 15, 2022

Bryan Lindgren – Neumann Development LLC / Quarry Park Subdivision Final Plat
20685-20695 W. National Avenue (Tax Keys: 1276-999-001, 1276-999-002, 1276-993, & 1279-991)

DATE STAFF REPORT PREPARED: July 22, 2022

APPLICANT / OWNER(S): Bryan Lindgren – Neumann Development LLC

REQUEST / DESCRIPTION OF PROJECT: The applicant is requesting approval of the Quarry Park Final Plat for the properties located at 20685-20695 W. National Avenue. The proposal is for an 18-lot subdivision on approximately 117 acres.

DATE OF APPLICATION / DATE FILED WITH CITY CLERK: 7/5/2022

DATE OF COMPLETENESS DETERMINATION: 7/18/2022

PRE-APPLICATION CONFERENCE HELD: Yes

(Date(s) of Meeting(s): Several meetings over the past year; Site Visit(s): Several over the past few years with the most recent being on 8/4/2022)

CONCEPTUAL PLAN: Yes, a final plat is attached.

SIZE OF DEVELOPMENT / PARCEL(S): 117.73 acres

CURRENT ZONING: Q-1 (Quarrying and Extractive District), R-7 (Quarry Park Low-Density Single-Family Residential District), C-2 (Shoreland-Wetland Holding District).

CURRENT LAND USE: Development of the subdivision.

PROPOSED ZONING: N/A

PROPOSED LAND USE: Single-family residential conservation-style subdivision.

PROPOSED LOT SIZES: 18 lots - averaging 49,432 sq. ft. in size. See attached Final plat.

PROPOSED DENSITY: 117.73 total acres/18 lots = 1 lot per 6.6 acres

ADJACENT ZONING AND LAND USE:

North: Zoning: R-1/R-2

Land Use: Single-Family Residential (Koinia Acres)

South: Zoning: I-43/Q-1

Land Use: I-43

East: Zoning: R-1/R-2, Q-1, C-2

Land Use: Single-Family Residential

West: Zoning: I-1 & C-2

Land Use: Institutional (Living Word Church Apostolic Church)

CONFORMANCE WITH COMPREHENSIVE PLAN AND MUNICIPAL CODE: Yes

Chapter 20: Neighborhood J: Interstate 43 & Racine Quarries: (*Note that there is crossover for a portion of the properties along National Avenue are part of Chapter 19: Neighborhood I: National Avenue West)

Planning Context / Vision / Development Policies:

Vision Neighborhood J:

- *This area will be a third job center for the City of New Berlin. It will be a mix of light manufacturing, office, small-scale retail, and restaurant/hotel uses, much like Westridge, but on a smaller scale. It will be compatible with the historic and rural character of Prospect Hill. An eco-business park design approach will be encouraged which focuses on the use of renewable resources to maximize environmental preservation and sustainability. It will develop only after Westridge is substantially built out.*

Vision Neighborhood I: West Side Open Space

- *The National Avenue West area, like the Western Area neighborhood (Neighborhood B), should be a regional model of rural development. Any development should occur gradually as a mix of lower density single-family development, farms, large areas of preserved open spaces, rural trails and facilities, and small-scale neighborhood oriented retail. Development in this area will incorporate environmental protection as a basic value, including its importance as an aquifer recharge area.*

Development Policies:

- *Development Policy #6 - Evaluate the potential sale of the Quarry Park land owned by the City. This area could potentially be developed as a Conservation Subdivision under the Country Residential Future Land Use category. The City should continue to explore the development feasibility of the land in regards to septic suitability and soil structural capacity. Please see "Land Use" section of this chapter for additional details.*
- *Where development may occur, encourage rural open space subdivisions that preserve the rural character and sensitive natural areas. Regulations have been developed that require open spaces to be incorporated into these subdivisions, while allowing smaller lots to be clustered on lands most suited for development. Areas that are environmentally sensitive such as wetlands and recharge areas shall be established as priority areas for open space preservation.*
- *The allowable base density, before incentives or bonuses, is one dwelling unit per five acres for new developments, with a requirement that an applicant demonstrate the capability of providing private on-site wastewater treatments systems that satisfy County and State regulations. Applicants should refer to the City Zoning and Development Code for regulations relating to this standard.*

Land Use:

- *2030 Future Land Use Map: Quarry Park Residential*

ZONING CODE (Chapter 275): Yes, subdivision plan meets the intent of Section 275-33B(8).

DEVELOPMENT CODE (CHAPTER 235): Yes

REZONING REQUIRED: N/A

CONDITIONAL USE REQUIRED: No

PUBLIC HEARING REQUIRED: N/A

USE / SITE / ARCHITECTURAL REVIEW:

Use Approval Required: No

Site Plan Required: Yes, see attached Final Plat.

Architectural Review Required: No

PROPOSED ARCHITECTURE: N/A

UNIQUE SITE CHARACTERISTICS:

Environmental Corridor: Yes, Primary Environmental Corridor in the pond areas.

Wetland on Property: Yes, a wetland delineation was completed by Heartland Ecological Group Inc. Wetlands will be registered with the City per Section 275-37E of the Zoning Code. A restoration/landscape plan for the outlot will be submitted. A conservation easement is required to encompass the open space/outlots.

Conservancy Districts (C-1, C-2): Yes, C-2.

NRCS Map Classification: Not Inventoried

Floodplain: No

Topography / Geologic: Site has moderate and steep slopes throughout the subdivision area. See attached preliminary grading plan.

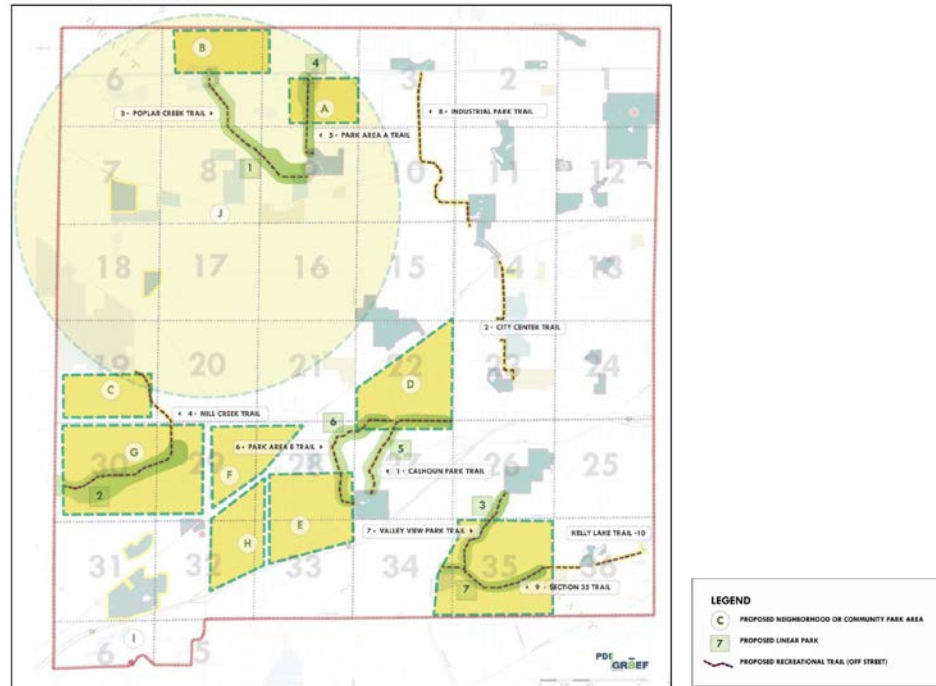
BIKE & PEDESTRIAN FACILITIES PLAN: No public facilities proposed for this area. Private trails are being proposed in the open space areas.

PARK & OPEN SPACE PLAN: The following Information is listed under the, *Long Term Improvements: 6 to 20 years section of the Park and Open Space Plan*:

Quarry Park:

Look at possible options for development. Chapter 20 of the Comprehensive Plan (Neighborhood J) states that developing this land into a public park is not practical, which is why it has remained closed to the public since purchasing. The City is currently investigating whether or not it is best to sell the park to be developed. If the City decides to sell the land, the appropriate Future Land Use designation for a conservation subdivision would be Country Residential.

FIGURE 7: PROPOSED LONG-TERM ACTIONS (6 – 20 YEARS)



NATURAL RESOURCES PROTECTION:

Limits of Disturbance (LOD): Subdivision boundary is shown on plans.

Wildlife Habitat Protection: N/A

Wildlife Management Plan: An Endangered Resources review has been provided.

ENVIRONMENTAL IMPACT: Yes, wetland delineation was completed by Heartland Ecological Group Inc. Wetlands will be registered with the City per Section 275-37E of the Zoning Code. A restoration/landscape plan for the outlot will be submitted. A conservation easement is required to encompass the open space/outlots.

STORMWATER MANAGEMENT / DRAINAGE PLAN: Applicant is required to adhere to all City of New Berlin Codes, Ordinances and Plans regarding storm water conveyance and maintenance as identified by the Department of Community Development. A storm water management plan has been submitted.

SANITARY SEWER PROVISION:

Within Current Sewer Service Area: No

Basin Capacity Available: N/A

Adequate Linkage: N/A

Onsite System Required: Yes

Additional information is included in the findings section below.

WATER USAGE CALC.: Estimated 250 GPD per new single-family lot. Private wells will be required.

TRAFFIC IMPACT: Section 275-58C(2)(a) states that a TIA is required for any subdivision or multifamily residential development with 40 or more dwelling units. The concept plan shows 18 lots, and therefore a TIA would not be required. Using the 8th Edition ITE Trip Generation manual for an 18 lot subdivision, we would expect approximately 172 average weekday trips, 14 A.M. weekday peak hour trips, and 18 P.M. weekday peak hour trips.

SCHOOL DISTRICT IMPACT: 10.62 total estimated students

Elementary – 5.58 students (18 lots * 0.31 students)

Middle – 2.52 students (18 lots * 0.14 students)

High School – 2.52 students (18 lots * 0.14 students)

Notice Sent to Affected School District(s): Yes, concept plans emailed to the school district. No comments have been received.

PREVIOUS ACTION: Previous permits on file for Johnson Sand and Gravel for quarry operations.

1999	Using \$830,000 of Park and Open Space funds, in 1999 the City purchased the 117 acres of quarry land associated with this request, with the intent to develop it as a park. An additional \$48,924 was spent to purchase what is commonly referred to as a Buffalo lot. The City has owned this parcel for 20 years and the City has determined that the original plans to develop this parcel into a public park are not practical, and therefore it remains closed to the public.
7/25/2017	Common Council approved for the preparation and advertising of a Request for Proposals (RFP's) for a development plan and an Offer to Purchase for the Quarry Park lands.
10/1/2018	Plan Commission recommended to the Common Council the adoption of a resolution approving the sale of Quarry Park property and support a future land use of single-family residential. (See website for CP-1802048 PC Packet from the 10/1/2018 meeting).
7/14/2020	The Common Council approved an Offer to Purchase from Neumann Development, Inc. on July 14, 2020 for the sale of Quarry Park. • <i>In that Offer there were various provisions regarding the satisfaction of contingencies such as the timing for the installation of the future development's Private Onsite Waste Treatment System (POWTs) and a financial penalty levied on to Neumann Development, Inc. should they not meet said timeline. Since that time, the City has been working with our environmental consultant and contractor on remediation work of the former firing range.</i>
10/14/2020	Plan Commission site walk was completed.
10/27/2020	Common Council set a date for a public hearing for December 14, 2020 for the rezoning (File #: RZ-2002285) and comprehensive plan (File #: CP-2002284) amendment requests.
11/9/2020	Voluntary Sketch Plan presented to the Plan Commission for discussion purposes only.
12/14/2020	A rezoning and comprehensive plan amendment public hearing was held by the Plan Commission on this evening. However, the public hearing started late and upon advice of the City Attorney, another public hearing will be held to ensure full participation in the hearing.

2/1/2021	Plan Commission held a second rezoning and comprehensive plan amendment public hearing.
2/9/2021	Common Council approved the rezoning request via Ordinance # 2644 and the Comprehensive Plan amendments via Ordinance # 2646.
4/12/2021	Plan Commission approved a Preliminary Plat for a 27-Lot subdivision.
4/27/2021	Common Council approved a Preliminary Plat for a 27-Lot subdivision.
7/20/2021	The City received a letter from Mr. Bryan Lindgren on behalf of Neumann Developments Inc. withdrawing their application for 27-Lot Preliminary Plat. See attached letter.
8/20/2021	The City received a new Preliminary Plat application for an 18-Lot subdivision.

CONSISTENCY WITH PREVIOUS ACTION: Yes

FINDINGS:

1. On 7/20/2021 the City received a letter from Mr. Bryan Lindgren on behalf of Neumann Developments Inc. withdrawing their application for 27-Lot Preliminary Plat. See attached letter. They came to discover site specific challenges requiring them to design and submit an entirely new Preliminary Plat.
2. The applicant submitted and was approved for an 18-lot conservation style subdivision on approximately 117 acres.
 - a. The plat includes over 90 acres to be protected as permanent open space conservancy as a result of this development.
 - b. The previously mined area has been restored/reclaimed.
 - c. Section 275-58C(2)(a) states that a TIA is required for any subdivision or multifamily residential development with 40 or more dwelling units. The plat includes 18 lots, and therefore a TIA was not required. Using the 8th Edition ITE Trip Generation manual for an 18 lot subdivision, we expect approximately 172 average weekday trips, 14 A.M. weekday peak hour trips, and 18 P.M. weekday peak hour trips.
 - d. Waukesha County has reviewed and provided comments on the final plat.
3. A Voluntary Sketch Plan site visit for the Plan Commission and general public was held on October 14, 2020.
4. Wetlands have been field verified by Heartland Ecological Group Inc. Wetlands will be registered with the City per Section 275-37E of the Zoning Code.
5. Based on this and other factors the City felt it was in the best interest to the public to sell this park for a single-family residential conservation subdivision and use those resources for acquiring other parklands that the public could more readily utilize. The first step in determining the viability and value of any potential for future single-family residential development was to determine septic suitability for Private Onsite Wastewater Treatment Systems (POWTS) to service any newly platted lots.
 - a. In September 2016, septic suitability testing was completed by Jeffrey Hammes. A report and maps of the findings are available in the Department of Community Development office. The report found there is a total of 14.66 acres of soil that are suitable for POWTS drain fields.
 - b. Given the information that we have found through the soil study, it was recommended that the City initiate a Request for Proposals from interested developers for Quarry Park. The RFP would ask for a development proposal for the land and an Offer to Purchase based upon their plan. The City would then review the proposals to determine if the sale of Quarry Park would be appropriate.
6. The property was zoned Q-1 (Quarry District) and the Future Land Use designation was Park. Since the Concept subdivision was submitted, the City's 2030 Comprehensive Plan was updated to reflect this area having the Quarry Park Residential future land use category. The Zoning map was updated to reflect R-7, Quarry Park Low-Density Single-Family Residential District.
7. Fire Comments
 - a. Maintain two emergency water cisterns per local ordinance 235-32.

8. Process and Next Steps for construction and final platting and remediation work:
 - a. Construction Phase – On-going
 - b. Final Plat Plan Commission – Anticipated 8/15/2022
 - c. Final Plat – Common Council – Anticipated 8/23/2022
9. A letter dated September 16, 2021 from Timothy Kosteretz, City Assessor, regarding a forecast analysis on assessed values and corresponding tax revenues for this development as prepared at the time of preliminary plat and is on file.
10. Several questions were asked about impacts to surrounding wells and septic systems. Below is some information from another project we worked on several years ago. It is still relevant and provided below for reference to help answer some of the questions that were asked during the concept plan review.
 - a. In Chapter 5, Agricultural & Natural Resources, of the 2020 Comprehensive Plan, “the average groundwater recharge in Waukesha County would be about 32 billion gallons annually, or about 88 million gallons per day (mgd). The estimated daily use of groundwater in 2005 was about 34 mgd. This calculation would indicate that there is an adequate annual groundwater recharge to satisfy consumptive water demands on the shallow aquifer system on a countywide basis.”
 - b. Domestic water usage is estimated to be 250 gallons per day (GPD) for each new single-family lot. For a 18-lot subdivision, this would be a total of 4,500 GPD.
 - c. According to SEWRPC, subdivisions with a cluster design tend to result in higher overall groundwater recharge rates than equivalent subdivisions based on more spread out designs for two reasons. First, they include more open space. Second, they tend to generate less stormwater runoff because they have less impervious and compacted areas.
 - d. The proposed subdivision will have private onsite treatment systems. Water quantity in the shallow aquifer is largely mitigated by returning the withdrawn water to groundwater. (SEWRPC Technical Report-48, 2009).
11. Below is a summary the developer has put together for the private sanitary system design.
 - a. The private sanitary plan for Quarry Park originally called for few septic drain fields that would be shared by multiple lot owners. Upon further review and discussions with experts in soil science, private sanitary installers, and Waukesha County it was determined that the best possible outcome for the future residents, the City, and the County would be for each lot owner to have their own dedicated private sanitary system.
 - b. Jeff Hammes, professional soil scientist and certified wastewater system designer, was contracted to conduct multiple soil tests across the site. The result of these additional soil tests was that there was sufficient space and suitable locations to accommodate 18 separate private sanitary systems; one for each of the 18 proposed lots. These identified locations are located near the perimeter of the site in areas that were not previously disturbed by quarry operations.
 - c. The specific design of each system depends on the soil profile identified in that area. The designs will include conventional systems, at-grade systems, and mound systems. All three types are the most common and regularly reviewed and approved by Waukesha County.
 - d. Since some of the systems are off lot, the Developer will provide further direction as to when and how to install those systems that require a coordinated effort to ensure that no damage occurs to built or unbuilt systems.
 - e. The final design of the systems and pipe infrastructure will be reviewed and approved by Waukesha County prior to construction. The locations of the septic systems and the main pipe runs would be included in specific easements that would allow future access for repair as necessary to the lot owner and owner of the pipe and private sanitary system. The ability to provide 18 unique septic systems greatly simplifies the responsibilities of ownership and maintenance for future residents and the City of New Berlin.

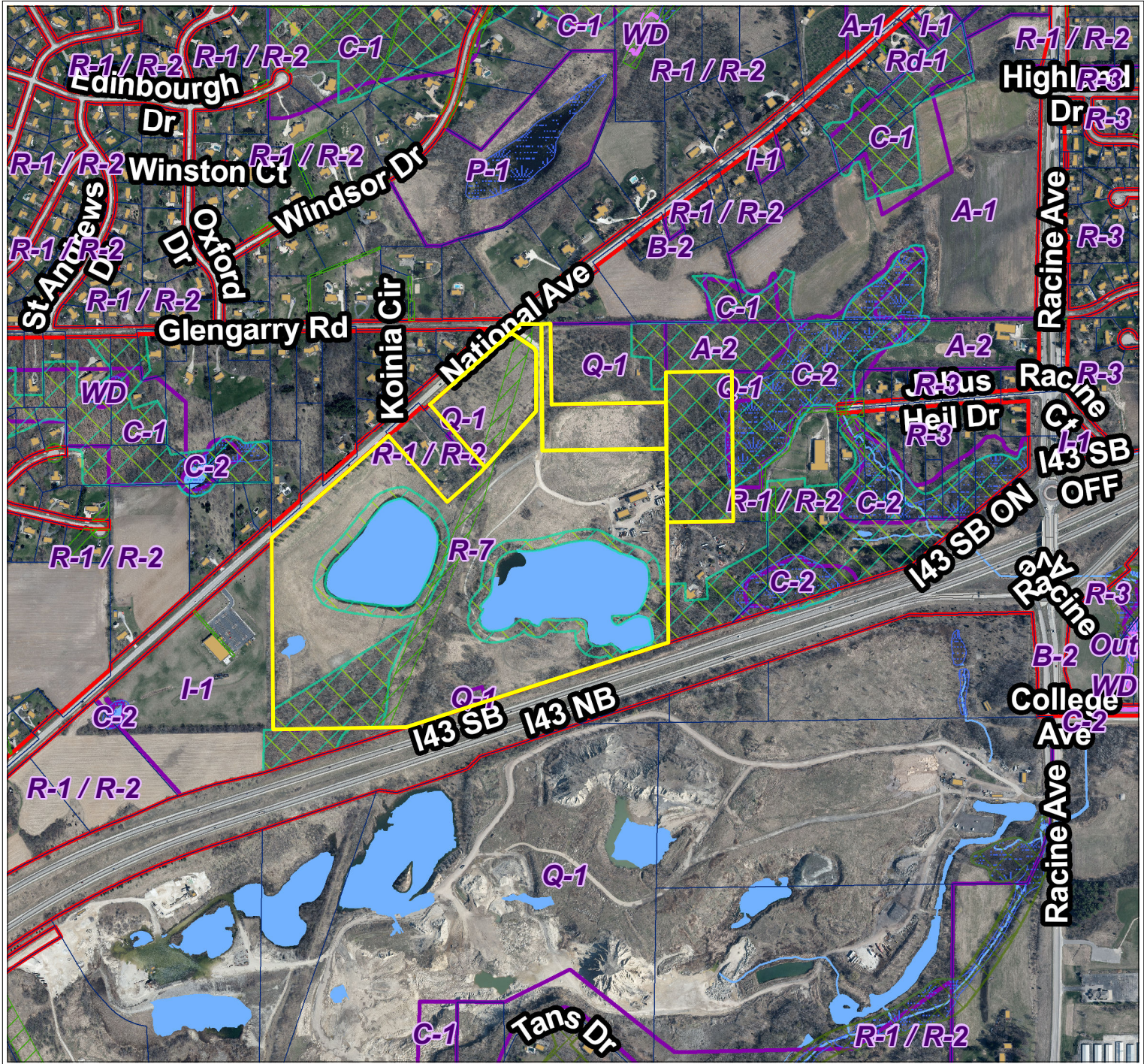
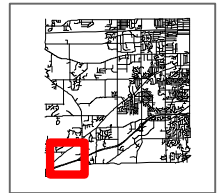
D.R.C. RECOMMENDATION:

Recommend to Common Council adoption of a resolution approving the Quarry Park Final Plat for the properties located at 20685-20695 W. National Avenue (Tax Key #'s: 1276-999-001, 1276-999-002, 1276-993, & 1279-991), subject to the application, plans on file and the following conditions: **See Executive Summary.**

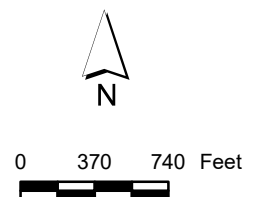
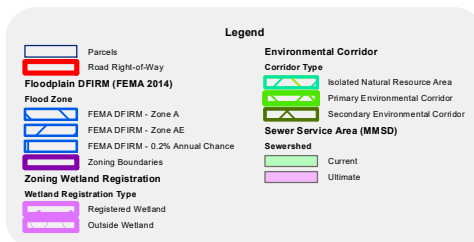
ATTACHMENTS:

Location Map
Application Letter
Final Plat

SP-2201693
Quarry Park Subdivision - Final Plat
20685-20695 W. National Avenue



City of New Berlin
Department of Community Development
3805 S Casper Dr.
New Berlin WI 53151
(262) 797-2445
www.newberlin.org



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July 5, 2022

City Of New Berlin
3805 S Casper Drive
New Berlin, WI 53151

Dear Plan Commission and Council Members,

We are excited to be submitting for consideration our Final Plat for the new Quarry Park subdivision located on the south side of National Avenue. This is an exciting new 18 lot subdivision that has been selected as a location for the 2023 Metropolitan Builders Association Parade of Homes. Anticipated home and lot packages will be valued in excess of 1 million dollars and we expect construction to begin this fall. The plat is the same configuration as the approved pre plat and there have been no material changes.

Thank you,

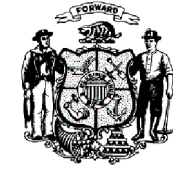
Eric Obarski

Neumann Developments

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration

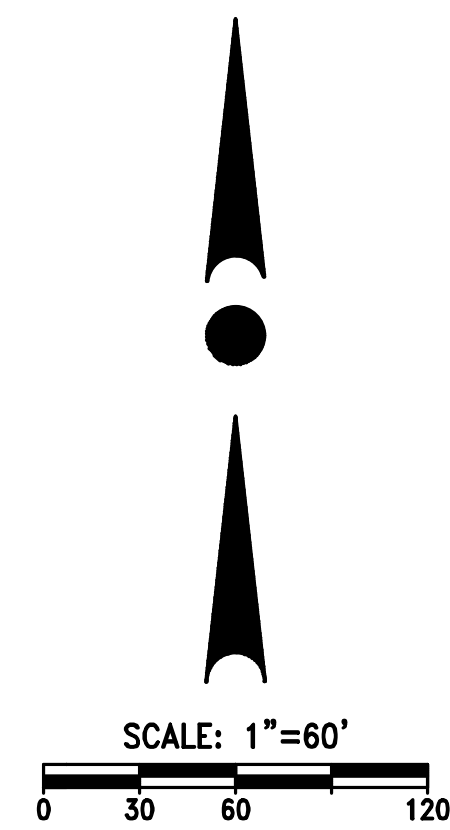


C.S.M. #700

UNPLATTED LANDS

QUARRY PARK

BEING A SUBDIVISION OF A PART OF THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 31 AND A PART OF THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, ALL IN TOWNSHIP 6 NORTH, RANGE 20 EAST, IN THE CITY OF NEW BERLIN, WAUKESHA COUNTY, WISCONSIN.



4100 N. Calhoun Road
Suite 300
Brookfield, WI 53005
Phone: (262) 790-1490
Fax: (262) 790-1481

THIS INSTRUMENT WAS DRAFTED BY GRADY L. GOSSER, P.L.S. (S-2972)

DATED THIS 31TH DAY OF MAY, 2022

SHEET 2 OF 5

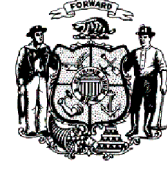
X:\2021\21-038-953-QUARRY PARK NEW BERLIN DRAWINGS SURVEY PLATS\166PROJ.DWG

21-038-953-01

QUARRY PARK

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____



Department of Administration

BEING A SUBDIVISION OF A PART OF THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 31 AND A PART OF THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, ALL IN TOWNSHIP 6 NORTH, RANGE 20 EAST, IN THE CITY OF NEW BERLIN, WAUKESHA COUNTY, WISCONSIN.



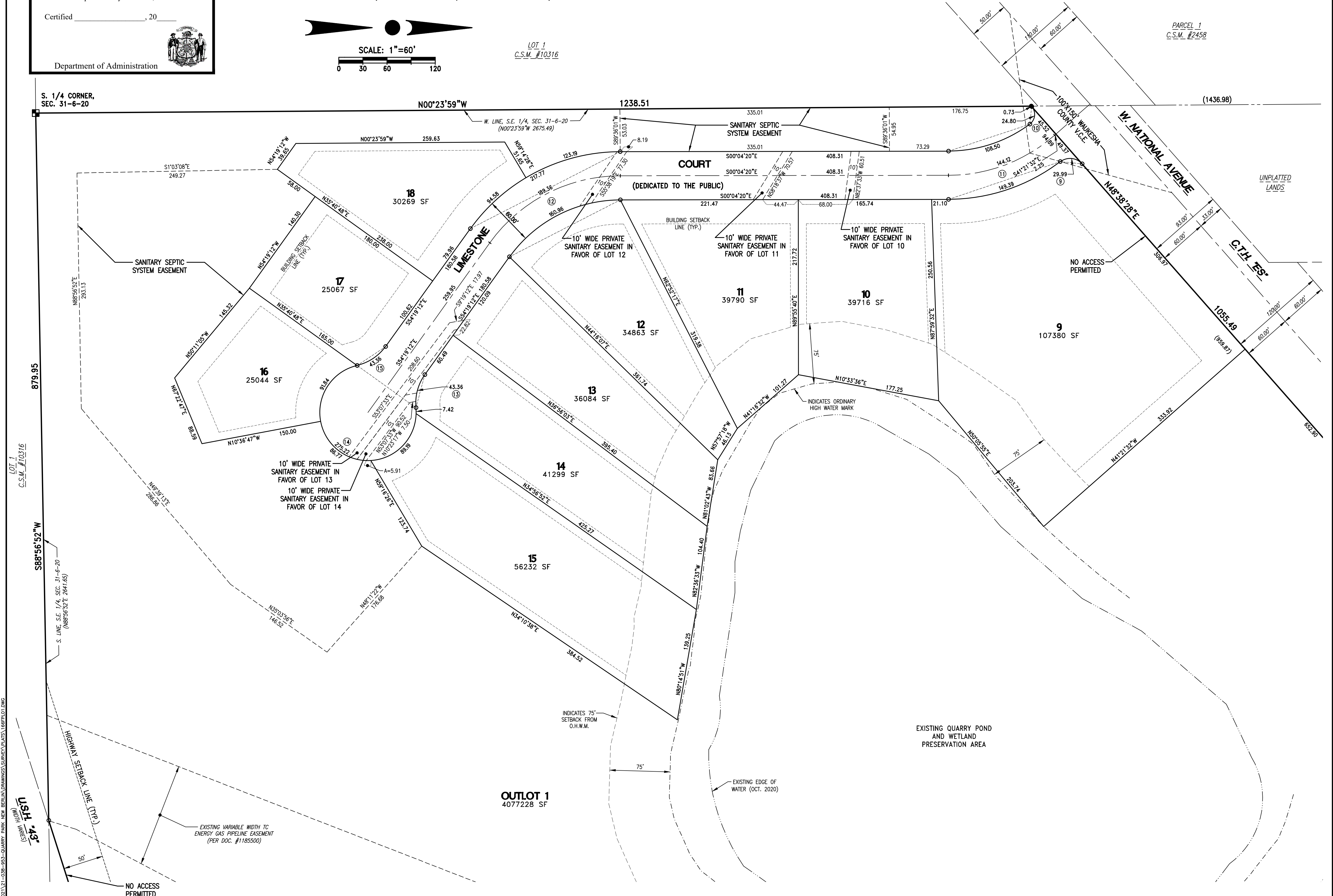
SCALE: 1"=60'

0 30 60 120

LOT 1
C.S.M. #10316

PARCEL 1
C.S.M. #2458

S. 1/4 CORNER,
SEC. 31-6-20



X:\2021\21-038-953-QUARRY PARK NEW BERLIN DRAWINGS SURVEY PLATS\166PLOT.DWG

USP
HUB
43

21-038-953-01

THIS INSTRUMENT WAS DRAFTED BY GRADY L. GOSSER, P.L.S. (S-2972)

DATED THIS 31TH DAY OF MAY, 2022

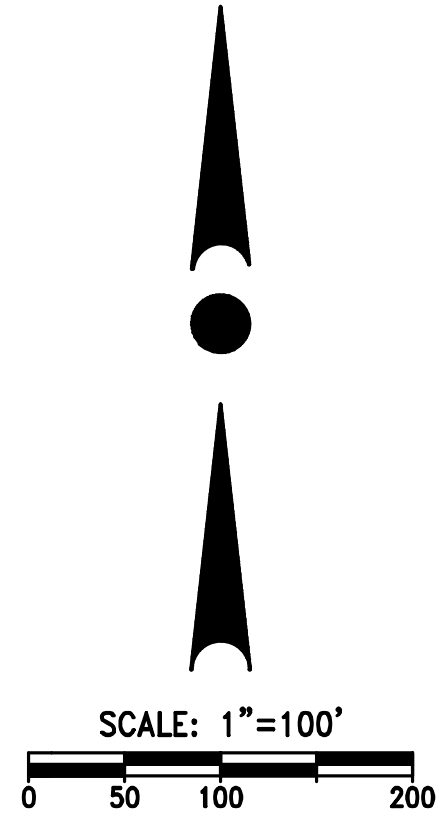
SHEET 3 OF 5

QUARRY PARK

BEING A SUBDIVISION OF A PART OF THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 31 AND A PART OF THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, ALL IN TOWNSHIP 6 NORTH, RANGE 20 EAST, IN THE CITY OF NEW BERLIN, WAUKESHA COUNTY, WISCONSIN.

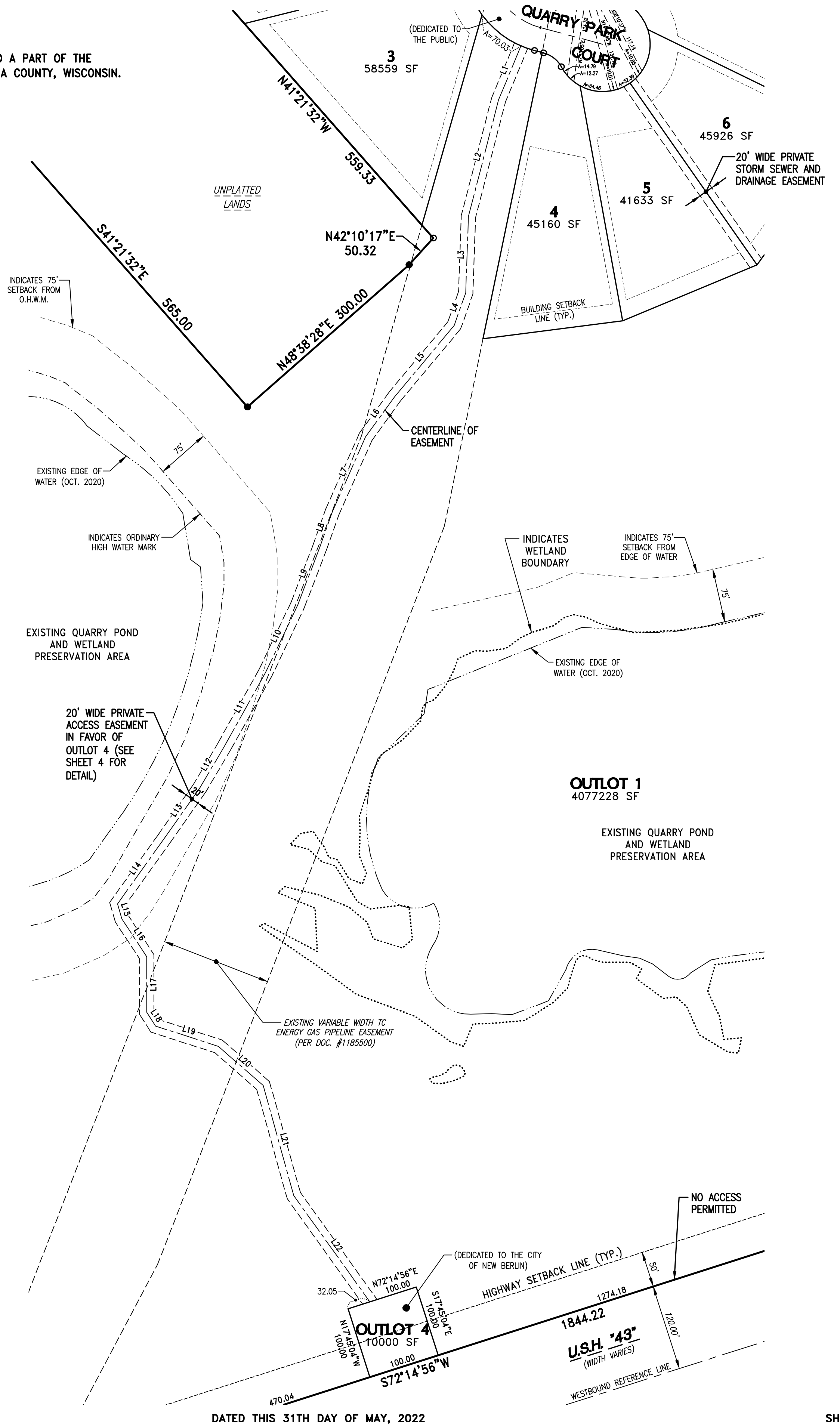
CURVE TABLE:

NO.	LOT(S)	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING	TANGENT IN	TANGENT OUT
1	OUTLOT 3	40.00	74°59'42"	52.36	48.70	S11°08'37"W	S48°38'28"W	S26°21'14"E
2	2	40.00	123°49'01"	86.44	70.58	N69°27'01.5"W	N07°32'31"W	S48°38'28"W
3	C/L	200.00	51°19'55"	179.18	173.25	N06°52'07.5"W	N18°47'50"E	N32°32'05"W
	EAST	233.00	45°09'04"	183.61	178.90	N03°46'42"W	N18°47'50"E	N26°21'14"W
	OUTLOT 3	233.00	20°33'45"	83.62	83.17	N16°04'21.5"W	N05°47'29"W	N26°21'14"W
	8	233.00	24°35'19"	99.99	99.23	N06°30'10.5"E	N18°47'50"E	N05°47'29"W
	WEST	167.00	26°20'21"	76.77	76.10	N05°37'39.5"E	N18°47'50"E	N07°32'31"W
4	C/L	200.00	43°17'39"	151.13	147.56	S02°50'59.5"E	S18°47'50"W	S24°29'49"E
	EAST	167.00	43°17'39"	126.19	123.21	S02°50'59.5"E	S18°47'50"W	S24°29'49"E
	WEST	233.00	43°17'39"	176.06	171.90	S02°50'59.5"E	S18°47'50"W	S24°29'49"E
	1	233.00	8°42'05"	35.38	35.35	S14°26'47.5"W	S18°47'50"W	S10°05'45"W
	2	233.00	24°08'32"	98.18	97.45	S01°58'31"E	S10°05'45"W	S14°02'47"E
	3	233.00	10°27'02"	42.50	42.44	S19°16'18"E	S14°02'47"E	S24°29'49"E
5	C/L	100.00	50°36'01"	88.31	85.47	S49°47'49.5"E	S24°29'49"E	S75°05'50"E
	NORTHEAST	67.00	50°36'01"	59.17	57.27	S49°47'49.5"E	S24°29'49"E	S75°05'50"E
	SOUTHWEST	133.00	50°36'01"	117.46	113.68	S49°47'49.5"E	S24°29'49"E	S75°05'50"E
	3	133.00	11°56'43"	27.73	27.68	S30°28'10.5"E	S24°29'49"E	S36°26'32"E
	OUTLOT 1	133.00	38°39'18"	89.73	88.04	S55°46'11"E	S36°26'32"E	S75°05'50"E
6	OUTLOT 2	40.00	46°28'28"	32.45	31.56	N81°39'56"E	S75°05'50"E	N58°25'42"E
7	TOTAL	66.00	272°56'56"	314.41	90.91	N14°54'10"E	S28°37'22"E	S58°25'42"W
	OUTLOT 2	66.00	44°06'13"	50.80	49.56	S80°28'48.5"W	N77°28'05"W	S58°25'42"W
	7	66.00	59°13'00"	68.21	65.22	N47°51'35"W	N18°15'05"W	N77°28'05"W
	6	66.00	73°19'02"	84.45	78.81	N18°24'26"E	N55°03'57"E	N18°15'05"W
	5	66.00	63°43'31"	73.41	69.68	N86°55'42.5"E	S61°12'32"E	N55°03'57"E
	4	66.00	32°35'10"	37.54	37.03	S44°54'57"E	S28°37'22"E	S61°12'32"E
8	4	40.00	46°28'28"	32.45	31.56	N51°51'36"W	N28°37'22"W	N75°05'50"W
9	9	20.00	85°55'44"	29.99	27.26	S05°40'36"W	S48°38'28"W	S37°17'16"E
10	OUTLOT 1	15.00	94°43'05"	24.80	22.07	N83°59'59.5"W	N36°38'27"W	S48°38'28"W
11	C/L	200.00	41°17'12"	144.12	141.02	N20°42'56"W	N00°04'20"W	N41°21'32"W
	EAST	230.00	37°12'56"	149.39	146.78	N18°40'48"W	N00°04'20"W	N37°17'16"W
	WEST	170.00	36°34'07"	108.50	106.67	N18°21'23.5"W	N00°04'20"W	N36°38'27"W
12	C/L	200.00	54°14'52"	189.36	182.37	S27°11'46"E	S00°04'20"E	S54°19'12"E
	NORTHEAST	170.00	54°14'52"	160.96	155.01	S27°11'46"E	S00°04'20"E	S54°19'12"E
	SOUTHWEST	230.00	54°14'52"	217.77	209.72	S27°11'46"E	S00°04'20"E	S54°19'12"E
	OUTLOT 1	230.00	30°41'12"	123.19	121.72	S15°24'56"E	S00°04'20"E	S30°45'32"E
	18	230.00	23°33'40"	94.58	93.92	S42°32'22"E	S30°45'32"E	S54°19'12"E
13	14	60.00	41°24'34"	43.36	42.43	S75°01'30"E	S54°19'13"E	N84°16'13"E
14	TOTAL	60.00	262°49'09"	275.22	90.00	N35°40'47.5"E	S12°54'38"E	S84°16'13"W
	14	60.00	7°04'52"	7.42	7.41	S87°48'39"W	N88°38'55"W	S84°16'13"W
	15	60.00	85°10'16"	89.19	81.20	N46°03'47"W	N03°28'39"W	N88°38'55"W
	OUTLOT 1	60.00	82°51'52"	86.77	79.41	N37°57'17"E	N79°23'13"E	N03°28'39"W
	16	60.00	87°42'09"	91.84	83.13	S56°45'42.5"E	S12°54'38"E	N79°23'13"E
	17	60.00	41°24'34"	43.36	42.43	N33°36'55"W	N12°54'38"W	N54°19'12"W

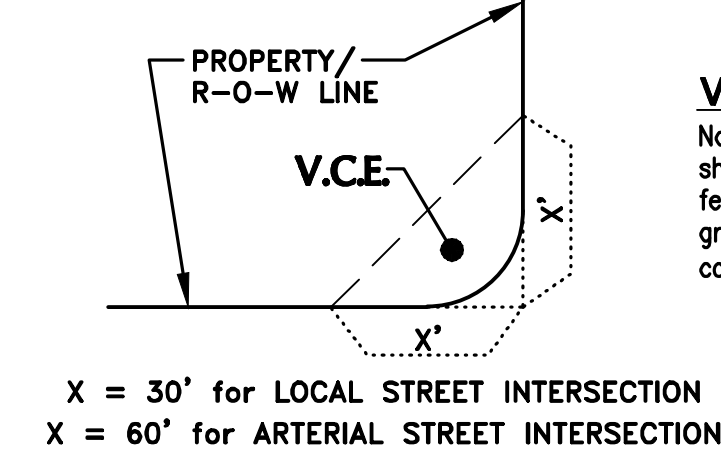


LINE TABLE:

Line #	BEARING	LENGTH
L1	S22°35'53"W	81.27'
L2	S14°27'40"W	168.28'
L3	S2°03'05"W	106.19'
L4	S19°20'34"W	48.19'
L5	S39°53'15"W	129.43'
L6	S35°47'37"W	69.20'
L7	S23°57'30"W	114.27'
L8	S19°22'31"W	51.08'
L9	S20°59'07"W	87.19'
L10	S25°26'12"W	104.45'
L11	S29°08'48"W	119.08'
L12	S30°37'02"W	66.25'
L13	S35°02'58"W	87.80'
L14	S35°39'29"W	110.22'
L15	S16°24'12"E	22.04'
L16	S33°27'44"E	62.89'
L17	S0°01'16"W	77.52'
L18	S32°25'25"E	22.83'
L19	S72°09'29"E	92.10'
L20	S48°43'16"E	82.73'
L21	S15°35'52"E	159.55'
L22	S35°36'11"E	181.97'



VISION CORNER EASEMENT DETAIL



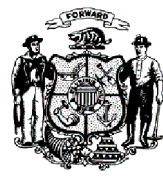
VISION CORNER EASEMENT: (V.C.E.)

No obstructions, such as structures, parking, or vegetation, shall be permitted in any district between the heights of 3 feet and 10 feet above the plane through the mean curb grades within the triangular space formed by the vision corner easement (V.C.E.).

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration



THIS INSTRUMENT WAS DRAFTED BY GRADY L. GOSSER, P.L.S. (S-2972)

DATED THIS 31TH DAY OF MAY, 2022

SHEET 4 OF 5

QUARRY PARK

BEING A SUBDIVISION OF A PART OF THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 31 AND A PART OF THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, ALL IN TOWNSHIP 6 NORTH, RANGE 20 EAST, IN THE CITY OF NEW BERLIN, WAUKESHA COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

STATE OF WISCONSIN)
) SS
COUNTY OF WAUKESHA)

I, Grady L. Gosser, Professional Land Surveyor, do hereby certify:

That I have Surveyed, divided and mapped a subdivision of a part of the Northwest 1/4, Northeast 1/4, Southwest 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 31 and a part of the Northwest 1/4 and Southwest 1/4 of the Southwest 1/4 of Section 32, all in Township 6 North, Range 20 East, in the City of New Berlin, Waukesha County, Wisconsin, now being more particularly bounded and described as follows:

Commencing at the East 1/4 Corner of said Section 31; Thence South 00°32'18" East and along the East line of the said Southeast 1/4 Section, 333.57 feet to the place of beginning of lands hereinafter described;

Thence North 89°20'47" East and along the South line of Unplatted Lands, 440.50 feet to a point; Thence South 00°32'18" East and along the West line of Unplatted Lands, 999.59 feet to a point; Thence South 89°13'09" West and along the North line of Unplatted Lands, 440.50 feet to a point on the said East line of the said Southeast 1/4 Section; Thence South 00°32'18" East and along the said East line, 803.48 feet to a point on the Northwesterly Right-of-Way line of U.S.H. "43"; Thence South 72°14'56" West and along the said Northwesterly Right-of-Way line, 1844.22 feet to a point on the South line of the said Southeast 1/4 Section; Thence South 88°56'52" West and along the said South line, 879.95 feet to a point marking the South 1/4 Corner of said Section 31; Thence North 00°23'59" West and along the West line of the said Southeast 1/4 Section, 1238.51 feet to a point on the Southeasterly Right-of-Way line of "W. National Avenue" (C.T.H. "ES"); Thence North 48°38'28" East and along the said Southeasterly Right-of-Way line, 1055.49 feet to a point; Thence South 41°21'32" East and along the Southwesterly line of Unplatted Lands, 565.00 feet to a point; Thence North 48°38'28" East and along the Southeasterly line of said Unplatted Lands, 300.00 feet to a point; Thence North 42°10'17" East and along the said Southeasterly line, 50.32 feet to a point; Thence North 41°21'32" West and along the Northeastery line of said Unplatted Lands, 559.33 feet to a point on the said Southeasterly Right-of-Way line of said "W. National Avenue" (C.T.H. "ES"); Thence North 48°38'28" East and along the said Southeasterly Right-of-Way line, 808.06 feet to a point on the North line of the said Southeast 1/4 Section; Thence North 89°07'08" East and along the said North line, 198.44 feet to a point; Thence South 00°32'18" East and along the West line of Unplatted Lands, 536.00 feet to a point; Thence North 89°07'08" East and along the South line of said Unplatted Lands, 765.00 feet to a point on the said East line of the said Southeast 1/4 Section; Thence North 00°32'18" West and along the said East line, 202.43 feet to the point of beginning of this description.

Said Parcel contains 5,213,303 Square Feet (or 119.6810 Acres) of land, more or less.

That I have made such survey, land division, and map by the direction of QUARRY PARK, LLC, owner of said lands.

That such map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

That I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and the Subdivision Regulations of the City of New Berlin, Waukesha County, Wisconsin in surveying, dividing and mapping the same.

Dated this ____ Day of _____, 20 ____.

Grady L. Gosser, P.L.S.
Professional Land Surveyor, S-2972
TRIO ENGINEERING, LLC
4100 N. Calhoun Road, Suite 300
Brookfield, WI 53005
Phone: (262)790-1480 Fax: (262)790-1481

UTILITY EASEMENT PROVISIONS:

An easement for electric, natural gas, and communications service is hereby granted by

QUARRY PARK, LLC, Grantor, to

WISCONSIN ELECTRIC POWER COMPANY and WISCONSIN GAS, LLC, Wisconsin corporations doing business as We Energies, and WISCONSIN BELL, INC. doing business as AT&T Wisconsin, a Wisconsin corporation, and SPECTRUM MID-AMERICA, LLC, Grantee, AND

their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy, natural gas, telephone and cable TV facilities for such purposes as the same is now or may hereafter be used, all in, over, under, across, along and upon the property shown within those areas on the plat designated as "Utility Easement Areas" and the property designated on the plat for streets and alleys, whether public or private, together with the right to install service connections upon, across within and beneath the surface of each lot to serve improvements, thereon, or on adjacent lots; also the right to trim or cut down trees, brush and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. The Grantees agree to restore or cause to have restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantees or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities, natural gas facilities, or telephone and cable TV facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Buildings shall not be placed over Grantees' facilities or in, upon or over the property within the lines marked "Utility Easement Areas" without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than four inches without written consent of grantees.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

CORPORATE OWNER'S CERTIFICATE OF DEDICATION:

QUARRY PARK, LLC, a Wisconsin Limited Liability Company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, certifies that said Limited Liability Company has caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat. I also certify that this plat is required by S.236.10 or S.236.12 to be submitted to the following for approval or objection.

APPROVING AGENCIES:

- City of New Berlin
- Waukesha County, Department of Parks and Land Use

AGENCIES WHO MAY OBJECT:

- State of Wisconsin, Department of Administration
- State of Wisconsin, Department of Transportation

Witness the hand and seal of said Owner this ____ day of _____, 20 ____.

QUARRY PARK, LLC

Steve DeCleene, President of Neumann Developments, its sole member

STATE OF WISCONSIN)
) SS
COUNTY OF WAUKESHA)

Personally came before me this ____ day of _____, 20____, the above named Steve DeCleene, President of Neumann Developments, its sole member, of the above named Limited Liability Company, to me known to be the person who executed the foregoing instrument, and to me known to be such President of said Limited Liability Company, and acknowledged that he executed the foregoing instrument as such officer as the deed of said Limited Liability Company, by its authority.

Print Name: _____
Public, _____ County, WI
My Commission Expires: _____

CONSENT OF CORPORATE MORTGAGEE:

CITIZENS BANK, MUKWONAGO a Corporation duly organized and existing by virtue of the laws of the State of Illinois, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedicating of the land described on this Plat, and does hereby consent to the above certificate of QUARRY PARK, LLC, owner, this ____ day of _____, 20 ____.

CITIZENS BANK, MUKWONAGO

STATE OF WISCONSIN)
) SS
COUNTY OF _____)

Personally came before me this ____ day of _____, 20____, the above named _____, _____ of the above named corporation, to me known to be the person who executed the foregoing instrument, and to me known to be such _____ of said corporation, and acknowledged that he executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

Print Name: _____
Public, _____ County, _____
My Commission Expires: _____

CERTIFICATE OF COUNTY TREASURER:

STATE OF WISCONSIN)
) SS
COUNTY OF WAUKESHA)

I, Pamela Reeves, being duly elected, qualified and acting Treasurer of the County of Waukesha, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as of this ____ Day of _____, 20 ____ on any of the land included in the Plat of "QUARRY PARK".

Dated this ____ Day of _____, 20 ____.

Pamela Reeves, County Treasurer

CERTIFICATE OF CITY TREASURER:

STATE OF WISCONSIN)
) SS
COUNTY OF WAUKESHA)

I, Ralph Chipman, being duly appointed, qualified and acting Finance Director/Treasurer of the City of New Berlin, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or special assessments as of this ____ Day of _____, 20 ____ on any of the land included in the Plat of "QUARRY PARK".

Dated this ____ Day of _____, 20 ____.

Ralph Chipman, Finance Director/Treasurer

CITY OF NEW BERLIN PLAN COMMISSION APPROVAL:

This Plat, known as "QUARRY PARK", is hereby approved by the City of New Berlin Plan Commission as being in conformance with the City's Subdivision Ordinance. The City of New Berlin Common Council also hereby approves and accepts all dedications shown thereon, this ____ day of _____, 20____.

APPROVED AND SIGNED:

David A. Ament, Mayor/Chairman

Dated this ____ Day of _____, 20 ____.

Nikki Jones, Plan Commission Secretary

CITY OF NEW BERLIN COMMON COUNCIL APPROVAL:

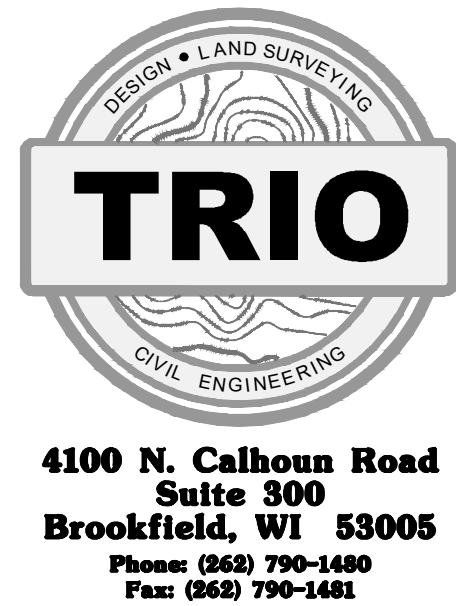
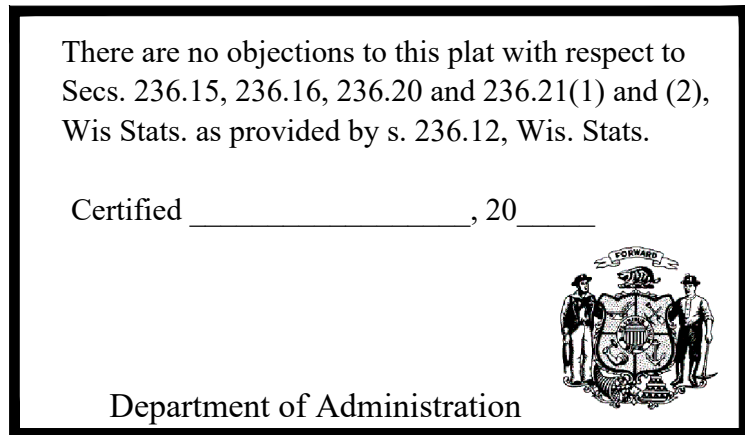
This Plat, known as "QUARRY PARK", is hereby approved by the City of New Berlin Common Council as being in conformance with the City's Subdivision Ordinance. The City of New Berlin Common Council also hereby approves and accepts all dedications shown thereon, this ____ day of _____, 20____.

APPROVED AND SIGNED:

David A. Ament, Mayor

Dated this ____ Day of _____, 20 ____.

Rubina R. Medina, City Clerk



RESOLUTION NUMBER No. 22-16**A RESOLUTION APPROVING THE FINAL PLAT
FOR QUARRY PARK SUBDIVISION**

WHEREAS, the City of New Berlin Plan Commission at a regular meeting held August 15, 2022 recommended approval of the 18-lot final plat for Quarry Park Subdivision subject to the application, plans on file and conditions attached in the Staff Report dated August 15, 2022; and

WHEREAS, Per Zoning Code section 275-33D(18), *"In the R-6 and R-7 Districts, the Plan Commission and Common Council may approve sixty-foot right-of-way widths where determined acceptable by DCD. A resolution is required.* The applicant is looking to apply this Zoning Code section.

NOW, THEREFORE, BE IT RESOLVED, that the City of New Berlin Common Council in accordance with Chapter 236 of the Wisconsin Statutes and Chapter 235 of the municipal code of the City of New Berlin, accepts the recommendation of the Plan Commission and hereby approves Quarry Park Subdivision Final Plat as set forth in the Plan Commission report inclusive of the sixty foot right-of-way and subject to the conditions set forth therein.

BE IT FURTHER RESOLVED that the City Clerk is hereby directed to publish this resolution within 10 days of adoption by the Common Council and the Mayor and staff are authorized to take such further steps as are necessary to effectuate the intention of these resolutions.

Passed and adopted by the Common Council this 23rd day of August, 2022.

APPROVED:

Mayor David A. Ament

Countersigned/Certified:

Rubina Medina, City Clerk

UTILITY STAFF REPORT

EXECUTIVE SUMMARY

CUSTOMER/PROJECT:

PPI/I Pipe Bursting Lateral Repair Project

LOCATION:

Regal Manor South

Hearthridge

Hearthridge South

PROJECT DESCRIPTION:

This project consists of repairing PPI/I locations in seventy (70) homes that are in need of being repaired due to infiltration.

REQUEST:

To approve the Professional Services Contract for construction engineering services, administration services and inspection services for the PP I/I Pipe Bursting Lateral Repair Project.

UTILITY MANAGER RECOMMENDATION:

Recommend to the Common Council to approve the Professional Services Agreement for R.A. Smith, Inc., in the amount of \$145,245.00 for construction engineering services, administration and inspection services and project close out needed to complete this repair project.

DETAILS IN ATTACHED STAFF REPORT

**CITY OF NEW BERLIN
UTILITIES DEPARTMENT
STAFF REPORT**

PPI/I Pipe Bursting Lateral Repair Project

DATE STAFF REPORT CREATED: August 9, 2022

CUSTOMER/PROJECT NAME: PPI/I Pipe Bursting Lateral Repair Project

ISSUE/DESCRIPTION OF PROJECT:

This project consists of repairing PPI/I locations in seventy (70) homes that are in need of being repaired due to infiltration located in the Regal Manor South, Hearthridge and Hearthridge South subdivisions.

REQUESTED ACTION:

Recommend to the Common Council to approve the Professional Services Agreement for R.A. Smith, Inc., in the amount of \$145,245.00 for construction engineering services, administration and inspection services and project close out needed to complete this repair project.

FISCAL IMPACT:

SOURCE OF FUNDS: Grant Funds

RATIONALE:

This project will reduce infiltration and inflow into the utility sanitary sewer system.

ATTACHMENTS: Contract

**CITY OF NEW BERLIN
GENERAL TERMS and CONDITIONS OF SERVICE
FOR PROFESSIONAL SERVICES**

1. Introduction. This document (hereinafter referred to as “Terms and Conditions”) is hereby incorporated and part of the contract between the City of New Berlin (hereinafter referred to as “City”) and the Service Provider identified below (hereinafter referred to as “Service Provider”). These Terms and Conditions, along with the Scope of Services and any attachments thereto, shall constitute the entire contract for material, work and other Services, collectively referred to as the “Services” between the City and the Service Provider. It is expressly agreed that no statement, arrangement, warranty or understanding, oral or written, expressed or implied, will be recognized unless it is stated in or otherwise permitted by these Terms and Conditions, and the aforementioned Scope of Services. These Terms and Conditions are solely for the benefit of the City and the Service Provider and are not intended for the benefit of any other party.

2. Proposal. The Service Provider is solely responsible for, and shall have sole control of, construction methods, sequences and coordination of all work described in the Scope of Services, unless expressly stated to the contrary.

3. Services and/or Construction Materials. All materials and work shall be furnished in accordance with normal industry standards and practices. Service Provider agrees to provide the services set forth in the Scope of Services in a good and workmanlike manner, in accordance with the professional practices of the profession.

4. Access to the Site. The City shall provide access to the Service Provider to work in and on City property.

5. Insurance. Service Provider shall maintain workers compensation, automobile liability and commercial general liability insurance coverage with carriers licensed to do business in the State of Wisconsin, and with such limits as the City may establish and require from time to time. Service Provider shall furnish a Certificate of Insurance evidencing the types and amounts of coverage. Said coverage shall be on an occurrence basis and the limits identified in the general liability coverage shall be for this project and not the policy as a whole. Service Provider agrees to require that the insurer list the City as an Additional Insured and to provide adequate evidence of said status through a liability insurance endorsement. Service Provider shall further obtain an endorsement from the insurance carrier indicating that any material changes to the policy or any cancellation of the coverage subsequent to the issuance of the Certificate, and until the completion of the services hereunder, shall necessitate that the insurer provide not less than thirty (30) days notice to the City of said fact. Clauses such as that the insurer will endeavor to notify the City are unacceptable and will be rejected.

6. Independent Service Provider. The parties warrant that no employer/employee relationship is established between the Service Provider and the City by virtue of the terms of this contract. It is understood by the parties hereto that the Service Provider is an independent

Service Provider and as such, neither it nor its employees if any are employees of the City for purposes of tax, retirement system or social security withholding.

7. Records and Reports. Records relating to the performance of the services under this contract must be retained for seven (7) years after final disposition. However, if any litigation claim or audit has started before the expiration of the seven (7) year period, then records shall be retained for five (5) years after the litigation or audit is resolved. Notwithstanding any other clause written herein, Service Provider understands and agrees that the City is a municipal entity and therefore, is subject to the Open Records Law of the State of Wisconsin. Wisconsin Statute §19.36(3) requires governmental entities to make available for inspection a copy of any records produced or collected under a contract entered into by the municipal entity to the same extent as if the record were maintained by the municipality. Therefore, in the event there is a request for any other documentation pertaining to this agreement, Service Provider shall provide the information as requested and charge no more than the cost to copy said information. The parties agree that upon completion or termination of this contract, all project contract documents or instruments of service, including electronic files of computer-aided record drawings and field inspection reports shall be delivered to and shall become the property of the City. These records, drawings, reports, etc. may be used without restriction by the City for any public purpose and to implement construction and use of the project. Any such use or reuse of these documents outside the scope of the project shall be without compensation or liability to the Service Provider, excepting for errors and omissions associated with the completed project, services and documents performed under this agreement.

8. Advertisements. Service Provider shall not identify the City as a client or customer of the Service Provider, or utilize the name of the City or its logo in any advertisements or other documents placed in the public domain without the express written consent of the City.

9. Changes. In the event that the parties determine that a modification to the terms of the providing of these Services or services are necessary, said change shall not be effective unless executed by authorized representatives of both parties.

10. Delay. Work shall be completed within the number of working days set forth in the contract or otherwise as soon as reasonably practicable unless delay occurs due to work stoppage, adverse weather conditions, labor disputes or modifications to the Terms and Conditions of the Contract.

11. Dispute. These Terms and Conditions shall be deemed to have been made and governed by the laws of the State of Wisconsin. Any legal suit or action with regard to these Terms and Conditions or the project as a whole shall be venued in the Waukesha County Circuit Courts, Waukesha County, Wisconsin, unless the parties mutually agree to arbitration and/or mediation in place of civil litigation.

12. Limitation on Liability. The City's liability to the Service Provider shall not exceed the sums paid by the City to the Service Provider under this contract. In addition, to the extent that the Service Provider seeks indemnification from the City, that indemnity shall be subject to the limitations set forth herein. No indemnity provided under any contract hereinafter

shall be construed to be a waiver or estoppel of the City of New Berlin or its insureds' ability to rely upon the limitations, defenses and immunities contained within Wisconsin law, including, but not limited to those set forth in Wisconsin Statute §893.80, §895.52 and §345.05. To the extent indemnification is available and enforceable, the City of New Berlin or its insured shall not be liable in indemnity or contribution for any amount greater than the limits of liability for municipal claims established by Wisconsin law. The City's obligations to indemnify hereunder are further subject to the availability limits of applicable insurance coverage. Under no circumstances shall the City be required to indemnify the Service Provider for its own negligence or intentional conduct.

13. Modification and Assignability. This contract, including all documents incorporated by reference herein, may not be enlarged, modified or altered except upon written agreement signed by both parties. The Service Provider may not subcontract or assign its rights, including rights to compensation, or terms of performance arising hereunder without the prior written consent of the City. Any subcontractor or assignee shall be bound by all of the terms and conditions of the contract, and will be required to enter into a written agreement with the City.

14. Termination of Contract. This contract may be terminated as follows:

- A. *Termination for Convenience.* City may terminate this contract in whole or in part for the convenience of the City when the City determines that the continuation of the project is not in the best interests of the City. Service Provider shall be entitled to payment for all of the services performed at the date of the termination, together with its direct costs of termination. Under no circumstances shall the Service Provider be entitled to any penalty for the termination nor shall the Service Provider be entitled to any payment for lost profits.
- B. *Termination for Cause.* If the City determines that the Service Provider has failed to comply with any of the terms and conditions of the contract and the scope of services and related documents thereto, the City may give written notice to the Service Provider of any such deficiency and in the event that the Service Provider fails to cure said deficiency within ten (10) days of the notice of such failure, the City may, with no further notice, declare this contract to be terminated. Service Provider will therefore be entitled to receive payment for those services performed at the date of termination, plus the amount of reasonable damages suffered by the City by reason of the Service Provider's failure to comply with the terms of the contract. Under no circumstances shall the Service Provider be entitled to any lost profits arising from the contract.

15. Conflicts. If there is any inconsistency between these Terms and Conditions and the Scope of Services or any attachments thereto, these Terms and Conditions shall apply.

16. Hold Harmless. The Service Provider will defend and hold harmless the City as and against any claims, actions, demands or causes of action brought by a third party for damages or losses arising out of Service Provider's performance of the work under these Terms

and Conditions and the attached Scope of Services. Said indemnification shall include the City's actual attorney fees. Notwithstanding the foregoing, the obligation to indemnify shall not exist to the extent of the City's gross negligence or intentional conduct.

17. Indemnity. The City shall not be liable for failure on the part of the Service Provider or any other party performing under this contract in accordance with all applicable laws and regulations. Service Provider waives any and all claims and recourse against the City including the right of contribution for loss of damage to persons or property arising out of or growing out of or in any way connected with or incident to the performance of this contract, except for liability arising out of the sole negligence of the City or its officers, agents or employees.

18. Working Hours. Unless specifically noted, all work included in this contract is to be performed during normal business hours, Monday through Friday. Work performed at any other time or on legal holidays must be specifically approved by the City.

19. Governing Law. This Agreement shall be governed and construed in accordance with the laws of the State of Wisconsin and represents the complete understanding of the parties with respect to the subject matter set forth herein, and may only be amended in a subsequent agreement executed by all parties.

CITY:
City of New Berlin

SERVICE PROVIDER:

R. A. Smith, Inc.

[Insert Service Provider Name]

By: _____

[Print Name & Title]

By: _____

Benjamin High, P.E. - Project Manager

[Print Name & Title]

By: _____

Title: _____

Date: _____

ADDENDUM TO CITY OF NEW BERLIN CONTRACTS

This Addendum is made and entered into and shall be considered an attachment to all contracts entered into by the City of New Berlin for so long as the City of New Berlin is subject to the U.S. Department of Treasury Restrictions, as well as other federal restrictions related to the City's receipt of Coronavirus Local Fiscal Recovery Funds. The following Terms and Conditions shall be included in each such agreement and are incorporated as though fully set forth in the original contract.

1. No City contractor or employee shall operate any machinery or vehicle while utilizing a smart phone, including, but not limited to, the use of any cellular phone or texting.
2. All City employees and contractors, while engaged in the performance of City business or acting consistent with the performance of services under a contract with the City shall utilize seatbelts and any other safety devices related to the operation of a motor vehicle.
3. City employees or contractors whose duties and responsibilities are funded through the Coronavirus State and Local Fiscal Recovery Funds agree that they will not engage in any lobbying activities while in the course of providing services on behalf of the City of New Berlin, as restricted under the Hatch Act, 5 USC Sec. 1501-1508. No funds appropriated under the Coronavirus State and Local Fiscal Recovery Act shall be utilized for lobbying, and no political payments shall be made through the use of said funds.
4. All City employees and contractors, while in the performance of duties on behalf of the City shall abide by all local, state and federal regulations concerning the ingestion of controlled substances and shall not violate such Statutes or Ordinances. The City shall enforce drug free workplace standards and provide awareness programs for Staff. The City shall further agree to take action regarding individuals using drugs in the workplace according to law.
5. All City employees and contractors, in the course of performing of their duties on behalf of the City, shall, to the extent applicable, comply with the provisions in Wisconsin Statute Sec. 19.59 regarding conflicts of interest, as well as City of New Berlin Municipal Code Chapter 28 regarding ethics. Specifically, no City employee or contractor shall accept or solicit money or tangible personal property or otherwise receive consideration in exchange for the agreement to enter into a contract with a third party.
6. City employees shall avoid the acquisition of unnecessary items or property on behalf of the City.
7. City employees shall, to the extent applicable, engage in value engineering as part of any construction work performed on behalf of the City.
8. Contracts shall only be awarded to responsible contractors with experience in performing the services being contracted for.

9. City contracts shall avoid compensating for contractor work performed on a time and material basis and, to the extent practicable, shall have fixed-price contracts.
10. The selection of a contractor by the City should be done in an atmosphere of open and honest competition.
11. In the course of public bidding involving the purchase of equipment, the City shall not specify only a brand name for the purpose of limiting potential contracting parties.
12. The City shall verify that any entity with which it is contracting has not been excluded for contracting pursuant to 2 CFR 180.

July 20, 2022

Mr. Jim Hart
Utility Manager
City of New Berlin
3805 South Casper Drive
New Berlin, WI 53151

SENT VIA EMAIL

Re: Proposal for Professional Services
raSmith Project No.: 1224609

Dear Mr. Hart:

raSmith appreciates the opportunity to work with the City of New Berlin Utilities Department on the 2023 Regal Manor Lateral Rehab project. As your trusted advisor, we are committed to understanding your challenges and providing cost-effective and timely solutions.

Scope of Services

A. Public Outreach

raSmith plans to complete the following tasks as a part of this item:

1. Create and distribute initial resident letter for properties in project area.
2. Create and distribute property access waiver forms for property access and lateral rehab work.
3. Handle resident questions during the duration of the project.
4. Work with the MMSD on public outreach documents review.
5. Collect and file resident related documents that will be needed for the MMSD reimbursement requests.

B. Project Bidding Documents

raSmith plans to complete the following tasks as a part of this item:

1. Create project specifications.
2. Create project exhibits.
3. Create bid advertisement.
4. Publicly bid project using Quest online bidding.
5. Create a bid summary of bidding results.
6. Create a project award recommendation letter.



Mr. Jim Hart
Utility Manager, City of New Berlin
Page 2 / July 20, 2022

7. Coordinate and facilitate the MMSD review of bidding documents, bid results, and award recommendation letter.

C. Construction Inspection

raSmith plans to supply a full-time construction inspector onsite for the duration of the field work for this project. Other tasks that will be completed as a part of this item are as follows:

1. Coordinate and facilitate Contractor efforts.
2. Create and supply the City with pay applications.
3. Track project quantities.
4. Collect and file information that will be needed for the MMSD reimbursement requests.

D. MMSD Summary Report

According to the City's existing funding agreement with the MMSD, a summary report at the end of the project is required. raSmith plans on completing this report as a part of this proposal.

Completion Schedule

The field work portion of this project will likely occur in Spring of 2023. Following the completion of the field work, the MMSD summary report will be completed within 60 days.

All work with this project is anticipated to be completed prior to the expiration of the funding agreement which is **December 31, 2023**.

Professional Fees

The above services will be provided based on a time and materials basis not to exceed **\$145,295.00**. Services will be billed each month based on the work completed.

Usual and customary expenses such as mileage, printing, delivery, and postage are not included in the fee and will be billed at cost as a reimbursable expense.

Client Responsibilities/Assumptions

The terms and conditions set forth herein are valid for 120 days from the date of this proposal and are conditioned upon our completion of all services within 365 days.

If you would like to authorize raSmith to proceed with your project, please sign the proceeding General Terms and Conditions of Service for Professional Services and forward a signed copy of the entire Agreement to our office. Once received, we will execute and return a copy for your records. We look forward to working with you on this project.



Mr. Jim Hart
Utility Manager, City of New Berlin
Page 3 / July 20, 2022

If you have any questions, please contact me at (262) 317-3273 or ben.high@rasmith.com.

Sincerely,
raSmith

A handwritten signature in blue ink, appearing to read 'Benjamin G. High', followed by a smaller, less legible signature.

Benjamin G. High, P.E.
Project Manager

Enclosure:



June 28, 2022

TO: Utility Committee

FR: Ralph Chipman, Finance Director

Issue:
Sewer Loan to City

Requested Action:

Approve a \$ 666,666, 10 year sewer utility loan to the City, interest rate of 3%.
Proceeds to fund the second installment of the Waukesha Water intergovernmental agreement

Fiscal Impact:

Interest income of \$121,107 to the utility over the life of the loan.

Source of Funds:

Sewer Utility Cash Reserves

Rationale:

The intergovernmental payment is not an allowable use of bond proceeds by statute.
The City had to find an alternate method to fund this payment.

The inter-fund loan benefits both parties: the City saves on debt issue costs, gets a favorable interest rate, and can structure the debt repayment schedule to meet its cash flow projections, The sewer utility gets an attractive return on investment (3% compared to the latest LGIP rate of .61%) with total security.

A debt agreement and repayment schedule will be adopted similar to what was done in 2007 between the sewer and water utilities. The City will be looking to finance the final installment due Waukesha next year with another inter fund loan.

PROMISSORY NOTE

AMOUNT: \$666,666

Date: _____

FOR VALUE RECEIVED, the City of New Berlin, hereinafter referred to as "MAKER", promises to pay to the Sewer Utility, the principal sum of \$666,666, together with interest accruing thereon from the date hereof on the unpaid balance from time to time at a rate equal to three percent (3%) per annum for a term of ten years in accordance with debt service schedule which is attached hereto and marked Exhibit "A".

The unpaid principal balance of this Note together with all interest accrued thereon shall, at the option of the holder hereof, the City of New Berlin, become immediately due and payable if needed for the operations of the sewer utility of the City of New Berlin or if the City shall admit in writing its inability to pay its debts as they become due or files a voluntary petition in bankruptcy or an order is entered finding the MAKER bankrupt or if any proceedings are brought to appoint a Trustee, receiver or liquidator of all or any substantial part of its property or assets.

None of the provisions of this note may be changed, modified or waived except in writing signed by both the City of New Berlin on behalf of its Sewer Fund.

This Note may be prepaid at any time without penalty. Any prepayment shall be first applied to any accrued interest to the date of the prepayment and then to reduce the outstanding principal balance of the Note.

This Note is subordinate to any other loan obligations of the City of New Berlin.

This Note is Issued in accordance with Wisconsin Statute Sections 62.12, 67.03 and 67.12(12).

IN WITNESS WHEREOF the MAKER has caused this Note to be executed as of the date first written.

CITY OF NEW BERLIN

BY: _____

David Ament, Mayor

BY: _____

Rubina R. Medina, City Clerk

Exhibit A

City of New Berlin

2022 WASTEWATER LOAN TO CITY

\$666,666

ISSUE DATE 9/01/2022

DEBT SERVICE SECHEDULE

Principal Due: December 1

Interest Due: June 1 and December 1

<u>Year Due</u>	<u>Principal</u>	<u>Rate</u>	<u>Interest</u>	<u>P&I</u>
2023	53,000	3.00%	25,397	78,397
2024	59,900	3.00%	18,410	78,310
2025	61,450	3.00%	16,613	78,063
2026	65,000	3.00%	14,769	79,769
2027	66,000	3.00%	12,819	78,819
2028	69,000	3.00%	10,839	79,839
2029	69,800	3.00%	8,769	78,569
2030	71,900	3.00%	6,675	78,575
2031	74,000	3.00%	4,518	78,518
2032	<u>76,616</u>	3.00%	<u>2,298</u>	<u>78,914</u>
Total	666,666		121,107	787,773

CITY OF NEW BERLIN

2022 CIP - Waukesha Water IGA - Notes issued September 1,2022

\$ 666,666

	53,000	59,900	61,450	65,000	66,000	69,000	69,800	71,900	74,000	76,616	666,666			
DATE	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%				
	12/1/2023	12/1/2024	12/1/2025	12/1/2026	12/1/2027	12/1/2028	12/1/2029	12/1/2030	12/1/2031	12/1/2032	TOTAL	ANNUAL	YEAR	
6/1/2023	1,193	1,348	1,383	1,463	1,485	1,553	1,571	1,618	1,665	1,724	15,000			
12/1/2023	54,193	899	922	975	990	1,035	1,047	1,079	1,110	1,149	63,397	78,397	2023	
6/1/2024		899	922	975	990	1,035	1,047	1,079	1,110	1,149	9,205			
12/1/2024		60,799	922	975	990	1,035	1,047	1,079	1,110	1,149	69,105	78,310	2024	
6/1/2025			922	975	990	1,035	1,047	1,079	1,110	1,149	8,306			
12/1/2025			62,372	975	990	1,035	1,047	1,079	1,110	1,149	69,756	78,063	2025	
6/1/2026				975	990	1,035	1,047	1,079	1,110	1,149	7,385			
12/1/2026				65,975	990	1,035	1,047	1,079	1,110	1,149	72,385	79,769	2026	
6/1/2027					990	1,035	1,047	1,079	1,110	1,149	6,410			
12/1/2027					66,990	1,035	1,047	1,079	1,110	1,149	72,410	78,819	2027	
6/1/2028						1,035	1,047	1,079	1,110	1,149	5,420			
12/1/2028						70,035	1,047	1,079	1,110	1,149	74,420	79,839	2028	
6/1/2029							1,047	1,079	1,110	1,149	4,385			
12/1/2029							70,847	1,079	1,110	1,149	74,185	78,569	2029	
6/1/2030								1,079	1,110	1,149	3,338			
12/1/2030								72,979	1,110	1,149	75,238	78,575	2030	
6/1/2031									1,110	1,149	2,259			
12/1/2031									75,110	1,149	76,259	78,518	2031	
6/1/2032										1,149	1,149			
12/1/2032										77,765	77,765	78,914	2032	
TOTALS	55,385	63,943	67,441	73,288	76,395	81,938	84,982	89,695	94,535	100,175	787,777	787,777		
	53,646	59,896	61,458	65,104	66,667	69,792	69,792	71,875	72,917	75,521				



August 23, 2022

TO: Utility Committee

FR: Ralph Chipman, Finance Director

Issue: Sewer Loan to Water

Requested Action:

Approve a \$ 5.5 million, 20 year loan to the Water utility, interest rate of 3%. Proceeds to fund the water main replacement project on Moorland Road

Fiscal Impact:

Interest income of \$1,953,188 to the utility over the life of the loan.

Source of Funds:

Sewer Utility Cash Reserves

Rationale:

The inter-fund loan benefits both parties: the Water Utility saves on debt issue costs, gets a favorable interest rate, and can structure the debt repayment schedule to meet its cash flow projections, The sewer utility gets an attractive return on investment (3% compared to the latest LGIP rate of 1.55%) with total security.

A debt agreement and repayment schedule will be adopted similar to what was done in 2007 between the sewer and water utilities.

PROMISSORY NOTE

AMOUNT: \$5,500,000

Date: _____

FOR VALUE RECEIVED, the City of New Berlin, hereinafter referred to as "MAKER", on behalf of its Water Utility, promises to pay to the City of New Berlin Sewer Utility, the principal sum of \$5,500,000, together with interest accruing thereon from the date hereof on the unpaid balance from time to time at a rate equal to three percent (3%) per annum for a term of twenty years in accordance with debt service schedule which is attached hereto and marked Exhibit "A".

The unpaid principal balance of this Note together with all interest accrued thereon shall, at the option of the holder hereof, the City of New Berlin, become immediately due and payable if needed for the operations of the sewer utility of the City of New Berlin or if the City shall admit in writing its inability to pay its debts as they become due or files a voluntary petition in bankruptcy or an order is entered finding the MAKER bankrupt or if any proceedings are brought to appoint a Trustee, receiver or liquidator of all or any substantial part of its property or assets.

None of the provisions of this note may be changed, modified or waived except in writing signed by both the City of New Berlin on behalf of its Water Utility as well as its Sewer Utility.

This Note may be prepaid at any time without penalty. Any prepayment shall be first applied to any accrued interest to the date of the prepayment and then to reduce the outstanding principal balance of the Note.

This Note is subordinate to any other loan obligations of the City of New Berlin.

This Note is Issued in accordance with Wisconsin Statute Sections 62.12, 67.03 and 67.12(12).

IN WITNESS WHEREOF the MAKER has caused this Note to be executed as of the date first written.

CITY OF NEW BERLIN

BY: _____

David Ament, Mayor

BY: _____

Rubina R. Medina, City Clerk

Exhibit A

UT 19-22
Sewer Loan to Water

City of New Berlin

2022 WASTEWATER LOAN TO WATER

\$5,500,000

ISSUE DATE 9/01/2022

DEBT SERVICE SECHEDULE

Principal Due: December 1

Interest Due: June 1 and December 1

<u>Year Due</u>	<u>Principal</u>	<u>Rate</u>	<u>Interest</u>	<u>P&I</u>
2023	165,000	3.00%	207,488	372,488
2024	205,000	3.00%	160,050	365,050
2025	210,000	3.00%	153,900	363,900
2026	220,000	3.00%	147,600	367,600
2027	225,000	3.00%	141,000	366,000
2028	230,000	3.00%	134,250	364,250
2029	250,000	3.00%	127,350	377,350
2030	265,000	3.00%	119,850	384,850
2031	270,000	3.00%	111,900	381,900
2032	280,000	3.00%	103,800	383,800
2033	285,000	3.00%	95,400	380,400
2034	290,000	3.00%	86,850	376,850
2035	295,000	3.00%	78,150	373,150
2036	300,000	3.00%	69,300	369,300
2037	310,000	3.00%	60,300	370,300
2038	320,000	3.00%	51,000	371,000
2039	330,000	3.00%	41,400	371,400
2040	340,000	3.00%	31,500	371,500
2041	350,000	3.00%	21,300	371,300
2042	<u>360,000</u>	3.00%	<u>10,800</u>	<u>370,800</u>
Total	5,500,000		1,953,188	7,453,188

CITY OF NEW BERLIN
2022 CIP - Water Utility Moorland Road Project - Notes issued September 1,2022
\$ 5,500,000

UT 19-22
Sewer Loan to Water

	165,000	205,000	210,000	220,000	225,000	230,000	250,000	265,000	270,000	280,000	285,000	290,000	295,000	300,000	310,000	320,000	330,000	340,000	350,000	360,000	5,500,000			
DATE	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%				
	12/1/2023	12/1/2024	12/1/2025	12/1/2026	12/1/2027	12/1/2028	12/1/2029	12/1/2030	12/1/2031	12/1/2032	12/1/2033	12/1/2034	12/1/2035	12/1/2036	12/1/2037	12/1/2038	12/1/2039	12/1/2040	12/1/2041	12/1/2042	TOTAL	ANNUAL	YEAR	
6/1/2023	3,713	4,613	4,725	4,950	5,063	5,175	5,625	5,963	6,075	6,300	6,413	6,525	6,638	6,750	6,975	7,200	7,425	7,650	7,875	8,100	123,750			
12/1/2023	168,713	3,075	3,150	3,300	3,375	3,450	3,750	3,975	4,050	4,200	4,275	4,350	4,425	4,500	4,650	4,800	4,950	5,100	5,250	5,400	248,738	372,488	2023	
6/1/2024		3,075	3,150	3,300	3,375	3,450	3,750	3,975	4,050	4,200	4,275	4,350	4,425	4,500	4,650	4,800	4,950	5,100	5,250	5,400	80,025			
12/1/2024		208,075	3,150	3,300	3,375	3,450	3,750	3,975	4,050	4,200	4,275	4,350	4,425	4,500	4,650	4,800	4,950	5,100	5,250	5,400	285,025	365,050	2024	
6/1/2025			3,150	3,300	3,375	3,450	3,750	3,975	4,050	4,200	4,275	4,350	4,425	4,500	4,650	4,800	4,950	5,100	5,250	5,400	76,950			
12/1/2025			213,150	3,300	3,375	3,450	3,750	3,975	4,050	4,200	4,275	4,350	4,425	4,500	4,650	4,800	4,950	5,100	5,250	5,400	286,950	363,900	2025	
6/1/2026				3,300	3,375	3,450	3,750	3,975	4,050	4,200	4,275	4,350	4,425	4,500	4,650	4,800	4,950	5,100	5,250	5,400	73,800			
12/1/2026				223,300	3,375	3,450	3,750	3,975	4,050	4,200	4,275	4,350	4,425	4,500	4,650	4,800	4,950	5,100	5,250	5,400	293,800	367,600	2026	
6/1/2027					3,375	3,450	3,750	3,975	4,050	4,200	4,275	4,350	4,425	4,500	4,650	4,800	4,950	5,100	5,250	5,400	70,500			
12/1/2027					228,375	3,450	3,750	3,975	4,050	4,200	4,275	4,350	4,425	4,500	4,650	4,800	4,950	5,100	5,250	5,400	295,500	366,000	2027	
6/1/2028						3,450	3,750	3,975	4,050	4,200	4,275	4,350	4,425	4,500	4,650	4,800	4,950	5,100	5,250	5,400	67,125			
12/1/2028						233,450	3,750	3,975	4,050	4,200	4,275	4,350	4,425	4,500	4,650	4,800	4,950	5,100	5,250	5,400	297,125	364,250	2028	
6/1/2029							3,750	3,975	4,050	4,200	4,275	4,350	4,425	4,500	4,650	4,800	4,950	5,100	5,250	5,400	63,675			
12/1/2029							253,750	3,975	4,050	4,200	4,275	4,350	4,425	4,500	4,650	4,800	4,950	5,100	5,250	5,400	313,675	377,350	2029	
6/1/2030								3,975	4,050	4,200	4,275	4,350	4,425	4,500	4,650	4,800	4,950	5,100	5,250	5,400	59,925			
12/1/2030								268,975	4,050	4,200	4,275	4,350	4,425	4,500	4,650	4,800	4,950	5,100	5,250	5,400	324,925	384,850	2030	
6/1/2031									4,050	4,200	4,275	4,350	4,425	4,500	4,650	4,800	4,950	5,100	5,250	5,400	55,950			
12/1/2031									274,050	4,200	4,275	4,350	4,425	4,500	4,650	4,800	4,950	5,100	5,250	5,400	325,950	381,900	2031	
6/1/2032										4,200	4,275	4,350	4,425	4,500	4,650	4,800	4,950	5,100	5,250	5,400	51,900			
12/1/2032										284,200	4,275	4,350	4,425	4,500	4,650	4,800	4,950	5,100	5,250	5,400	331,900	383,800	2032	
6/1/2033											4,275	4,350	4,425	4,500	4,650	4,800	4,950	5,100	5,250	5,400	47,700			
12/2/2033											289,275	4,350	4,425	4,500	4,650	4,800	4,950	5,100	5,250	5,400	332,700	380,400	2033	
6/1/2034												4,350	4,425	4,500	4,650	4,800	4,950	5,100	5,250	5,400	43,425			
12/2/2034												294,350	4,425	4,500	4,650	4,800	4,950	5,100	5,250	5,400	333,425	376,850	2034	
6/1/2035													4,425	4,500	4,650	4,800	4,950	5,100	5,250	5,400	39,075			
12/2/2035													299,425	4,500	4,650	4,800	4,950	5,100	5,250	5,400	334,075	373,150	2035	
6/1/2036														4,500	4,650	4,800	4,950	5,100	5,250	5,400	34,650			
12/2/2036														304,500	4,650	4,800	4,950	5,100	5,250	5,400	334,650	369,300	2036	
6/1/2037															4,650	4,800	4,950	5,100	5,250	5,400	30,150			
12/2/2037															314,650	4,800	4,950	5,100	5,250	5,400	340,150	370,300	2037	
6/1/2038																4,800	4,950	5,100	5,250	5,400	25,500			
12/2/2038																324,800	4,950	5,100	5,250	5,400	345,500	371,000	2038	
6/1/2039																	4,950	5,100	5,250	5,400	20,700			
12/2/2039																	334,950	5,100	5,250	5,400	350,700	371,400	2039	
6/1/2040																		5,100	5,250	5,400	15,750			
12/2/2040																		345,100	5,250	5,400	355,750	371,500	2040	
6/1/2041																			5,250	5,400	10,650			
12/2/2041																			355,250	5,400	360,650	371,300	2041	
6/1/2042																				5,400	5,400			
12/2/2042																				365,400	365,400	370,800	2042	
TOTALS	172,425	218,838	230,475	248,050	260,438	273,125	304,375	330,588	344,925	366,100	381,188	396,575	412,263	428,250	451,825	476,000	500,775	526,150	552,125	578,700	7,453,188	7,453,188		



DATE: August 16, 2022

TO: Rubina R. Medina
City Clerk

FR: Mayor Dave Ament

RE: Mayoral Appointments for the August 23, 2022 Common Council Mtg

Fourth of July Commission

Joe Dallman
3980 S Stonewood Rd
New Berlin, WI 53151
262-613-2130
joedallman32@yahoo.com
(Current Term Expires 8/1/22)
(Re-Appointment)

Expiration Date

8/2/2026

For Office Purposes Only						
TT	Eml	Web	Provov	Ltr	Ethcs	HB

Fourth of July Commission

Sarah Walters
11520 W Bluemound Rd
Wauwatosa, WI 53226
262-617-5843
WaltersSarahL@yahoo.com
(Current Term Expires 8/1/22)
(Re-Appointment)

Expiration Date

8/2/2026

For Office Purposes Only						
TT	Eml	Web	Provov	Ltr	Ethcs	HB

Fourth of July Commission

Charles Kronewetter
16790 W Melody Dr
New Berlin, WI 53151
262-894-6044
ckronenw@wi.rr.com
(Current Term Expires 8/1/22)
(Re-Appointment)

Expiration Date

8/2/2026

For Office Purposes Only						
TT	Eml	Web	Provov	Ltr	Ethcs	HB

Fourth of July Commission

Michael Mazzoni
 18130 W Thornapple Lane
 New Berlin, WI 53146
 262-786-2257
mmazzoni@wi.rr.com
 (Current Term Expires 8/1/22)
 (Re-Appointment)

Expiration Date

8/2/2026

For Office Pur2poses Only						
TT	Eml	Web	Provov	Ltr	Ethcs	HB

Fourth of July Commission

Sherry Ament
 3980 S Stonewood Rd
 New Berlin, WI 53151
 262-424-3958
sherryament5@gmail.com
 (Current Term Expires 8/1/22)
 (Re-Appointment)

Expiration Date

8/2/2026

For Office Purposes Only						
TT	Eml	Web	Provov	Ltr	Ethcs	HB

Plan Commission

Robert Rafel
 3305 S Monterey Dr
 New Berlin, WI 53151
 262-617-6239
robert@rafco.biz
 (Current Term Expires 8/7/22)
 (Re-Appointment)

Expiration Date

8/7/2025

For Office Purposes Only						
TT	Eml	Web	Provov	Ltr	Ethcs	HB

Sex Offender Residency Appeal Board

Ned Kellermann
 19945 W. Bittersweet Lane
 New Berlin, WI 53146
 262-896-0962
nkellermann@att.net
 (Current Term Expires 8/21/22)
 (Re-Appointment)

Expiration Date

8/21/2025

For Office Purposes Only						
TT	Eml	Web	Provov	Ltr	Ethcs	HB

Sex Offender Residency Appeal Board

John Goetter
 1512 S Clover Knoll Pl
 New Berlin, WI 53151
 262-785-1995
jlmlgoetter@gmail.com
 (Current Term Expires 8/21/22)
 (Re-Appointment)

Expiration Date

8/21/2025

For Office Purposes Only						
TT	Eml	Web	Provov	Ltr	Ethcs	HB

Finance Committee

Ronald Stair

3323 S. Monterey Dr

New Berlin, WI 53151

414-610-6004

rstair@wi.rr.com

(Current Term Expires 9/25/22)

(Re-Appointment)

Expiration Date

9/25/2023

For Office Purposes Only						
TT	Eml	Web	Provov	Ltr	Ethcs	HB



**CITY OF NEW BERLIN
COMMITTEE OF THE WHOLE - MINUTES
Tuesday, June 28, 2022**

Regular Meeting

Zoom Meeting

6:00 PM

Please note: Minutes are unofficial until approved by the Committee of the Whole at the next regularly scheduled meeting.

The Committee of the Whole has satisfied the requirements as directed by the Common Council on June 22, 2021 and Ordinance No. 2651 to hold this meeting via electronic means. The full text of this ordinance and the minutes from the above mentioned meeting can be viewed at www.newberlin.org

To participate in the meeting, view the meeting, and/or ask questions, the public was able to do so by downloading the ZOOM app located at <https://zoom.us/> and utilize Meeting ID #854 4549 1475 to join.

All votes were taken via a voice roll call vote.

CALL MEETING TO ORDER

Mayor Ament called the meeting to order at 6:05 PM.

ROLL CALL; DECLARATION OF QUORUM; PUBLIC NOTICE

City Clerk Rubina Medina took roll call as follows:

Alderpersons Present: Hopkins, Garrigues, Harenda, Stribl, Horbinski & Kroupa

Alderpersons Excused: Maxey

Staff Present: Mayor Ament, Deputy Director Nikki Jones, City Attorney Mark Blum, City Clerk Rubina Medina

Rubina stated that a quorum has been established and the meeting was properly noticed.

APPROVAL OF MINUTES

ITEM: June 14, 2022 Committee of the Whole Meeting Minutes

MOTION: No Motion

UTILITIES & FINANCE

ITEM: Approval of June 29th, 2022 Water Utility claims in the amount of \$532,945.40, Sewer Utility claims in the amount of \$651,684.08 and General City claims in the amount of \$702,507.26. WE Energies EFT of \$66,692.25.

MOTION: Motion to approve the Water Utility Claims, Sewer Utility Claims, General City Claims and WE Energies EFT as presented.

VOTE: Motion by: Stribl
Second by: Garrigues
Motion Passed: 6-0

MISCELLANEOUS

ITEM: Update from Library Director Natalie Beacom

MOTION: **No Motion**

ITEM: Recommend Council approval of contractual documents between City of New Berlin and Axon Enterprise, Inc. to purchase additional Axon ProLicenses

MOTION: **Motion to approve the contractual documents between City of New Berlin and Axon Enterprise, Inc. to purchase additional Axon ProLicenses**

VOTE: Motion by: Harenda
Second by: Stribl
Motion Passed: 6-0

ADJOURN

MOTION: Motion to adjourn the meeting at 6:18PM.

VOTE: Motion by: Garrigues
Seconded by: Horbinski
Motion Passed: 6-0

*Respectfully Submitted,
Rubina R. Medina, City Clerk*



**CITY OF NEW BERLIN
COMMITTEE OF THE WHOLE - MINUTES
Tuesday, July 26, 2022**

Regular Meeting

Zoom Meeting

6:00 PM

Please note: Minutes are unofficial until approved by the Committee of the Whole at the next regularly scheduled meeting.

The Committee of the Whole has satisfied the requirements as directed by the Common Council on June 22, 2021 and Ordinance No. 2651 to hold this meeting via electronic means. The full text of this ordinance and the minutes from the above mentioned meeting can be viewed at www.newberlin.org

To participate in the meeting, view the meeting, and/or ask questions, the public was able to do so by downloading the ZOOM app located at <https://zoom.us/> and utilize Meeting ID #824 4138 7487 to join.

All votes were taken via a voice roll call vote.

CALL MEETING TO ORDER

Mayor Ament called the meeting to order at 6:00 PM.

City Clerk Rubina Medina read the rules as this meeting was held via Zoom.

ROLL CALL; DECLARATION OF QUORUM; PUBLIC NOTICE

City Clerk took Roll Call as follows:

Alderspersons Present: Hopkins, Garrigues, Maxey, Harenda, Stribl, Horbinski & Kroupa

Alderspersons Excused: None

Staff Present: Mayor Ament, DCD Deputy Director Nikki Jones, Finance Director Ralph Chipman, City Attorney Mark Blum, City Clerk Rubina R. Medina

Rubina stated that a quorum has been established and the meeting was properly noticed.

APPROVAL OF MINUTES

ITEM: June 14th, 2022 Committee of the Whole Meeting Minutes

MOTION: Motion to approve the June 14th 2022 Committee of the Whole Meeting Minutes.

VOTE: Motion by: Horbinski
Second by: Stribl
Motion Passed: 7-0

ITEM: June 28th, 2022 Committee of the Whole Meeting Minutes

MOTION: No Motion

UTILITIES & FINANCE

ITEM: Approval of July 27, 2022 Water Utility claims in the amount of \$663,215.85. Sewer Utility claims in the amount of \$18,990.30 and General City claims in the amount of \$1,038,577.63. WE Energies EFT of \$70,653.42.

MOTION: Motion to approve the Water Utility, Sewer Utility, General City Claims and WE Energies EFT as presented.

VOTE: Motion by: Garrigues
Second by: Hopkins
Motion Passed: 7-0

MISCELLANEOUS

ITEM: Update by Finance Director Ralph Chipman

MOTION: No Motion

ITEM: Discussion and Possible action regarding Resolution No. 22-13, a Resolution to approve the application and borrowing for the Recreation Center financing in the amount of \$11,470,000.

MOTION: Motion to approve Resolution No. 22-13, a Resolution to approve the application and borrowing for the Recreation Center financing in the amount of \$11,470,000.

VOTE: Motion by: Stribl
Second by: Harenda
Motion Passed: 7-0

DEFERRED, REFERRED & TABLED ITEMS

ADJOURN

MOTION: Motion to adjourn at 6:16 PM.

VOTE: Motion by: Kroupa
Second by: Hopkins
Motion Passed: 7-0

*Respectfully Submitted,
Rubina R. Medina, City Clerk*

CITY OF NEW BERLIN

New Berlin, Wisconsin

ANNUAL
COMPREHENSIVE
FINANCIAL REPORT

As of and for the Year Ended
December 31, 2021

CITY OF NEW BERLIN

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CITY OF NEW BERLIN

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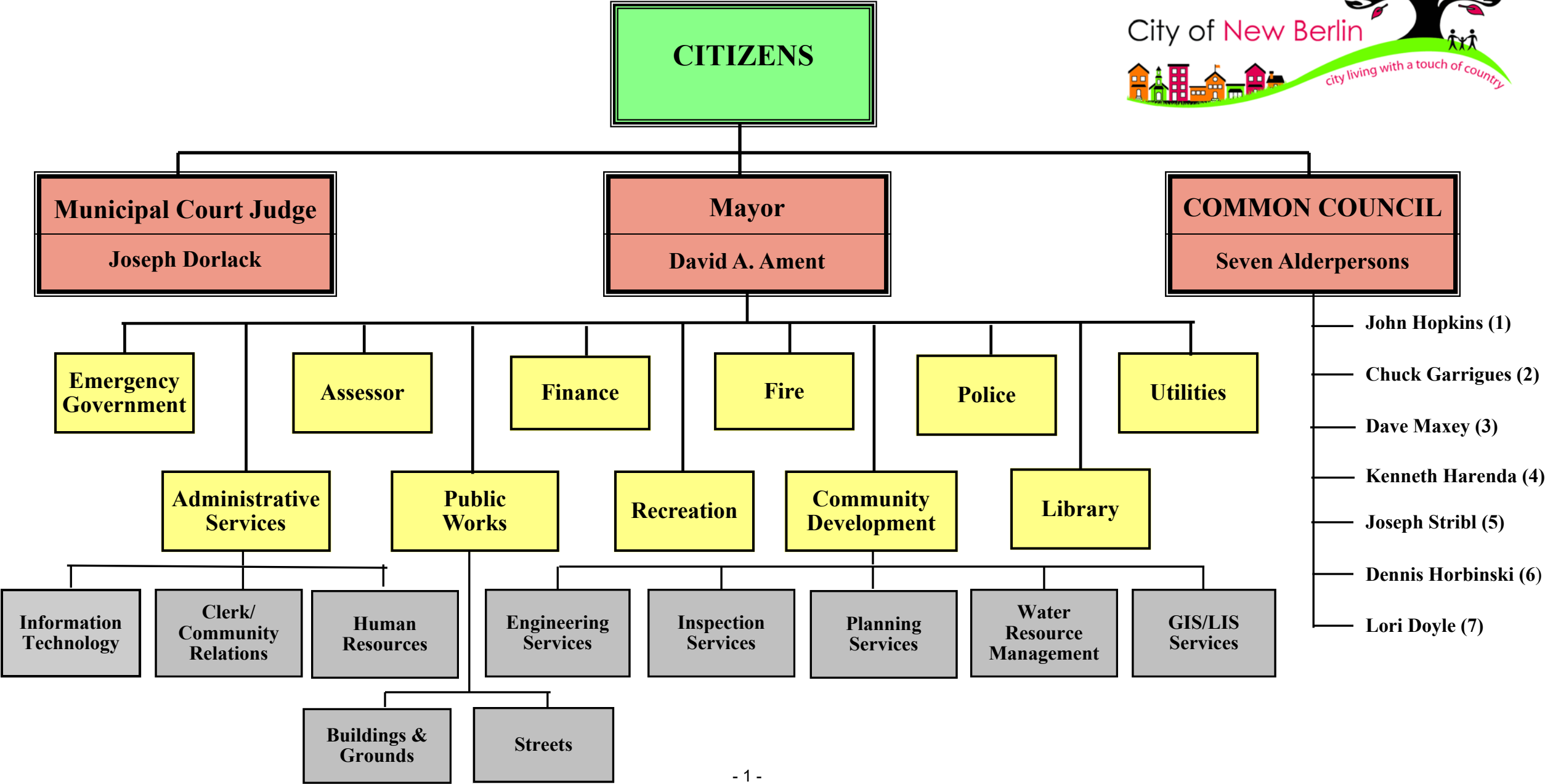
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INTRODUCTORY SECTION

CITY OF NEW BERLIN ORGANIZATIONAL CHART



CITY OF NEW BERLIN, WISCONSIN

2021 LIST OF PRINCIPAL OFFICIALS

ELECTED OFFICIALS

<u>Title</u>	<u>Name</u>
City Mayor	David Ament
Aldersperson – District 1	John Hopkins
Aldersperson – District 2	Charles Garrigues
Aldersperson – District 3	Dave Maxey
Aldersperson – District 4	Kenneth A Harenda II
Aldersperson – District 5	Joseph Stribl
Aldersperson – District 6	Dennis Horbinski
Aldersperson – District 7	Lori Doyle
Municipal Judge	Joseph S Dorlack

NON ELECTED OFFICIALS

Assessor	Timothy Kosteretz
Attorney	Mark G Blum
Director of Administrative Services	David Bailey
Director of Community Development	Gregory Kessler
Director of Information Technology	Alan Skornia
Director of Public Works	Joshua Radomski
City Engineer	Tamara Simonson
Emergency Government Director	Jim Burns
Facilities & Grounds Supervisor	Edward Bartz
Finance Director	Ralph Chipman
Fire Chief	Mark Polzin
Library	Natalie Beacom
Police Chief	Jeffrey Hingiss
Streets Manager	Steven Brooks
Utility Manager	James Hart

Independent Auditors' Report

To the City Council of
City of New Berlin

Opinions

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund and the aggregate remaining fund information of City of New Berlin, as of and for the year ended December 31, 2021 and the related notes to the financial statements, which collectively comprise City's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund and the aggregate remaining fund information of City as of December 31, 2021 and the respective changes in financial position and, where applicable, cash flows thereof and the respective budgetary comparison for the general fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS). Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of City and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditors' Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error and to issue an auditors' report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the required supplementary information, as listed in the table of contents be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise City's basic financial statements. The supplementary information as listed in the table of contents is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the supplementary information is fairly stated in all material respects, in relation to the basic financial statements as a whole.

Other Information

Management is responsible for the other information included in the annual comprehensive financial report. The other information comprises the Introductory section and Statistical section included in the annual comprehensive financial report but does not include the basic financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

A handwritten signature in black ink that reads "Baker Tilly US, LLP". The signature is written in a cursive, flowing style.

Milwaukee, Wisconsin
July 18, 2022

Management's Discussion and Analysis (unaudited)

As management of the City of New Berlin, we offer readers of the City of New Berlin's financial statements this narrative overview and analysis of the financial activities of the City for the fiscal year ended December 31, 2021. We encourage readers to consider the information presented here in conjunction with additional information furnished in our letter of transmittal, which can be found on pages 1-4 of this report. All amounts, unless otherwise indicated, are expressed in thousands of dollars.

Financial Highlights

- The City's assets and deferred outflows of resources exceeded its liabilities and deferred inflows of resources at the close of the year by \$191.5 million (net position) which is an increase of \$6 million. Of the net position amount \$37.2 million is unrestricted and may be used to meet the government's ongoing obligations to citizens and creditors.
- The governmental activities revenue and transfers totaled \$41.4 million, or a 1.0% increase over the prior year and expenses totaled \$38.3 million, as compared to \$42.3 million in 2020, or a 9.4% decrease over the prior year. The results of these activities produced an increase in governmental net position of \$3.1 million.
- The business-type activities revenue totaled \$19.8 million, or a 5.9% increase over the prior year and expenses and transfers totaled \$16.9 million or a 3% increase over last year. The result produced an increase in business-type net position of \$2.9 million.
- As of the end of the current fiscal year, governmental activities reported combined ending net position of \$48.4 million, an increase of \$3.1 million in comparison with the prior year.
- The City of New Berlin's total debt increased by \$10,595 (17.9%) during the current fiscal year.

Overview of the Financial Statements

This discussion and analysis are intended to serve as an introduction to the City of New Berlin's basic financial statements. The City of New Berlin's basic financial statements comprise three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-wide financial statements. The *government-wide financial statements* are designed to provide readers with a broad overview of the City of New Berlin's finances, in a manner similar to a private-sector business.

The *statement of net position* presents information on all of the City of New Berlin's assets, deferred outflows of resources, liabilities, and deferred inflows of resources, with the difference reported as *net position*. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the City of New Berlin is improving or deteriorating.

The *statement of activities* presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, *regardless of the timing of related cash flows*. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in the future fiscal periods (e.g., uncollected taxes and earned but unused vacation leave).

Both of the government-wide financial statements distinguish functions of the City of New Berlin that are principally supported by taxes and intergovernmental revenues (*governmental activities*) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (*business-type activities*). The governmental activities of the City of New Berlin include general government, protection of persons and property, highway and transportation, library, conservation and development, and parks and recreation. The business-type activities of the City of New Berlin include a Water Utility, a Wastewater Utility and a Water Resource Management Utility.

The government-wide financial statements include the City of New Berlin (known as the *primary government*). The Water, Wastewater and Water Resource Management Utilities, although legally separate, function for all practical purposes as departments of the City of New Berlin, and therefore have been included as an integral part of the primary government.

The government-wide financial statements can be found on pages 18-19 of this report.

Fund financial statements. A *fund* is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The City of New Berlin, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the funds of the City of New Berlin can be divided into three categories: governmental funds, proprietary funds, and fiduciary funds.

Governmental funds. *Governmental funds* are used to account for essentially the same functions reported as *governmental activities* in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on *near-term inflows and outflows of spendable resources*, as well as on *balances of spendable resources* available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for *governmental funds* with similar information presented for *governmental activities* in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between *governmental funds* and *governmental activities*.

The City of New Berlin maintains twenty-five individual governmental funds. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, the general debt service fund and the capital improvements fund, all of which are considered to be major funds. Data from the other twenty-two governmental funds are combined into a single, aggregated presentation. Individual fund data for each of these non-major governmental funds is provided in the form of *combining statements* elsewhere in this report.

The City of New Berlin adopts an annual appropriated budget for all funds as required by state statute. Budgetary comparison statements have been provided for the general fund and each major special revenue fund, if any, to demonstrate compliance with the adopted budget.

The basic governmental fund financial statements can be found on pages 20-24 of this report.

Proprietary funds. The City of New Berlin maintains two different types of proprietary funds. *Enterprise funds* are used to report the same functions presented as *business-type activities* in the government-wide financial statements. The City of New Berlin uses enterprise funds to account for its Water, Wastewater and Water Resource Management Utilities. *Internal service funds* are an accounting device used to accumulate and allocate costs internally among the City's various functions. The City of New Berlin uses an internal service fund to account for its insurance fund. Because this service predominantly benefits governmental rather than business-type functions, it has been included within *governmental activities* in the government-wide financial statements.

Proprietary funds provide the same type of information as the government-wide financial statements, only in more detail. The proprietary fund financial statements provide separate information for the Water, Wastewater, and Water Resource Management Utilities, all of which are considered to be major funds of the City of New Berlin.

The basic proprietary fund financial statements can be found on pages 25-29 of this report.

Fiduciary funds. Fiduciary funds are used to account for resources held for the benefit of parties outside the government. Fiduciary funds are *not* reflected in the government-wide financial statement because the resources of those funds are *not* available to support the City of New Berlin's own programs. The most significant fiduciary fund maintained by the City of New Berlin is the Tax Collection Fund which records the tax roll and tax collections for other taxing jurisdictions within the City of New Berlin. The accounting used for fiduciary funds is much like that used for proprietary funds.

The basic fiduciary fund financial statements can be found on pages 30-31 of this report.

Notes to the financial statements. The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements can be found on pages 32-80 of this report.

Other information. The combining statements referred to earlier in connection with non-major governmental funds is presented immediately following the required supplementary information. Combining and individual fund statements and schedules can be found on pages 84-102 of this report.

Government-wide Financial Analysis

As noted earlier, net position may serve over time as a useful indicator of a government's financial position. In the case of the City of New Berlin, assets and deferred outflows of resources exceeded liabilities and deferred inflows of resources by \$191,528 at the close of the most recent fiscal year.

By far, the largest portion of the City of New Berlin's net position (70.0 percent) reflects its investment in capital assets (e.g., land, buildings, machinery, equipment, and infrastructure); less any related debt used to acquire those assets that is still outstanding. The City of New Berlin used these capital assets to provide services to citizens; consequently, these assets are *not* available for future spending. Although the City of New Berlin's investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

CITY OF NEW BERLIN NET POSITION December 31, 2021 and 2020

	Governmental Activities		Business-type Activities		Total	
	2021	2020	2021	2020	2021	2020
Current and other assets	\$ 74,255	\$ 63,151	\$ 41,120	\$ 38,404	\$ 115,375	\$ 101,555
Capital assets	97,646	86,178	107,455	107,794	205,101	193,972
Total Assets	<u>171,901</u>	<u>149,329</u>	<u>148,575</u>	<u>146,198</u>	<u>320,476</u>	<u>295,527</u>
Deferred Outflows of Resources	<u>14,990</u>	<u>10,950</u>	<u>790</u>	<u>651</u>	<u>15,780</u>	<u>11,601</u>
Long-term liabilities						
outstanding	70,376	57,675	4,166	4,774	74,542	62,449
Current and other liabilities	<u>15,569</u>	<u>12,553</u>	<u>1,084</u>	<u>1,173</u>	<u>16,653</u>	<u>13,726</u>
Total Liabilities	<u>85,945</u>	<u>70,228</u>	<u>5,250</u>	<u>5,947</u>	<u>91,195</u>	<u>76,175</u>
Deferred Inflows of Resources	<u>52,491</u>	<u>44,704</u>	<u>1,042</u>	<u>730</u>	<u>53,533</u>	<u>45,434</u>
Net position						
Net investment in capital assets	33,914	33,608	103,273	103,013	137,187	136,621
Restricted	16,090	11,808	885	655	16,975	12,463
Unrestricted	<u>(1,549)</u>	<u>(69)</u>	<u>38,915</u>	<u>36,504</u>	<u>37,366</u>	<u>36,435</u>
Total net position	<u>\$ 48,455</u>	<u>\$ 45,347</u>	<u>\$ 143,073</u>	<u>\$ 140,172</u>	<u>\$ 191,528</u>	<u>\$ 185,519</u>

An additional portion of the City of New Berlin's governmental activities net position (33.6 percent) represents resources that are subject to external restrictions on how they may be used. The remaining balance of *unrestricted net position* is a negative \$1,549.

At the end of the current fiscal year, the City of New Berlin is able to report positive balances in all three categories of net position, in all fund types. The same situation held true for the prior fiscal year.

The government's net position increased a total of \$6,009 during the current fiscal year. Business type activities increased \$2,901 while government activities had an increase of \$3,108.

Governmental activities. Governmental activities increased the City of New Berlin's net position by \$3,108. Governmental expenses included \$3,928 of depreciation expense allocated as follows: \$338 to general government, \$961 to public safety, \$1,585 to highway and transportation, \$375 to library, and \$669 to parks and recreation. Depreciation expense is 10.4% of the total expenses for governmental activities. Total expenses decreased \$3,953 or 9.3%.

Some of the significant changes in revenues and expenses were as follows:

Revenues:

- Intergovernmental revenues returned to a normal level, last year included \$787 in grants and reimbursements from the Federal government for COVID relief.
- Quarry Park was sold for \$647. The land had been unused for a number of years and there were no plans to develop it.
- Investment income decreased \$447 due to the low interest rates and marking the investments to market.

Expenses:

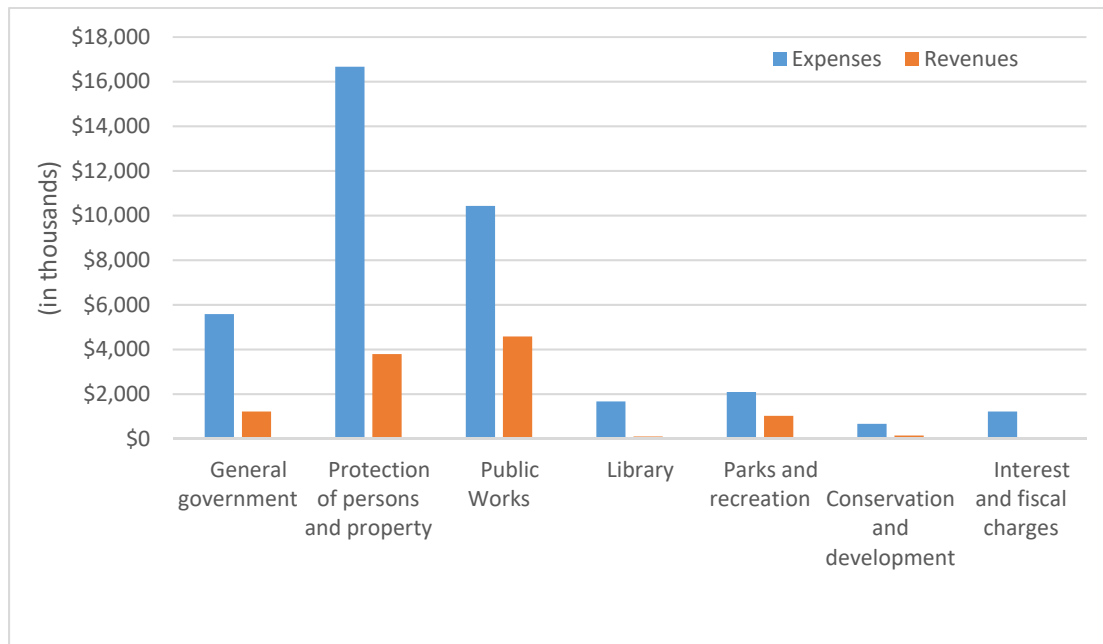
- Net pension expense due to GASB 68 decreased \$2.6 million. The expense is spread across all functions based on contributions.
- The city made a payment on the intergovernmental agreement with the City of Waukesha for \$.67 million.
- Total General fund expenditures increased \$1,392 or 4.8%.

The following is a more detailed review of the years' operation.

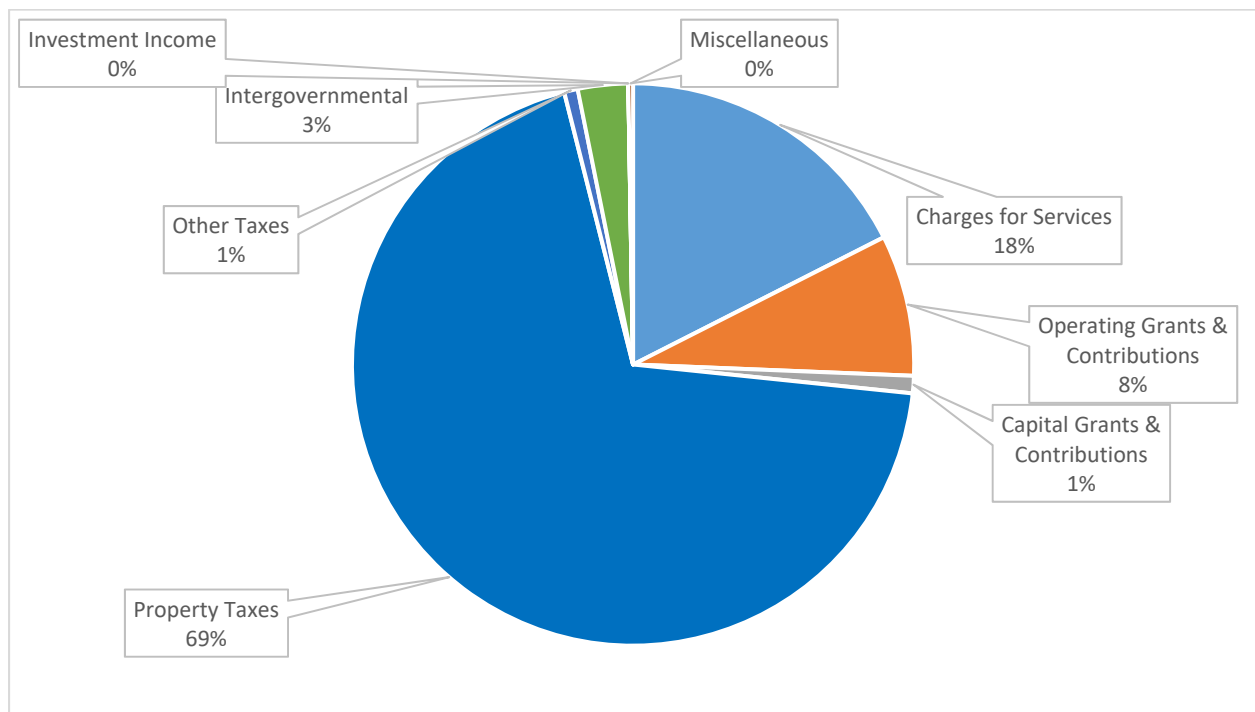
CITY OF NEW BERLIN CHANGES IN NET POSITION
For the years ending December 31, 2021 and 2020

	Governmental Activities		Business-type Activities		Total	
	2021	2020	2021	2020	2021	2020
Revenues						
Program revenues						
Charges for services	\$ 7,146	\$ 6,435	\$ 18,467	\$ 18,189	\$ 25,613	\$ 24,624
Operating grants and contributions	3,308	4,027	83	287	3,391	4,314
Capital grants and contributions	408	58	1,230	7	1,638	65
General Revenues						
Property taxes	28,304	26,592	-	-	28,304	26,592
Other taxes	319	493	-	-	319	493
Intergovernmental revenues not restricted to specific programs	1,178	1,402	-	-	1,178	1,402
Investment income (loss)	(42)	405	32	224	(10)	629
Other	111	81	-	-	111	81
Total revenues	<u>40,732</u>	<u>39,493</u>	<u>19,812</u>	<u>18,707</u>	<u>60,544</u>	<u>58,200</u>
Expenses						
General government	5,587	8,454	-	-	5,587	8,454
Public safety	16,667	18,008	-	-	16,667	18,008
Highway and transportation	10,432	9,947	-	-	10,432	9,947
Library	1,672	1,818	-	-	1,672	1,818
Parks and recreation	2,096	1,978	-	-	2,096	1,978
Conservation and development	666	1,010	-	-	666	1,010
Interest and fiscal charges	1,222	1,080	-	-	1,222	1,080
Water	-	-	4,507	4,391	4,507	4,391
Wastewater	-	-	10,115	10,116	10,115	10,116
Water resource management	-	-	1,571	1,470	1,571	1,470
Total expenses	<u>38,342</u>	<u>42,295</u>	<u>16,193</u>	<u>15,977</u>	<u>54,535</u>	<u>58,272</u>
Increase (decrease) in net position before transfers	2,390	(2,802)	3,619	2,730	6,009	(72)
Transfers	<u>718</u>	<u>766</u>	<u>(718)</u>	<u>(766)</u>	<u>-</u>	<u>-</u>
Increase (decrease) in net position	3,108	(2,036)	2,901	1,964	6,009	(72)
Net position - January 1	<u>45,347</u>	<u>47,383</u>	<u>140,172</u>	<u>138,208</u>	<u>185,519</u>	<u>185,591</u>
Net position - December 31	<u>\$ 48,455</u>	<u>\$ 45,347</u>	<u>\$ 143,073</u>	<u>\$ 140,172</u>	<u>\$ 191,528</u>	<u>\$ 185,519</u>

Expenses and Program Revenues – Governmental Activities

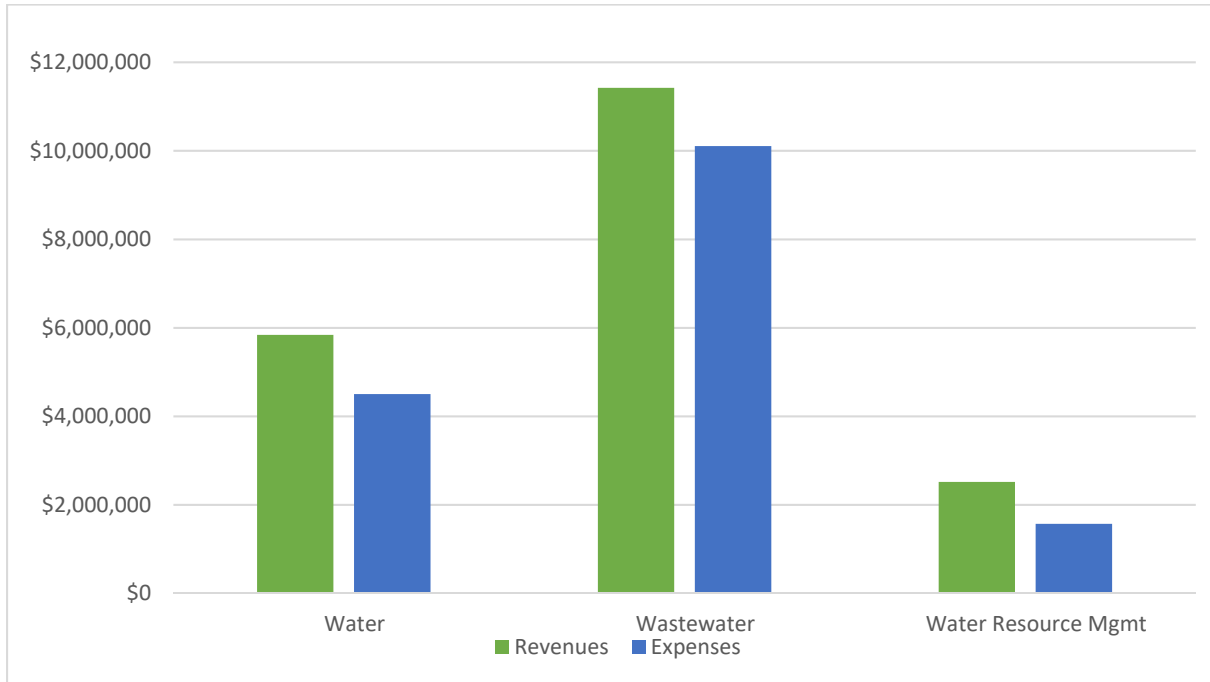


Program and General Revenues by Source – Governmental Activities

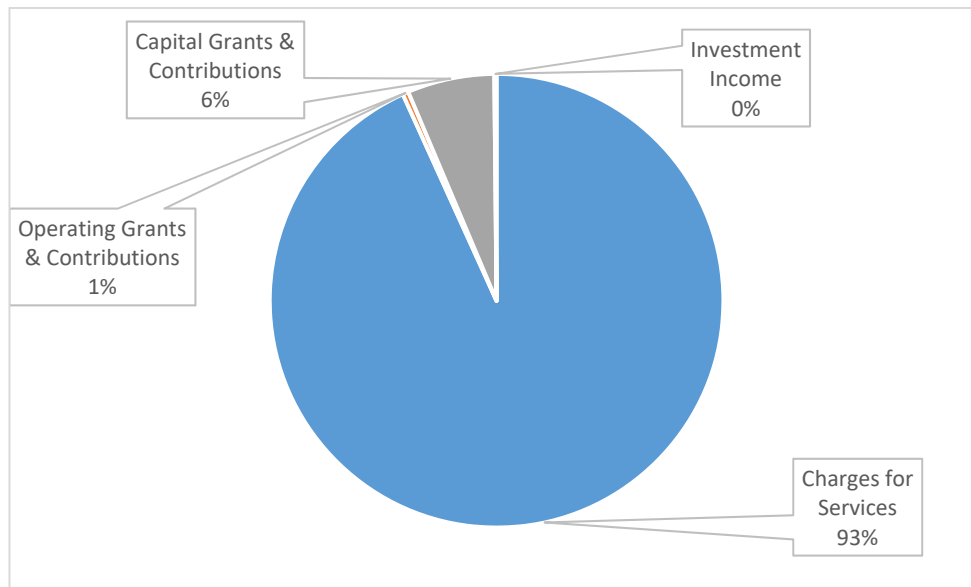


Business-type activities. Business-type activities increased the City of New Berlin's net position by \$2.9 million in 2021. The operating income of the utilities increased \$36 from last year. The operating income for the wastewater utility increased \$96, the operating income for the water increased \$19 and the Water Resource Management utility decreased \$79.

Expenses and Program Revenues – Business-type Activities



Revenues by Source – Business-type Activities



Financial Analysis of the Government's Funds

As noted earlier, the City of New Berlin uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

Governmental funds. The focus of the City of New Berlin's governmental funds is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the City's financing requirements. In particular, unassigned fund balance may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year.

Fund balances are the differences between assets/deferred outflows of resources and liabilities/deferred inflows of resources in a governmental fund. The non-spendable fund balance includes amounts that are not in spendable form, or amounts that are required to be maintained intact. Restricted fund balance include amounts that can be spent only for the specific purposes stipulated by external providers, such a grant providers or bondholders, as well as amounts that are restricted constitutionally or through legislation. Committed fund balance includes amounts that can be used only for the specific purposes that are determined by a formal action of the government's highest level of decision making authority. Assigned fund balance applies to amounts that are intended for specific purposes as expressed by the governing body or authorized official and applies to remaining resources in any governmental fund other than the general fund. Unassigned fund balances include all amounts not contained in other classifications for the general fund, and deficit fund balance in any other governmental fund.

As of the end of the current fiscal year, the City of New Berlin's governmental fund reported combined ending fund balances of \$26.2 million. Of that amount, a fraction was non-spendable, \$16.0 million was restricted, \$.8 million was committed, \$1.2 million was assigned, and \$7.6 million was unassigned fund balance.

The general fund is the chief operating fund of the City of New Berlin. At the end of the current fiscal year, unassigned fund balance of the general fund was \$7,634, while total fund balance decreased \$817 to \$9,312. As a measure of the general fund's liquidity, it may be useful to compare both unassigned fund balance and total fund balance to total fund expenditures. Unassigned fund balance represents 25.0 percent of total general fund expenditures, while total fund balance represents 30.4 percent of that same amount.

The fund balance of the City of New Berlin's general fund decreased \$817 during the current fiscal year compared to a budgeted use of fund balance of \$1,000. Key factors in this outcome are as follows:

- Interfacility Transports had a negative \$167 balance, the city has seen a decrease in transports as additional care facilities are built.
- Investment Income had \$298 negative budget balance, values of securities went down due to the increase in interest rates.
- Grant income had a \$135 positive variance. The City received various grants for COVID relief.

The debt service fund has a total fund balance of \$1,114, all of which is reserved for the payment of debt service.

Proprietary funds. The City of New Berlin's proprietary funds provide the same type of information found in the government-wide financial statements, but in more detail.

Unrestricted net position of the Water Utility at the end of the year amounted to \$10,201, for the Wastewater Utility \$24,784 and for the Water Resource Management Utility amounted to \$3,930. The total change in net position for the funds was \$667, \$1,286, and \$948, respectively. Other factors concerning the finances of these funds have already been addressed in the discussion of the City of New Berlin's business-type activities.

General Fund Budgetary Highlights

Differences between the original budget and the final amended budget were not significant in 2020. The transfers from contingency were as follows:

- \$103 to the Police Department for body and dash cameras
- \$90 increase to the Streets Department for gas to cover the increase in prices
- 34 to the Fire Department for firefighter turnout gear

During the year, expenditures were less than budgetary estimates, thus fund balance was not drawn down as much as budgeted.

Capital Asset and Debt Administration

Capital assets: The City of New Berlin's investment in capital assets for its governmental and business type activities as of December 31, 2021, amounts to \$205,101 (net of accumulated depreciation). This investment in capital assets includes land, land improvements, buildings, machinery and equipment, park facilities, roads, highways, and sidewalks. The City of New Berlin's overall investment in capital assets for the current fiscal year increased 5.7% - (governmental activities increased 13.3% while business-type activities decreased .3%).

Major capital asset events during the current fiscal year included the following:

- Replaced computer network & storage infrastructure for \$558
- Replaced city hall chiller and hvac system for a cost of \$982
- Sold Quarry park site
- Continued the process of creating a Recreation Center for the city, second year costs of \$3.5 million.
- Began work on cold storage facilities for parks and public works equipment spent to date is \$2.9 million
- The balances of additions were routine in nature.

CITY OF NEW BERLIN'S CAPITAL ASSETS
(net of accumulated depreciation)
December 31, 2021 and 2020

	Governmental Activities		Business-type Activities		Total	
	2021	2020	2021	2020	2021	2020
Land & improvements	\$ 20,731	\$ 20,837	\$ 1,426	\$ 1,426	\$ 22,157	\$ 22,263
Intangible asset	433	561	525	600	958	1,161
Buildings	19,081	20,133	2,615	2,659	21,696	22,792
Machinery and equipment	16,539	13,124	1,928	2,192	18,467	15,316
Infrastructure	33,252	30,052	100,760	100,916	134,012	130,968
Construction in progress	7,610	1,471	201	-	7,811	1,471
Total	<u>\$ 97,646</u>	<u>\$ 86,178</u>	<u>\$ 107,455</u>	<u>\$ 107,793</u>	<u>\$ 205,101</u>	<u>\$ 193,971</u>

Additional information on the City of New Berlin's capital assets can be found in Note IV D on pages 55-58 of this report.

Long-term debt. At the end of the current fiscal year, the City of New Berlin had total bonded debt outstanding of \$69,670 which is backed by the full faith and credit of the government.

CITY OF NEW BERLIN'S OUTSTANDING DEBT
December 31, 2021 and 2020

	Governmental Activities		Business-type Activities		Total	
	2021	2020	2021	2020	2021	2020
General obligation bonds and notes	\$68,380	\$57,185	\$ 1,290	\$ 1,890	\$ 69,670	\$59,075

The City of New Berlin's total debt increased \$10,595 (17.9 percent) during the current fiscal year.

Moody's affirmed the City's Aaa rating for its' \$9.55 million general obligation bonds and \$20,615 million general obligation notes issued in August. The bonds included \$10.4 million of refunding debt. The future value savings achieved by the refunding is \$1,502.

State statutes limit the amount of general obligation debt a governmental entity may issue to 5 percent of its total equalized valuation. The current debt limitation for the City of New Berlin is \$313,544, which is significantly in excess of the City of New Berlin's outstanding general obligation debt.

Additional information on the City of New Berlin's long-term debt can be found in note IV F on pages 61-65 of this report.

Economic Factors and Next Year's Budgets and Rates

- The City's 2022 adopted budget increased to \$42,643 from \$39,366 in 2021, an increase of 8.3%.
- State shared revenue remained the same in 2022. The city expects to receive less thereafter.
- The City used \$1.5 million of federal American Rescue Plan funds to replace lost revenues.
- The State of Wisconsin imposed a maximum tax levy increase of 0% for municipalities in 2012 and thereafter.

All of these factors were considered in preparing the City of New Berlin's budget for the 2022 fiscal year.

During the current fiscal year, unassigned fund balance in the general fund decreased to \$7,639. The City of New Berlin has appropriated \$1,000 of surplus for spending in the 2022 fiscal year budget. It is intended that this use of available fund balance will stabilize the tax rate during the 2022 fiscal year.

Requests for Information

This financial report is designed to provide a general overview of the City of New Berlin's finances for all those with an interest in the government's finances. Questions concerning any of the information provided in this report, or requests for additional financial information should be addressed to the Finance Director, 3805 South Casper Drive, New Berlin, Wisconsin, 53151.

General information relating to the City of New Berlin, Wisconsin, can be found at the City's website, www.newberlin.org.

FINANCIAL SECTION

BASIC FINANCIAL STATEMENTS

CITY OF NEW BERLIN

STATEMENT OF NET POSITION As of December 31, 2021

	Primary Government		
	Governmental Activities	Business- type Activities	Total
ASSETS			
Cash and investments	\$ 30,915,744	\$ 34,944,905	\$ 65,860,649
Receivables (net of allowance for uncollectible accounts)	33,999,085	4,510,802	38,509,887
Internal balances	(779,292)	779,292	-
Prepaid items	587,674	-	587,674
Deposit with CVMIC	802,060	-	802,060
Restricted assets			
Cash and investments	-	464,942	464,942
Net pension asset	8,729,422	420,500	9,149,922
Capital assets (net of accumulated depreciation/amortization)			
Land	17,918,736	1,426,010	19,344,746
Other capital assets	72,117,428	105,827,795	177,945,223
Construction in progress	7,610,287	201,023	7,811,310
Total Assets	171,901,144	148,575,269	320,476,413
DEFERRED OUTFLOWS OF RESOURCES			
Deferred outflows related to pension	14,471,908	736,159	15,208,067
Deferred outflows related to OPEB	518,271	54,555	572,826
Total Deferred Outflows of Resources	14,990,179	790,714	15,780,893
LIABILITIES			
Accounts payable and other current liabilities	3,532,116	496,179	4,028,295
Accrued interest payable	410,746	33,233	443,979
Unearned revenue	2,083,383	-	2,083,383
Noncurrent liabilities			
Due within one year	9,542,577	555,242	10,097,819
Due in more than one year	70,376,188	3,865,987	74,242,175
Total Liabilities	85,945,010	4,950,641	90,895,651
DEFERRED INFLOWS OF RESOURCES			
Deferred inflows related to pension	19,122,007	918,033	20,040,040
Deferred inflows related to OPEB	1,180,068	124,218	1,304,286
Unearned revenue	32,189,321	-	32,189,321
Total Deferred Inflows of Resources	52,491,396	1,042,251	53,533,647
NET POSITION			
Net investment in capital assets	33,913,699	103,273,381	137,187,080
Restricted for			
Debt service	703,101	-	703,101
Impact fees	71,539	-	71,539
Replacement	-	464,942	464,942
Wastewater RCA fees	1,812,754	-	1,812,754
Culture and recreational programs	1,565,079	-	1,565,079
Public safety programs	260,521	-	260,521
Public works	1,460,903	-	1,460,903
Community development	48,628	-	48,628
Tax increment district	153,963	-	153,963
Capital projects	1,283,827	-	1,283,827
Pension	8,729,422	420,500	9,149,922
Unrestricted (deficit)	(1,548,519)	38,914,541	37,366,022
TOTAL NET POSITION	\$ 48,454,917	\$ 143,073,364	\$ 191,528,281

See accompanying notes to financial statements.

CITY OF NEW BERLIN

STATEMENT OF ACTIVITIES For the Year Ended December 31, 2021

Functions/Programs	Expenses	Program Revenues			Net (Expenses) Revenues and Changes in Net Position		
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities	Business-type Activities	Totals
Primary government							
Governmental Activities							
General government	\$ 5,587,038	\$ 926,196	\$ 291,791		\$ (4,369,051)	\$ -	\$ (4,369,051)
Protection of persons and property	16,666,909	2,773,428	748,061	274,752	(12,870,668)	-	(12,870,668)
Public Works	9,680,991	2,426,519	2,115,088	36,370	(5,103,014)	-	(5,103,014)
Library	1,672,128	90,189	4,703	5,698	(1,571,538)	-	(1,571,538)
Parks and recreation	2,096,177	805,389	130,129	91,082	(1,069,577)	-	(1,069,577)
Conservation and development	666,532	124,074	18,784		(523,674)	-	(523,674)
Interest and fiscal charges	1,222,115	-	-	-	(1,222,115)	-	(1,222,115)
Total Governmental Activities	37,591,890	7,145,795	3,308,556	407,902	(26,729,637)	-	(26,729,637)
Business-type Activities							
Water	4,507,211	5,445,313	5,716	390,096	-	1,333,914	1,333,914
Wastewater	10,114,551	11,255,697	77,130	89,114	-	1,307,390	1,307,390
Water Resource Management	1,571,011	1,766,595	-	-	-	195,584	195,584
Total Business-type Activities	16,192,773	18,467,605	82,846	479,210	-	2,836,888	2,836,888
Total primary government	\$ 53,784,663	\$ 25,613,400	\$ 3,391,402	\$ 887,112	(26,729,637)	2,836,888	(23,892,749)
General Revenues:							
Taxes							
Property taxes, levied for general purposes					20,646,360	-	20,646,360
Property taxes, levied for debt service					7,657,141	-	7,657,141
Other taxes					319,369	-	319,369
Intergovernmental revenues not restricted to specific programs					1,177,771	-	1,177,771
Investment income					(41,903)	32,485	(9,418)
Miscellaneous					110,912	-	110,912
Transfers					(32,143)	32,143	-
Total General Revenues and Transfers					29,837,507	64,628	29,902,135
Change in Net Position					3,107,870	2,901,516	6,009,386
Net Position - Beginning of Year					45,347,047	140,171,848	185,518,895
Net Position - End of Year					\$ 48,454,917	\$ 143,073,364	\$ 191,528,281

See accompanying notes to financial statements.

CITY OF NEW BERLIN

BALANCE SHEET GOVERNMENTAL FUNDS As of December 31, 2021

	General	General Debt Service	Capital Project Capital Improvements	Nonmajor Governmental Funds	Total Governmental Funds
ASSETS					
Cash and investments	\$ 9,583,504	\$ 1,100,957	\$ 10,071,661	\$ 9,748,554	\$ 30,504,676
Receivables (net of allowance for uncollectible accounts)					
Taxes	23,995,537	8,301,431	-	534,958	32,831,926
Delinquent personal property taxes	89,776	-	-	-	89,776
Accounts	778,985	12,890	-	235,787	1,027,662
Interest	28,562	-	-	-	28,562
Special assessments	-	-	-	14,159	14,159
Due from other funds	267,520	-	-	-	267,520
Prepaid items	587,674	-	-	-	587,674
TOTAL ASSETS	\$ 35,331,558	\$ 9,415,278	\$ 10,071,661	\$ 10,533,458	\$ 65,351,955
LIABILITIES					
Accounts payable	\$ 949,248	\$ -	\$ 1,886,850	\$ 222,467	\$ 3,058,565
Accrued liabilities	64,193	-	-	-	64,193
Accrued payroll	409,358	-	-	-	409,358
Due to other funds	1,046,812	-	-	-	1,046,812
Unearned revenues	168,112	-	-	1,915,271	2,083,383
Total Liabilities	<u>2,637,723</u>	<u>-</u>	<u>1,886,850</u>	<u>2,137,738</u>	<u>6,662,311</u>
DEFERRED INFLOWS OF RESOURCES					
Unearned revenues	23,352,682	8,301,431	-	535,208	32,189,321
Unavailable revenues	29,085	-	-	187,855	216,940
Total Deferred Inflows of Resources	<u>23,381,767</u>	<u>8,301,431</u>	<u>-</u>	<u>723,063</u>	<u>32,406,261</u>
FUND BALANCES					
Non-spendable:					
Delinquent personal property taxes	89,776	-	-	-	89,776
Prepays	587,674	-	-	-	587,674
Restricted:					
Culture and recreation	-	-	-	1,565,079	1,565,079
Public safety	-	-	-	260,521	260,521
Community development	-	-	-	48,628	48,628
Tax increment district	-	-	-	153,963	153,963
Impact and RCA fees	-	-	-	1,884,293	1,884,293
Capital Projects	-	-	8,184,811	1,283,827	9,468,638
Debt Service	-	1,113,847	-	-	1,113,847
Public works	-	-	-	1,460,903	1,460,903
Committed:					
Culture and recreation	-	-	-	236,896	236,896
Community development	-	-	-	545,619	545,619
Assigned					
Subsequent year budget appropriations	1,000,000	-	-	-	1,000,000
Capital Projects	-	-	-	232,928	232,928
Unassigned	<u>7,634,618</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>7,634,618</u>
Total Fund Balances	<u>9,312,068</u>	<u>1,113,847</u>	<u>8,184,811</u>	<u>7,672,657</u>	<u>26,283,383</u>
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES	\$ 35,331,558	\$ 9,415,278	\$ 10,071,661	\$ 10,533,458	

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental funds are not financial resources and therefore are not reported in the funds.

See Note IV D.

Internal service funds are reported in the statement of net position as governmental activities

The net pension asset does not relate to current financial resources and is not reported in the governmental funds.

Deferred outflows of resources related to pension and OPEB do not relate to current financial resources and are not reported in the governmental funds.

Deferred inflows of resources related to pension and OPEB do not relate to current financial resources and are not reported in the governmental funds.

Some receivables that are not currently available are reported as unavailable revenue in the fund financial statements but are recognized as revenue when earned in the government-wide statements. See Note II A.

Some liabilities, including long-term debt, are not due and payable in the current period and therefore are not reported in the funds. See Note II A.

NET POSITION OF GOVERNMENTAL ACTIVITIES

97,646,451
1,220,128
8,729,422
14,990,179
(20,302,075)
216,940
(80,329,511)
\$ 48,454,917

See accompanying notes to financial statements.

**Statement of Revenues, Expenditures, and
changes in Fund Balances – Governmental
Funds** Follows

CITY OF NEW BERLIN

STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - GOVERNMENTAL FUNDS

For the Year Ended December 31, 2021

	General	General Debt Service	Capital Project Capital Improvements	Nonmajor Governmental Funds	Total Governmental Funds
REVENUES					
Taxes	\$ 20,279,737	\$ 7,774,194	\$ -	\$ 568,939	\$ 28,622,870
Intergovernmental	3,955,367	78,110	-	103,256	4,136,733
Licenses and permits	1,276,179	-	-	-	1,276,179
Fines, forfeitures and penalties	326,547	-	-	-	326,547
Public charges for services	2,419,325	-	-	1,770,504	4,189,829
Public improvement revenues	-	-	-	39,475	39,475
Interdepartmental revenues	572,291	-	-	-	572,291
Investment income	(77,918)	-	22,615	13,400	(41,903)
Miscellaneous revenues	339,065	-	-	1,401,503	1,740,568
Total Revenues	<u>29,090,593</u>	<u>7,852,304</u>	<u>22,615</u>	<u>3,897,077</u>	<u>40,862,589</u>
EXPENDITURES					
Current					
General government	6,210,811	-	13,000	99,289	6,323,100
Protection of persons and property	17,744,202	-	-	186,693	17,930,895
Public Works	3,429,780	-	-	2,133,343	5,563,123
Library	1,510,724	-	-	26,659	1,537,383
Parks and recreation	1,339,367	-	-	175,975	1,515,342
Conservation and development	686,079	-	-	39,749	725,828
Capital Outlay	-	-	18,298,407	308,598	18,607,005
Debt Service					
Principal retirement	-	22,779,878	-	-	22,779,878
Interest and fiscal charges	-	1,249,826	120,672	584	1,371,082
Total Expenditures	<u>30,920,963</u>	<u>24,029,704</u>	<u>18,432,079</u>	<u>2,970,890</u>	<u>76,353,636</u>

CITY OF NEW BERLIN

STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - GOVERNMENTAL FUNDS

For the Year Ended December 31, 2021

	General	General Debt Service	Capital Project Capital Improvements	Nonmajor Governmental Funds	Total Governmental Funds
Excess (deficiency) of revenues over expenditures	\$ (1,830,370)	\$ (16,177,400)	\$ (18,409,464)	\$ 926,187	\$ (35,491,047)
OTHER FINANCING SOURCES (USES)					
Long-term debt issued	-	-	20,450,000	355,000	20,805,000
Refunding debt issued	-	13,170,000	-	-	13,170,000
Premium on bond issued	-	1,955,008	234,304	38,587	2,227,899
Capital lease	343,512	-	-	-	343,512
Transfers in	853,481	644,588	-	175,000	1,673,069
Transfers out	(183,656)	-	-	(779,588)	(963,244)
Total Other Financing Sources (Uses)	1,013,337	15,769,596	20,684,304	(211,001)	37,256,236
Net Change in Fund Balance	(817,033)	(407,804)	2,274,840	715,186	1,765,189
FUND BALANCES - Beginning of year	10,129,101	1,521,651	5,909,971	6,957,471	24,518,194
FUND BALANCES - END OF YEAR	<u>\$ 9,312,068</u>	<u>\$ 1,113,847</u>	<u>\$ 8,184,811</u>	<u>\$ 7,672,657</u>	<u>\$ 26,283,383</u>

See accompanying notes to financial statements.

CITY OF NEW BERLIN

RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES For the Year Ended December 31, 2021

Net change in fund balances - total governmental funds	\$ 1,765,189
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Amounts reported for governmental activities in the statement of activities are different because:

Governmental funds report capital outlays as expenditures. However, in the statement of net position the cost of these assets is capitalized and they are depreciated over their estimated useful lives and reported as depreciation expense in the statement of activities.

Capital outlay is reported as an expenditure in the fund financial statements but is capitalized in the government-wide financial statements	18,607,005
Some items reported as capital outlay were not capitalized	(3,453,996)
Some items capitalized are reported as current expenditures	566,751
Depreciation is reported in the government-wide statements	(3,928,455)
Net book value of assets retired	(701,379)
Developer funded & donated capital additions	378,903

Debt issued provides current financial resources to governmental funds, but issuing debt increases long-term liabilities in the statement of net position. Repayment of debt principal is an expenditure in the governmental funds, but the repayment reduces long-term liabilities in the statement of net position. This amount is the net effect of the differences in the treatment of long-term debt. See Note II B.

	(13,314,076)
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Revenues are reported in the governmental funds when current financial resources are available, but are recognized when earned in the statement of activities. See Note II B.

	53,898
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Some expenses in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in the governmental funds. See Note II B.

	3,130,551
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Internal Service fund change in net position	20,610
--	--------

A deferred charge on refunding represents a consumption of net position that applies to a future period and, therefore, is not reported in the funds.

	(17,131)
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CHANGE IN NET POSITION OF GOVERNMENTAL ACTIVITIES	<u>\$ 3,107,870</u>
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See accompanying notes to financial statements.

CITY OF NEW BERLIN

STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL (NON - GAAP) GENERAL FUND For the Year Ended December 31, 2021

	Budgeted Amounts		Actual	Variance with Final Budget Positive (Negative)
	Original	Final		
REVENUES				
Taxes	\$ 20,242,748	\$ 20,242,748	\$ 20,279,737	\$ 36,989
Intergovernmental	3,647,773	3,647,773	3,955,367	307,594
Licenses and permits	1,310,978	1,310,978	1,276,179	(34,799)
Fines, forfeitures and penalties	320,000	320,000	326,547	6,547
Public charges for services	2,398,655	2,398,655	2,419,325	20,670
Interdepartmental revenues	584,599	584,599	572,291	(12,308)
Investment income	220,000	220,000	(77,918)	(297,918)
Miscellaneous revenues	201,103	201,103	339,065	137,962
Total Revenues	<u>28,925,856</u>	<u>28,925,856</u>	<u>29,090,593</u>	<u>164,737</u>
EXPENDITURES				
Current				
General government	6,403,698	6,403,698	6,197,135	206,563
Protection of persons and property	17,099,957	17,237,114	17,401,739	(164,625)
Highway and transportation	3,364,472	3,454,472	3,429,780	24,692
Library	1,514,905	1,514,905	1,510,724	4,181
Parks and recreation	1,311,198	1,311,198	1,339,367	(28,169)
Conservation and development	716,626	716,626	686,079	30,547
Unclassified	-	-	3,406	(3,406)
Contingency	300,000	72,843	-	72,843
Total Expenditures	<u>30,710,856</u>	<u>30,710,856</u>	<u>30,568,230</u>	<u>142,626</u>
Excess (deficiency) of revenues over expenditures	(1,785,000)	(1,785,000)	(1,477,637)	307,363
OTHER FINANCING SOURCES (USES)				
Transfers in	960,000	960,000	853,481	(106,519)
Transfer out	(175,000)	(175,000)	(183,656)	(8,656)
Total other financing sources and (uses)	<u>785,000</u>	<u>785,000</u>	<u>669,825</u>	<u>(115,175)</u>
Net change in Fund Balance - budgetary basis	(1,000,000)	(1,000,000)	(807,812)	192,188
Adjustment to generally accepted accounting principles basis				
Capital Lease - expenditure	-	-	(343,512)	(343,512)
Capital Lease - obligation	-	-	343,512	343,512
Change in Encumbrances	-	-	(9,221)	(9,221)
	<u>-</u>	<u>-</u>	<u>(9,221)</u>	<u>(9,221)</u>
Net Change in Fund Balance - -generally accepted accounting principles basis	(1,000,000)	(1,000,000)	(817,033)	182,967
FUND BALANCES - BEGINNING OF YEAR	<u>10,129,101</u>	<u>10,129,101</u>	<u>10,129,101</u>	<u>-</u>
FUND BALANCES - END OF YEAR	<u>\$ 9,129,101</u>	<u>\$ 9,129,101</u>	<u>\$ 9,312,068</u>	<u>\$ 182,967</u>

See accompanying notes to financial statements.

Statement of Net Position
- **Proprietary Funds** Follows

CITY OF NEW BERLIN

STATEMENT OF NET POSITION PROPRIETARY FUNDS As of December 31, 2021

	Business-type Activities - Enterprise Funds				Governmental Activities - Internal Service Fund
	Water Utility	Wastewater Utility	Water Resource Management Utility	Totals	
ASSETS					
Current Assets					
Cash and investments	\$ 9,523,421	\$ 21,721,723	\$ 3,699,761	\$ 34,944,905	\$ 411,068
Receivables					
Accounts	1,086,790	2,906,456	463,954	4,457,200	7,000
Interest	2,738	12,222	-	14,960	-
Due from other funds	481,951	522,930	72,973	1,077,854	-
Advance to Water Resource Management	-	110,000	-	110,000	-
Total Current Assets	<u>11,094,900</u>	<u>25,273,331</u>	<u>4,236,688</u>	<u>40,604,919</u>	<u>418,068</u>
Non-Current Assets					
Restricted Assets					
Cash and investments	-	464,942	-	464,942	-
Net pension asset	231,150	163,257	26,093	420,500	-
Capital Assets					
Land	652,146	456,017	317,847	1,426,010	-
Other capital assets	65,097,009	60,543,770	36,634,347	162,275,126	-
Accumulated depreciation/amortization	(25,687,770)	(17,846,348)	(12,913,213)	(56,447,331)	-
Construction work in progress	108,955	66,500	25,568	201,023	-
Other Assets					
Special assessments receivable	36,878	1,764	-	38,642	-
Advance to Water Resource Management	-	110,000	-	110,000	-
Deposit with CVMIC	-	-	-	-	802,060
Total Non-Current Assets	<u>40,438,368</u>	<u>43,959,902</u>	<u>24,090,642</u>	<u>108,488,912</u>	<u>802,060</u>
TOTAL ASSETS	<u>51,533,268</u>	<u>69,233,233</u>	<u>28,327,330</u>	<u>149,093,831</u>	<u>1,220,128</u>
DEFERRED OUTFLOWS OF RESOURCES					
Deferred outflows related to pension	415,913	269,386	50,860	736,159	-
Deferred outflows related to OPEB	<u>30,308</u>	<u>24,247</u>	<u>-</u>	<u>54,555</u>	<u>-</u>
TOTAL DEFERRED OUTFLOWS OF RESOURCES	<u>446,221</u>	<u>293,633</u>	<u>50,860</u>	<u>790,714</u>	<u>-</u>

	Business-type Activities - Enterprise Funds				Governmental Activities - Internal Service Fund
	Water Utility	Wastewater Utility	Water Resource Management Utility	Totals	
LIABILITIES					
Current Liabilities					
Accounts payable	\$ 252,287	\$ 140,493	\$ 23,804	\$ 416,584	\$ -
Accrued liabilities	71,111	-	8,484	79,595	-
Accrued interest payable	32,683	-	550	33,233	-
Due to other funds	144,211	99,488	54,863	298,562	-
Current portion of general obligation notes	415,000	-	-	415,000	-
Current portion of advance	-	-	110,000	110,000	-
Current portion of revenue bonds	140,242	-	-	140,242	-
Total Current Liabilities	1,055,534	239,981	197,701	1,493,216	-
Non-Current Liabilities					
Long-Term Debt					
General obligation promissory notes	987,515	-	-	987,515	-
Revenue Bonds	2,638,690	-	-	2,638,690	-
Advance from sewer	-	-	110,000	110,000	-
Net OPEB obligation	-	239,782	-	239,782	-
Total Non-Current Liabilities	3,626,205	239,782	110,000	3,975,987	-
TOTAL LIABILITIES	4,681,739	479,763	307,701	5,469,203	-
DEFERRED INFLOWS OF RESOURCES					
Deferred inflows related to OPEB	69,010	55,208	-	124,218	-
Deferred inflows related to pension	507,626	360,062	50,345	918,033	-
Total Deferred Inflows of Resources	576,636	415,270	50,345	1,042,251	-
NET POSITION					
Net investment in capital assets	35,988,893	43,219,939	24,064,549	103,273,381	-
Restricted for					
Replacement	-	464,942	-	464,942	-
Pension	231,150	163,257	26,093	420,500	-
Unrestricted	10,201,344	24,783,695	3,929,502	38,914,541	1,220,128
TOTAL NET POSITION	\$ 46,421,387	\$ 68,631,833	\$ 28,020,144	\$ 143,073,364	\$ 1,220,128

See accompanying notes to financial statements.

CITY OF NEW BERLIN

STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION PROPRIETARY FUNDS For the Year Ended December 31, 2021

	Business-type Activities - Enterprise Funds				Governmental Activities - Internal Service Fund
	Water Utility	Wastewater Utility	Water Resource Management Utility	Totals	
OPERATING REVENUES					
Charges for services and sales	\$ 5,116,159	\$ 11,175,920	\$ 1,766,595	\$ 18,058,674	\$ 213,577
Other operating revenues	329,154	79,777	-	408,931	-
Total Operating Revenues	<u>5,445,313</u>	<u>11,255,697</u>	<u>1,766,595</u>	<u>18,467,605</u>	<u>213,577</u>
OPERATING EXPENSES					
Operation and maintenance	2,972,080	9,196,689	1,023,026	13,191,795	213,803
Depreciation	1,237,948	886,480	517,826	2,642,254	-
Taxes	51,308	31,382	20,671	103,361	-
Total Operating Expenses	<u>4,261,336</u>	<u>10,114,551</u>	<u>1,561,523</u>	<u>15,937,410</u>	<u>213,803</u>
Operating Income (loss)	<u>1,183,977</u>	<u>1,141,146</u>	<u>205,072</u>	<u>2,530,195</u>	<u>(226)</u>
NONOPERATING REVENUES (EXPENSES)					
Investment income	650	(6,180)	2,078	(3,452)	-
Amortization of bond premium	35,937	-	-	35,937	-
Intergovernmental Revenue	3,716	2,652	-	6,368	-
Grant	2,000	74,478	-	76,478	12,180
Gain on Disposal	-	5,701	-	5,701	-
Interest expense	(245,875)	-	(9,488)	(255,363)	-
Total Nonoperating Revenues (Expenses)	<u>(203,572)</u>	<u>76,651</u>	<u>(7,410)</u>	<u>(134,331)</u>	<u>12,180</u>
INCOME BEFORE CONTRIBUTIONS AND TRANSFERS	980,405	1,217,797	197,662	2,395,864	11,954
CAPITAL CONTRIBUTIONS					
Developers	390,096	83,413	-	473,509	-
City	-	-	750,624	750,624	-
TRANSFERS IN	-	-	-	-	8,656
TRANSFERS OUT	<u>(703,301)</u>	<u>(15,180)</u>	<u>-</u>	<u>(718,481)</u>	<u>-</u>
CHANGE IN NET POSITION	667,200	1,286,030	948,286	2,901,516	20,610
NET POSITION - Beginning of Year	<u>45,754,187</u>	<u>67,345,803</u>	<u>27,071,858</u>	<u>140,171,848</u>	<u>1,199,518</u>
NET POSITION - END OF YEAR	<u>\$ 46,421,387</u>	<u>\$ 68,631,833</u>	<u>\$ 28,020,144</u>	<u>\$ 143,073,364</u>	<u>\$ 1,220,128</u>

See accompanying notes to financial statements.

Statement of Cash Flows
- Proprietary Funds Follows

CITY OF NEW BERLIN

STATEMENT OF CASH FLOWS PROPRIETARY FUNDS For the Year Ended December 31, 2021

	Business-type Activities - Enterprise Funds				Governmental Activities - Internal Service Fund
	Water Utility	Wastewater Utility	Water Resource Management Utility	Totals	
CASH FLOWS FROM OPERATING ACTIVITIES					
Receipts from customers	\$ 4,598,691	\$ 11,252,917	\$ 1,753,226	\$ 17,604,834	\$ -
Receipts from municipality	753,418	-	-	753,418	-
Payments to municipality	-	-	(357,692)	(357,692)	206,577
Payments to suppliers	(2,532,008)	(8,818,715)	(395,152)	(11,745,875)	(213,803)
Payments to employees	(634,517)	(436,994)	(288,534)	(1,360,045)	-
Net Cash Flows From Operating Activities	<u>2,185,584</u>	<u>1,997,208</u>	<u>711,848</u>	<u>4,894,640</u>	<u>(7,226)</u>
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES					
Receipt of advances	-	105,000	-	105,000	-
Transfers in	-	-	-	-	8,656
Transfers out - paid for tax equivalent	(703,301)	(15,180)	-	(718,481)	-
Net Cash Flows From Non-Capital Related Financing Activities	<u>(703,301)</u>	<u>89,820</u>	<u>-</u>	<u>(613,481)</u>	<u>8,656</u>
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES					
Acquisition and construction of capital assets	(689,276)	(190,394)	(502,732)	(1,382,402)	-
Bond Premium	112,514	-	-	112,514	-
Special assessments received	1,575	2,078	-	3,653	-
Salvage on retired plant	36,239	22,161	-	58,400	-
Grant received	5,716	77,130	-	82,846	12,180
Insurance Recovery	-	5,701	-	5,701	-
Bond issuance cost	(8,169)	-	-	(8,169)	-
Payment of advance	-	-	(105,000)	(105,000)	-
Debt issued	1,290,000	-	-	1,290,000	-
Debt retired	(2,027,615)	-	-	(2,027,615)	-
Interest paid	(82,811)	-	(9,751)	(92,562)	-
Net Cash Flows From Capital and and Related Financing Activities	<u>(1,361,827)</u>	<u>(83,324)</u>	<u>(617,483)</u>	<u>(2,062,634)</u>	<u>12,180</u>
CASH FLOWS FROM INVESTING ACTIVITIES					
Purchase of investments	(394,118)	(1,919,515)	-	(2,313,633)	-
Investments sold	383,612	1,891,947	-	2,275,559	-
Interest received	20,878	58,995	2,078	81,951	-
Net Cash Flows From Investing Activities	<u>10,372</u>	<u>31,427</u>	<u>2,078</u>	<u>43,877</u>	<u>-</u>
Net Change in Cash and Cash Equivalents	130,828	2,035,131	96,443	2,262,402	13,610
CASH AND CASH EQUIVALENTS – Beginning of Year	8,554,150	16,472,858	3,603,318	28,630,326	397,458
CASH AND CASH EQUIVALENTS – END OF YEAR	\$ 8,684,978	\$ 18,507,989	\$ 3,699,761	\$ 30,892,728	\$ 411,068

	Business-type Activities - Enterprise Funds				Governmental Activities - Internal Service Fund
	Water Utility	Wastewater Utility	Water Resource Management Utility	Totals	
Reconciliation of operating income (loss) to net cash provided by operating activities:					
Operating income (loss)	\$ 1,183,977	\$ 1,141,146	\$ 205,072	\$ 2,530,195	\$ (226)
Adjustments to reconcile operating income to net cash flows from operating activities					
Noncash items included in operating income					
Depreciation expense	1,237,948	886,480	517,826	2,642,254	-
Depreciation charged to other accounts	183,009		-	183,009	-
Changes in Assets and Liabilities					
Accounts receivable	59,264	54,395	(6,641)	107,018	(7,000)
Receivable from municipality	(112,849)	(47,683)	(6,728)	(167,260)	-
Receivable from wastewater	(43,005)	-	-	(43,005)	-
Receivable from water	-	(9,125)	-	(9,125)	-
Receivable from water resource management	-	(367)	-	(367)	-
Pension related inflow	150,812	106,515	(6,566)	250,761	-
OPEB related inflow	26,041	25,130	-	51,171	-
Net pension liability (asset)	(105,402)	(76,936)	(11,778)	(194,116)	-
Accounts payable	(4,266)	(53,973)	1,296	(56,943)	-
Accrued liabilities	3,386	-	1,001	4,387	-
Net OPEB obligation	(11,978)	(2,655)	-	(14,633)	-
Pension related outflow	(105,783)	(74,762)	11,595	(168,950)	-
OPEB related outflow	(11,108)	(10,807)	-	(21,915)	-
Payable to municipality	(273,587)	16,845	6,404	(250,338)	-
Payable to water resource management	9,125	-	-	9,125	-
Payable to wastewater	-	-	367	367	-
Payable to water	-	43,005	-	43,005	-
Net Cash Flows From Operating Activities	\$ 2,185,584	\$ 1,997,208	\$ 711,848	\$ 4,894,640	\$ (7,226)

RECONCILIATION OF CASH AND CASH EQUIVALENTS TO STATEMENT OF NET ASSETS

Cash and cash equivalents - unrestricted	\$ 9,523,421	\$ 21,721,723	\$ 3,699,761	\$ 34,944,905	\$ 411,068
Cash and cash equivalents - restricted	-	464,942	-	464,942	-
Less: Non-cash equivalents	(838,443)	(3,678,667)	-	(4,517,110)	-
CASH AND CASH EQUIVALENTS	\$ 8,684,978	\$ 18,507,998	\$ 3,699,761	\$ 30,892,737	\$ 411,068

NONCASH INVESTING, CAPITAL AND RELATED FINANCING ACTIVITIES

Cost of utility plant installed and/or financed by developers	\$ 390,096	\$ 83,413	\$ -	\$ 473,509
Cost of utility plant installed and/or financed by city	\$ -	\$ -	\$ 750,624	\$ 750,624
Capital assets included in accounts payable	\$ (8,911)	\$ 1,275	\$ -	\$ (7,636)
Amortization of loss on refunding	\$ 61,235	\$ -	\$ -	\$ 61,235
Amortization of bond premium	\$ 35,937	\$ -	\$ -	\$ 35,937

See accompanying notes to financial statements.

CITY OF NEW BERLIN

FIDUCIARY FUNDS STATEMENT OF FIDUCIARY NET POSITION As of December 31, 2021

	Custodial Funds		
	Collection Fund	Deposit Fund	Total
ASSETS			
Cash and investments	\$ 50,144,570	\$ 526,231	\$ 50,670,801
Taxes receivable	<u>9,834,069</u>	<u>-</u>	<u>9,834,069</u>
 TOTAL ASSETS	 <u>\$ 59,978,639</u>	 <u>\$ 526,231</u>	 <u>\$ 60,504,870</u>
 LIABILITIES			
Due to other taxing units	59,978,639	-	59,978,639
Deposits	<u>-</u>	<u>526,231</u>	<u>526,231</u>
 TOTAL LIABILITIES	 <u>\$ 59,978,639</u>	 <u>\$ 526,231</u>	 <u>\$ 60,504,870</u>
 NET POSITION - END OF YEAR	 <u>\$ -</u>	 <u>\$ -</u>	 <u>\$ -</u>

See accompanying notes to financial statements.

CITY OF NEW BERLIN

FIDUCIARY FUNDS STATEMENT OF CHANGES IN FIDUCIARY NET POSITION As of December 31, 2021

	Custodial Funds	
	Tax Collection Fund	Deposit Fund
ADDITIONS		
Tax Collections	\$ 45,782,641	\$ -
Deposit Collections	-	198,908
TOTAL ADDITIONS	45,782,641	198,908
DEDUCTIONS		
Payments to overlying districts	45,782,641	-
Deposit Payments	-	198,908
TOTAL DEDUCTIONS	45,782,641	198,908
Change in Fiduciary Net Position	\$ -	\$ -

CITY OF NEW BERLIN

NOTES TO FINANCIAL STATEMENTS As of and for the Year Ended December 31, 2021

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CITY OF NEW BERLIN

NOTES TO FINANCIAL STATEMENTS As of and for the Year Ended December 31, 2021

NOTE I – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The accounting policies of the City of New Berlin, Wisconsin (the “City”) conform to accounting principles generally accepted in the United States of America as applicable to governmental units. The accepted standard-setting body for establishing governmental accounting and financial reporting principles is the Governmental Accounting Standards Board (GASB).

A. REPORTING ENTITY

This report includes all of the funds of the City of New Berlin. The reporting entity for the City consists of the primary government and its component units. Component units are legally separate organizations for which the primary government is financially accountable or other organizations for which the nature and significance of their relationship with the primary government are such that their exclusion would cause the reporting entity's financial statements to be misleading. The City has not identified any organizations that meet this criteria.

B. GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS

Government-Wide Financial Statements

The statement of net position and statement of activities display information about the reporting government as a whole. They include all funds of the reporting entity except for fiduciary funds. The statements distinguish between governmental and business-type activities. Governmental activities generally are financed through taxes, intergovernmental revenues, and other non-exchange revenues. Business-type activities are financed in whole or in part by fees charged to external parties for goods or services.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. The city does not allocate indirect expenses to functions in the statement of activities. Program revenues include 1) charges to customers or applicants who purchase, use or directly benefit from goods, services, or privileges provided by a given function or segment, and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not included among program revenues are reported as general revenues. Internally dedicated resources are reported as general revenues rather than as program revenues.

CITY OF NEW BERLIN

NOTES TO FINANCIAL STATEMENTS As of and for the Year Ended December 31, 2021

NOTE I – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (cont.)

B. GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (cont.)

Fund Financial Statements

Financial statements of the city are organized into funds each of which is considered to be a separate accounting entity. Each fund is accounted for by providing a separate set of self-balancing accounts, which constitute its assets, deferred outflows of resources, liabilities, deferred inflows of resources, net position/fund balance, revenues, and expenditures/expenses.

Separate financial statements are provided for governmental funds, proprietary funds, and fiduciary funds, even though the latter are excluded from the government-wide financial statements. Major individual governmental funds and major individual enterprise funds are reported as separate columns in the fund financial statements.

Funds are organized as major funds or non-major funds within the governmental and proprietary statements. An emphasis is placed on major funds within the governmental and proprietary categories. A fund is considered major if it is the primary operating fund of the city or meets the following criteria:

- a. Total assets/deferred outflows of resources, liabilities/deferred inflows of resources, revenues, or expenditures/expenses of that individual governmental or enterprise fund are at least 10 percent of the corresponding total for all funds of that category or type, and
- b. The same element of the individual governmental fund or enterprise fund that met the 10 percent test is at least 5 percent of the corresponding total for all governmental and enterprise funds combined.
- c. In addition, any other governmental or enterprise fund that the city believes is particularly important to financial statement users may be reported as a major fund.

The city reports the following major governmental funds:

General Fund – accounts for the city's primary operating activities. It is used to account for and report all financial resources except those required to be accounted for in another fund.

General Debt Service Fund – used to account for and report financial resources that are restricted, committed, or assigned to expenditure for the payment of general long-term debt principal, interest, and related costs, other than TID or enterprise debt.

Capital Improvements Capital Projects Fund – used to account for and report financial resources that are restricted, committed, or assigned to expenditures for capital outlays, including the acquisition or construction of capital facilities and other capital assets for capital improvement projects.

CITY OF NEW BERLIN

NOTES TO FINANCIAL STATEMENTS As of and for the Year Ended December 31, 2021

NOTE I – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (cont.)

B. GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (cont.)

Fund Financial Statements (cont.)

The City reports the following major enterprise funds:

Water Utility – accounts for operations of the water system.
Wastewater Utility – accounts for operations of the wastewater system.
Water Resource Management Utility – accounts for operations of the storm water system.

The City reports the following non-major governmental funds:

Special Revenue Funds – used to account for and report the proceeds of specific revenue sources that are restricted or committed to expenditures for specified purposes (other than debt service or capital projects).

Park & Open Space	Concession Stand	Landscape
Trail Fees	Park & Recreation	Building Maintenance
Impact Fees	Police	Technology Fee
Wastewater RCA Fees	Fire	Tourism Commission Fund
Golf Course	Mayor	Tax Increment District
Fourth of July	Special Assessment	Grant
Library	Garbage/Recycling	

Capital Projects Funds – used to account for and report financial resources that are restricted, committed, or assigned to expenditure for capital outlay, including the acquisition or construction of capital facilities and other capital assets.

Equipment Equipment Replacement

In addition, the city reports the following fund types:

Internal service funds are used to account and report the financing of goods or services provided by one department or agency to other departments or agencies of the City, or to other governmental units, on a cost-reimbursement basis.

General Liability Insurance

Custodial funds - used to account for and report assets controlled by the city and the assets are for the benefit of individuals, private organizations, and/or other governmental units.

Property Tax
Deposit

CITY OF NEW BERLIN

NOTES TO FINANCIAL STATEMENTS As of and for the Year Ended December 31, 2021

NOTE I – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (cont.)

C.MEASUREMENT FOCUS, BASIS OF ACCOUNTING, AND FINANCIAL STATEMENT PRESENTATION

Government-Wide Financial Statements

The government-wide statement of net position and statement of activities are reported using the economic resources measurement focus and the accrual basis of accounting. Under the accrual basis of accounting, revenues are recognized when earned and expenses are recorded when the liability is incurred or economic asset used. Revenues, expenses, gains, losses, assets, and liabilities resulting from exchange and exchange-like transactions are recognized when the exchange takes place. Property taxes are recognized as revenues in the year for which they are levied. Taxes receivable for the following year are recorded as receivables and deferred inflows. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider are met. Special assessments are recorded as revenue when earned. Unbilled receivables are recorded as revenues when services are provided.

As a general rule, the effect of inter-fund activity has been eliminated from the government-wide financial statements. Exceptions to this general rule are charges between the city's water, wastewater and water resource management utilities and various other functions of the government. Elimination of these charges would distort the direct costs and program revenues reported for the various functions concerned.

Fund Financial Statements

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recorded when they are both measurable and available. Available means collectible within the current period or soon enough thereafter to be used to pay liabilities of the current period. For this purpose, the city considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when the related fund liability is incurred, except for unmatured interest on long-term debt, claims, judgments, compensated absences, and pension expenditures, which are recorded as a fund liability when expected to be paid with expendable available financial resources.

Property taxes are recorded in the year levied as receivables and deferred inflows. They are recognized as revenues in the succeeding year when services financed by the levy are being provided.

Intergovernmental aids and grants are recognized as revenues in the period the city is entitled to the resources and the amounts are available. Amounts owed to the city which are not available are recorded as receivables and unavailable revenues. Amounts received before eligibility requirements (excluding time requirements) are met are recorded as liabilities. Amounts received in advance of meeting time requirements are recorded as deferred inflows.

CITY OF NEW BERLIN

NOTES TO FINANCIAL STATEMENTS As of and for the Year Ended December 31, 2021

NOTE I – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (cont.)

C. MEASUREMENT FOCUS, BASIS OF ACCOUNTING, AND FINANCIAL STATEMENT PRESENTATION (cont.)

Fund Financial Statements (cont.)

Special assessments are recorded as revenues when they become measurable and available as current assets. Annual installments due in future years are reflected as receivables and unavailable revenues.

Revenues susceptible to accrual include property taxes, miscellaneous taxes, public charges for services, special assessments and interest. Other general revenues such as fines and forfeitures, inspection fees, recreation fees, and miscellaneous revenues are recognized when received in cash or when measurable and available under the criteria described above.

Proprietary and fiduciary fund financial statements are reported using the economic resources measurement focus and the accrual basis of accounting, as described previously in this note.

The proprietary funds distinguish *operating* revenues and expenses from *non-operating* items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the Water, Wastewater, and Water Resource Management Utilities are charges to customers for sales and services. The rates used in the Water Utility were approved by the Public Service Commission. Wastewater and Water Resource Management service charges are billed at rates established by the city's common council. Special assessments are recorded as receivables and contribution revenue when levied. Operating expenses for proprietary funds include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

All Financial Statements

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets, deferred outflows of resources, liabilities, and deferred inflows of resources and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenditures/expenses during the reporting period. Actual results could differ from those estimates.

D. ASSETS, DEFERRED OUTFLOWS OF RESOURCES, LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND NET POSITION OR EQUITY

1. Deposits and Investments

For purposes of the statement of cash flows, the city considers all highly liquid investments with an initial maturity of three months or less when acquired to be cash equivalents. See Note IV.A. for further information.

CITY OF NEW BERLIN

NOTES TO FINANCIAL STATEMENTS As of and for the Year Ended December 31, 2021

NOTE I – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (cont.)

D. ASSETS, DEFERRED OUTFLOWS OF RESOURCES, LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND NET POSITION OR EQUITY (cont.)

2. Receivables

Property taxes are levied in December on the assessed value as of the prior January 1. In addition to property taxes for the city, taxes are collected for and remitted to the state and county governments as well as the local school district and technical college district. Taxes for all state and local governmental units billed in the current year for the succeeding year are reflected as receivables and due to other taxing units in the accompanying statement of fiduciary net position.

Property tax calendar – 2021 tax roll:

Lien date and levy date	December 2021
Tax bills mailed	December 2021
Payment in full, or	January 31, 2022
First installment due	January 31, 2022
Second installment due	March 31, 2022
Third installment due	May 31, 2022
Personal property taxes in full	January 31, 2022
Tax sale – 2020 delinquent real estate taxes	October 2024

Accounts receivable have been shown net of an allowance for uncollectible accounts. Delinquent real estate taxes as of July 31 are paid in full by the county, which assumes the collection thereof. No provision for uncollectible accounts receivable has been made for the utilities because they have the right by law to place delinquent bills on the tax roll.

During the course of operations, transactions occur between individual funds that may result in amounts owed between funds. Short-term inter-fund loans are reported as “due to and from other funds.” Long-term inter-fund loans (noncurrent portion) are reported as “advances from and to other funds.” Inter-fund receivables and payables between funds within governmental activities are eliminated in the statement of net position. Any residual balances outstanding between the governmental activities and business-type activities are reported in the government-wide financial statements as internal balances.

In the governmental fund financial statements, advances to other funds are offset equally by a non-spendable fund balance account which indicates that they do not constitute expendable available financial resources and, therefore, are not available for appropriation or by a restricted fund balance account, if the funds will ultimately be restricted when the advance is repaid.

3. Inventories and Prepaid Items

Governmental fund inventory items are charged to expenditure accounts when purchased. Year-end inventory was not significant. Proprietary fund inventories are generally used for construction and/or for operation and maintenance work. They are not for resale. Any materials and supplies on hand at year-end are considered immaterial.

CITY OF NEW BERLIN

NOTES TO FINANCIAL STATEMENTS As of and for the Year Ended December 31, 2021

NOTE I – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (cont.)

D. ASSETS, DEFERRED OUTFLOWS OF RESOURCES, LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND NET POSITION OR EQUITY (cont.)

3. Inventories and Prepaid Items (cont.)

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

4. Restricted Assets

Mandatory segregations of assets are presented as restricted assets. Such segregations are required by bond agreements and other external parties.

5. Capital Assets

Government –Wide Statements

Capital assets, which include property, plant and equipment, are reported in the government-wide financial statements. Capital assets are defined by the government as assets with an initial cost of more than \$5,000 for general capital assets, \$10,000 for infrastructure assets, \$1,000 for utility system assets, and an estimated useful life in excess of one year. All capital assets are valued at historical cost or estimated historical cost if actual amounts are unavailable. Donated fixed assets are recorded at their estimated fair value at the date of donation.

Additions to and replacements of capital assets of business-type activities are recorded at original cost, which includes material, labor, overhead, and an allowance for the cost of funds used during construction when significant. The cost of renewals and betterments relating to retirement units is added to plant accounts. The cost of property replaced, retired or otherwise disposed of, is deducted from plant accounts and, generally, together with removal costs less salvage, is charged to accumulated depreciation.

Depreciation and amortization of all exhaustible capital assets is recorded as an allocated expense in the statement of activities, with accumulated depreciation and amortization reflected in the statement of net position. Depreciation and amortization is provided over the assets' estimated useful lives using the straight-line method. The range of estimated useful lives by type of asset is as follows:

Buildings	20-50 Years
Land Improvements	10-50 Years
Machinery and Equipment	5-50 Years
Intangible Asset	4-20 Years
Utility System	4-100 Years
Infrastructure	25-75 Years

CITY OF NEW BERLIN

NOTES TO FINANCIAL STATEMENTS As of and for the Year Ended December 31, 2021

NOTE I – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (cont.)

D. ASSETS, DEFERRED OUTFLOWS OF RESOURCES, LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND NET POSITION OR EQUITY (cont.)

5. Capital Assets (cont.)

Financial Statements

In the fund financial statements, capital assets used in governmental fund operations are accounted for as capital outlay expenditures of the governmental fund upon acquisition. Capital assets used in proprietary fund operations are accounted for the same way as in the government-wide statements.

6. Deferred Outflows of Resources

A deferred outflow of resources represents a consumption of net position/fund balance that applies to a future period and will not be recognized as an outflow of resources (expense/expenditure) until that future time.

A deferred charge on refunding arises from advance refunding of debt. The difference between the cost of the securities placed in trust for future payments of the refunded debt and the net carrying value of that debt is deferred and amortized as a component of interest expense over the shorter of the term of the refunding issue or the original term of the refunded debt. The unamortized amount is reported as a deferred outflow of resources in the government-wide and proprietary fund statements.

7. Compensated Absences

Under terms of employment, employees are granted sick leave and vacations in varying amounts. Only benefits considered to be vested are disclosed in these statements.

All vested vacation and sick leave pay is accrued when incurred in the government-wide and proprietary financial statements. A liability for these amounts is reported in governmental funds only if they have matured, for example, as a result of employee resignations and retirements, and are payable with expendable available resources.

Payments for vacation and sick leave will be made at rates in effect when the benefits are used. Accumulated vacation and sick leave liabilities at December 31, 2021 are determined on the basis of current salary rates and include salary related payments.

CITY OF NEW BERLIN

NOTES TO FINANCIAL STATEMENTS As of and for the Year Ended December 31, 2021

NOTE I – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (cont.)

D. ASSETS, DEFERRED OUTFLOWS OF RESOURCES, LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND NET POSITION OR EQUITY (cont.)

8. Long-Term Obligations/Conduit Debt

All long-term obligations to be repaid from governmental and business-type resources are reported as liabilities in the government-wide statements. The long-term obligations consist primarily of notes and bonds payable, accrued compensated absences and net pension and OPEB liabilities.

Long-term obligations for governmental funds are not reported as liabilities in the fund financial statements. The face value of debts (plus any premiums) is reported as other financing sources and payments of principal and interest are reported as expenditures. The accounting in proprietary funds is the same as it is in the government-wide statements.

For the government-wide statements and proprietary fund statements, bond premiums and discounts are amortized over the life of the issue using the effective interest method. The balance at year end is shown as an increase or decrease in the liability section of the statement of net position.

The city has approved the issuance of industrial revenue bonds (IRB) for the benefit of private business enterprises. IRB's are secured by mortgages or revenue agreements on the associated projects, and do not constitute indebtedness of the city. Accordingly, the bonds are not reported as liabilities in the accompanying financial statements. The total amount of IRB's outstanding at the end of the year is \$5,038,175, made up of two issues.

9. Deferred Inflows of Resources

A deferred inflow of resources represents an acquisition of net position/fund balance that applies to a future period and therefore will not be recognized as an inflow of resources (revenue) until that future time.

10. Equity Classifications

Government-Wide Statements

Equity is classified as net position and displayed in three components:

- a. Net investment in capital assets – Consists of capital assets including restricted capital assets, net of accumulated depreciation and reduced by the outstanding balances (excluding unspent debt proceeds) of any bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, or improvement of those assets.
- b. Restricted net position – Consists of net position with constraints placed on their use either by 1) external groups such as creditors, grantors, contributors, or laws or regulations of other governments or, 2) law through constitutional provisions or enabling legislation.

CITY OF NEW BERLIN

NOTES TO FINANCIAL STATEMENTS As of and for the Year Ended December 31, 2021

NOTE I – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (cont.)

D. ASSETS, DEFERRED OUTFLOWS OF RESOURCES, LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND NET POSITION OR EQUITY (cont.)

10. Equity Classifications (cont.)

- c. Unrestricted net position – All other net positions that do not meet the definition of “restricted” or “net investment in capital assets.”

When both restricted and unrestricted resources are available for use, it is the city’s policy to use restricted resources first, and then unrestricted resources as they are needed.

Fund Statements

Governmental fund balances displayed as follows:

- a. Non-spendable – Includes fund balance amounts that cannot be spent either because they are not in spendable form or because legal or contractual requirements require them to be maintained intact.
- b. Restricted – Consists of fund balances with constraints placed on their use either by 1) external groups such as creditors, grantors, contributors, or laws or regulations of other governments or, 2) law through constitutional provisions or enabling legislation.
- c. Committed – Includes fund balance amounts that are constrained for specific purposes that are internally imposed by the government through formal action of the highest level of decision making authority. Fund balance amounts are committed through a formal action (resolution) of the City. This formal action must occur prior to the end of the reporting period, but the amount of the commitment, which will be subject to the constraints, may be determined in the subsequent period. Any changes to the constraints imposed require the same formal action of the City that originally created the commitment.
- d. Assigned – Includes spendable fund balance amounts that are intended to be used for specific purposes that do not meet the criteria to be classified as restricted or committed. The City Council has, by resolution, adopted a financial policy authorizing the Mayor and the Director of Finance to assign amounts for a specific purpose. Assignments may take place after the end of the reporting period.
- e. Unassigned – Includes residual positive fund balance within the general fund which has not been classified within the other above mentioned categories. Unassigned fund balance may also include negative balances for any governmental fund if expenditures exceed amounts restricted, committed or assigned for those purposes.

Propriety fund equity is classified the same as in the government-wide statements.

The City considers restricted amounts to be spent first when both restricted and unrestricted fund balance is available unless there are legal documents/contracts that prohibit doing this, such as in grant agreements requiring dollar for dollar spending. Additionally, the city would first use committed, then assigned and lastly unassigned amounts of unrestricted fund balance when expenditures are made.

CITY OF NEW BERLIN

NOTES TO FINANCIAL STATEMENTS As of and for the Year Ended December 31, 2021

NOTE I – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (cont.)

D. ASSETS, DEFERRED OUTFLOWS OF RESOURCES, LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND NET POSITION OR EQUITY (cont.)

10. Equity Classifications (cont.)

Fund Statements (cont.)

The City has a formal minimum fund balance policy. That policy is to maintain a working capital reserve to pay for needs caused by unforeseen emergencies. This reserve will be maintained at a minimum of not less than fifteen percent of the subsequent year's general fund budgeted expenditures. The balance at year end was \$6,396,523 or 15.0%, and is included in unassigned general fund balance.

11. Pension

For purposes of measuring the net pension liability (asset), deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the Wisconsin Retirement System (WRS) and additions to/deductions from WRS' fiduciary net position have been determined on the same basis as they are reported by WRS. For this purpose, benefit payments (including refund of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

12. Other Postemployment Benefits (OPEB)

For purposes of measuring the net OPEB liability, deferred outflows of resources and deferred inflows of resources related to OPEB, and OPEB expense, information about the fiduciary net position of the City OPEB Plan and additions to/deductions from the City OPEB Plan's fiduciary net position have been determined on the same basis as they are reported by the City Plan. For this purpose, the City OPEB Plan recognizes benefit payments when due and payable in accordance with the benefit terms. Investments are reported at fair value, except for money market investments and participating interest-earning investment contracts that have a maturity at the time of purchase of one year or less, which are reported at cost.

CITY OF NEW BERLIN

NOTES TO FINANCIAL STATEMENTS As of and for the Year Ended December 31, 2021

NOTE II – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS

A. EXPLANATION OF CERTAIN DIFFERENCES BETWEEN THE GOVERNMENTAL FUND BALANCE SHEET AND THE STATEMENT OF NET POSITION

The governmental fund balance sheet includes reconciliation between *fund balance – total governmental funds* and *net position – governmental activities* as reported in the government-wide statement of net position. One element of that reconciliation explains “other long-term assets that are not available to pay for current period expenditures and therefore are unavailable in the funds”. The details of this difference are as follows:

Special Assessments	\$ 14,159
Subsequent period collections	<u>202,781</u>
Combined Adjustment for unavailable revenue	<u>\$ 216,940</u>

Long-term liabilities applicable to the city's governmental activities are not due and payable in the current period, and accordingly, are not reported as fund liabilities. Interest on long-term debt is not accrued in governmental funds, but rather is recognized as an expenditure when due. All liabilities—both current and long-term—are reported in the statement of net position.

Bonds and notes payable	\$ 68,379,881
Intergovernmental Agreement	1,333,333
Compensated absences	1,629,240
Net OPEB obligation	5,510,213
Accrued interest	410,746
Lease payable	397,997
Unamortized debt premium (to be amortized over life of debt)	<u>2,668,101</u>
Combined Adjustment for Long-Term Liabilities	<u>\$ 80,329,511</u>

CITY OF NEW BERLIN

NOTES TO FINANCIAL STATEMENTS As of and for the Year Ended December 31, 2021

NOTE II – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (cont.)

B. EXPLANATION OF CERTAIN DIFFERENCES BETWEEN THE GOVERNMENTAL FUND STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES AND THE GOVERNMENT-WIDE STATEMENT OF ACTIVITIES

The governmental fund statement of revenues, expenditures, and changes in fund balances includes reconciliation between *net changes in fund balances – total governmental funds* and *changes in net position of governmental activities* as reported in the government-wide statement of activities. One element of that reconciliation explains, “Revenues are reported in the governmental funds when current financial resources are available, but are recognized when earned in the statement of activities.” The details of this difference are as follows:

Subsequent period collections	\$ (202,781)
Current period collections	<u>148,883</u>
Net adjustment to decrease <i>net changes in fund balances – total governmental funds</i> to arrive at <i>changes in net position of governmental activities</i>	<u>\$ (53,898)</u>

Another element of that reconciliation states “the issuance of long-term debt (e.g., bonds, leases) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position.” Also, governmental fund report the effect of premiums, discounts, and similar items when debt is first issued, whereas these amounts are amortized in the statement of activities. The details of this \$13,314,076 difference are as follows:

Debt issued or incurred:	
Issuance of general obligation bonds	\$ (9,550,000)
Issuance of general obligation notes	(19,325,000)
State Trust Fund Loan	(5,100,000)
Issuance of capital lease	(343,512)
Premium from sale of bonds, net of amortization	(1,817,767)
Principal repayments:	
General obligation debt	17,679,878
State Trust Fund Loan	5,100,000
Capital lease	<u>42,325</u>
Net adjustment to decrease <i>net changes in fund balances – total governmental funds</i> to arrive at <i>changes in net position of governmental activities</i>	<u>\$ (13,314,076)</u>

CITY OF NEW BERLIN

NOTES TO FINANCIAL STATEMENTS As of and for the Year Ended December 31, 2021

NOTE II – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (cont.)

B. EXPLANATION OF CERTAIN DIFFERENCES BETWEEN THE GOVERNMENTAL FUND STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES AND THE GOVERNMENT-WIDE STATEMENT OF ACTIVITIES (cont.)

Another element of that reconciliation states, “Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.” The details of this \$3,130,551 difference are as follows:

Compensated absences	\$ 92,952
Net pension asset	4,262,225
Deferred outflows related to pension	4,076,133
Deferred inflows related to pension	(5,709,305)
Intergovernment Agreement	666,667
Net OPEB obligation	(17,026)
Deferred outflows related to OPEB	(18,710)
Deferred inflows related to OPEB	21,649
Accrued interest	<u>(244,034)</u>
Net adjustment to decrease <i>net changes in fund balances – total governmental funds</i> to arrive at <i>changes in net position of governmental activities</i>	<u>\$ 3,130,551</u>

CITY OF NEW BERLIN

NOTES TO FINANCIAL STATEMENTS As of and for the Year Ended December 31, 2021

NOTE III – STEWARDSHIP, COMPLIANCE, AND ACCOUNTABILITY

A. BUDGETARY INFORMATION

Budgetary information is derived from the annual operating budget and is presented using the same basis of accounting for each fund as described in Note I C. except that actual (non-GAAP) expenditures presented reflect actual (GAAP) expenditures adjusted for expenditures liquidated under the prior period budget and encumbrances expected to be liquidated under the current period budget.

A budget has been adopted for the general, special revenue, and debt service funds. Budgets have not been formally adopted for capital project funds, except for the Equipment and Equipment Replacement Funds.

The budgeted amounts presented include any amendments made during the year. Transfers between departments and changes to the overall budget must be approved by a two-thirds council action. There were no supplemental appropriations during the year. Appropriations lapse at year-end unless specifically carried over. Carryovers to the following year were not material. Budgets are adopted at the fund level of expenditure.

B. EXCESS EXPENDITURES OVER APPROPRIATIONS

<u>Fund</u>	<u>Budget Expenditures</u>	<u>Actual Expenditures</u>	<u>Excess Expenditures Over Budget</u>
Special Revenue Funds			
Park and Open Space Fund	\$ -	\$ 18,638	\$ 18,638
Impact Fee Fund	-	716	716
Fourth of July Fund	53,383	80,359	26,976
Concession Stand Fund	8,691	12,816	4,125
Police Fund	73,250	177,072	103,822
Building Maintenance Fund	30,000	48,075	18,075
Tax Increment District Fund	300	681,220	680,920
Grant Fund	5,000	57,793	52,793
Library Fund	10,000	26,659	16,659
Capital Projects Fund			
Equipment Fund	-	114,936	114,936
Debt Service Fund	8,480,037	24,029,704	15,549,667

The city controls expenditures at the department level. Some individual departments and funds experienced expenditures, which exceeded appropriations. The detail of those items can be found in the city's year-end budget to actual report.

CITY OF NEW BERLIN

NOTES TO FINANCIAL STATEMENTS As of and for the Year Ended December 31, 2021

NOTE III – STEWARDSHIP, COMPLIANCE, AND ACCOUNTABILITY (cont.)

C. LIMITATIONS ON THE CITY TAX LEVY

Wisconsin law limits the city's future tax levies. Generally, the city is limited to its prior tax levy dollar amount (excluding TIF districts), increased by the greater of the percentage change in the city's equalized value due to new construction, or zero percent. Changes in debt service from one year to the next are generally exempt from this limit with certain exceptions. The city is required to reduce its allowable levy by the estimated amount of fee revenue it collects for certain services, if those services were funded in 2013 by the property tax levy. Levies can be increased above the allowable limits if the amount is approved by referendum.

CITY OF NEW BERLIN

NOTES TO FINANCIAL STATEMENTS As of and for the Year Ended December 31, 2021

NOTE IV – DETAILED NOTES ON ALL FUNDS

A. DEPOSITS AND INVESTMENTS

Cash equivalents and investments as shown on the city's Statement of Net Position are subject to the following risks:

	<u>Carrying Value</u>	<u>Bank Balance</u>	<u>Associated Risks</u>
Petty Cash	\$ 3,410	\$ -	N/A
Money market account	26,299,521	4,419,793	Custodial credit
Money market mutual fund	188,261	188,261	Credit and interest rate
Municipal securities	2,862,883	2,862,883	Custodial credit, credit, interest rate and concentration of credit
U.S. Government agency securities	6,886,878	6,886,878	Custodial credit, credit, interest rate and concentration of credit
U.S. Government treasury securities	986,412	986,412	Custodial credit and interest rate
Certificates of deposit - negotiable	4,363,399	4,363,399	Custodial Credit, interest rate and concentration of credit
Local government investment pool	<u>75,405,628</u>	<u>75,405,628</u>	Credit
Total Cash and investments	<u>\$ 116,996,392</u>	<u>\$ 95,113,254</u>	
Reconciliation to financial statements			
Per Statement of Net Position			
Cash and investment	\$ 65,860,649		
Restricted - cash and investment	464,942		
Per statement of fiduciary net position:			
Custodial funds	<u>50,670,801</u>		
Total	<u>\$ 116,996,392</u>		

CITY OF NEW BERLIN

NOTES TO FINANCIAL STATEMENTS As of and for the Year Ended December 31, 2021

NOTE IV – DETAILED NOTES ON ALL FUNDS (cont.)

A. *DEPOSITS AND INVESTMENTS* (cont.)

Deposits in each local and area bank are insured by the FDIC in the amount of \$250,000 for time and savings accounts (including NOW accounts) and \$250,000 for demand deposit accounts (interest-bearing and noninterest-bearing). In addition, if deposits are held in an institution outside of the state in which the government is located, insured amounts are further limited to a total of \$250,000 for the combined amount of all deposit accounts.

Bank accounts are also insured by the State Deposit Guarantee Fund in the amount of \$400,000. However, due to the nature of this fund, recovery of material principal losses may not be significant to individual municipalities. This coverage has not been considered in computing custodial credit risk.

Investments are stated at fair value, which is the amount at which an investment could be exchanged in a current transaction between willing parties. Fair values are based on methods and inputs outlined later in this note. No investments are reported at amortized cost. Adjustments necessary to record investments at fair value are recorded in the operating statement as increases or decreases in investment income. Investment income on commingled investments of municipal accounting funds is allocated based on average balances. The difference between the bank balance and carrying value is due to outstanding checks and/or deposits in transit.

The Wisconsin Local Government Investment Pool (LGIP) is part of the State Investment Fund (SIF), and is managed by the State of Wisconsin Investment Board. The SIF is not registered with the Securities and Exchange Commission, but operates under the statutory authority of Wisconsin Chapter 25. The SIF reports the fair value of its underlying assets annually. Participants in the LGIP have the right to withdraw their funds in total on one day's notice. At December 31, 2021 the fair value of the city's share of the LGIP's assets was substantially equal to the amount as reported in these statements

Wisconsin Statute 66.0603 authorizes the City to invest in the following type of instruments:

1. Time deposits in any credit union, bank, savings bank or trust company.
2. Bonds or securities of any county, city, drainage district, technical college district, village, town, or school district of the state. Also, bonds issued by a local exposition district, a local professional baseball park district, a local professional football stadium district, a local cultural arts district, the University of Wisconsin Hospitals and Clinics Authority or the Wisconsin Aerospace Authority.
3. Bonds or securities issued or guaranteed by the federal government.
4. The local government investment pool.
5. Any security maturing in seven years or less and having the highest or second highest rating category of a nationally recognized rating agency.
6. Securities of an open-end management investment company or investment trust, subject to various conditions and investment options.
7. Repurchase agreements with public depositories, with certain conditions.

CITY OF NEW BERLIN

NOTES TO FINANCIAL STATEMENTS As of and for the Year Ended December 31, 2021

NOTE IV – DETAILED NOTES ON ALL FUNDS (cont.)

A. DEPOSITS AND INVESTMENTS (cont.)

The City of New Berlin has adopted an investment policy. The investment policy limits investments to the following:

- U.S. Treasury obligations with maturities not exceeding five years from trade settlement date.
- Federal instrumentalities with maturities not exceeding five years from trade settlement date.
- Local government investment pools meeting Wisconsin statute 25.50 or 66.0301.
- Repurchase agreements with the city's deposit bank collateralized with 102% of market value of principal and accrued interest.
- Interest-bearing certificates of deposit collateralized with 102% of market value of principal and accrued interest.
- Commercial securities of the highest or second highest ratings.

PMA Financial Network, Inc. is the administrator for the Wisconsin Investment Series Cooperative (WISC). The investment manager for WISC is PMA Financial Network, Inc. The WISC is not registered with the Securities and Exchange Commission, but invests its funds in accordance with applicable Wisconsin statutes. The WISC has the characteristics of a mutual fund and accordingly, reports the value of its underlying assets at fair value. At December 31, 2021, the City's share of the WISC's assets was substantially equal to the amount reported above.

The city categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs. The valuation method for recurring fair value measurements of investments is the quoted market prices approach.

The City's investments are categorized are as follows:

Investment Type	December 31, 2021			
	Level 1	Level 2	Level 3	Total
U.S. Govt Agencies	\$ -	\$ 6,886,878	\$ -	\$ 6,886,878
U.S. Govt Treasury	-	986,412	-	986,412
Municipal Securities	-	2,862,883	-	2,862,883
Certificates of Deposit - negotiable	-	4,363,399	-	4,363,399
Money market mutual fund	188,261	-	-	188,261
Total	<u>\$ 188,261</u>	<u>\$ 15,099,572</u>	<u>\$ -</u>	<u>\$ 15,287,833</u>

CITY OF NEW BERLIN

NOTES TO FINANCIAL STATEMENTS As of and for the Year Ended December 31, 2021

NOTE IV – DETAILED NOTES ON ALL FUNDS (cont.)

A. DEPOSITS AND INVESTMENTS (cont.)

Custodial Credit Risk – Deposits: Is the risk that in the event of a financial institution failure, the city's deposits may not be returned to the city. The carrying value for deposits was \$26,299,521 and the bank's carrying value was \$4,419,793. To meet current obligations, deposits are maintained in overnight repurchase agreements and transferred to a master control bank account as checks are presented for payment.

As of December 31, 2021, \$1,323,554 of the City's total demand deposit bank balances of \$4,419,793 was uninsured and uncollateralized.

Custodial Credit Risk – Investments: Is the risk that in the event of the failure of the counterparty, the city will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. All investments exposed to custodial risk are held by the city's agent in the city's name.

Interest Rate Risk – Is the risk that changes in interest rates will adversely affect the value of an investment. As a means of limiting its exposure to fair value losses arising from rising interest rates, the city's investment policy limits the maturity of any security to no more than five years from the date of purchase or in accordance with state and local statutes and ordinances, whichever is less. In addition, the policy indicates that the investment portfolio should be structured so that securities mature to meet cash requirements for ongoing operations, thereby avoiding the need to sell securities on the open market prior maturity. The policy also states that with the exception of U.S. Treasury securities and authorized pools, no more than 50% of the city's total investment portfolio will be invested in a single security type.

The city had the following investments and maturities as of December 31, 2021:

	Fair Value	Investment Maturities (in years)		
		Less than 1	1-3	3-5
U.S. Government agency securities	\$ 6,886,878	\$ 815,512	\$ 3,716,418	\$ 2,354,948
U.S. Government treasury securities	986,412	-	986,412	-
Certificates of Deposit - negotiable	4,363,399	1,160,701	3,024,754	177,944
Money Market Mutual Fund	188,261	188,261	-	-
Municipal Securities	2,862,883	949,139	1,785,462	128,282
Total investments	<u>\$ 15,287,833</u>	<u>\$ 3,113,613</u>	<u>\$ 9,513,046</u>	<u>\$ 2,661,174</u>

Credit Risk: Credit risk is the risk that an issuer or other counterparty to an investment will not fulfill its obligation. The city's investment policy minimizes credit risk by limiting investments to the safest type of securities and diversifying the investment portfolio. The policy also states that with the exception of U.S. Treasury securities and authorized pools, no more than 50% of the city's total investment portfolio will be invested with a single financial institution.

CITY OF NEW BERLIN

NOTES TO FINANCIAL STATEMENTS As of and for the Year Ended December 31, 2021

NOTE IV – DETAILED NOTES ON ALL FUNDS (cont.)

A. DEPOSITS AND INVESTMENTS (cont.)

As of December 31, 2021, the city's investments in municipal securities, U.S. government agency securities and repurchase agreement were rated Aa1, Aaa and Aaa, respectively, by Moody's Investor Services.

The Local Government Investment Pool and negotiable certificates of deposit are not rated.

Concentration of Credit Risk: Is the risk of loss attributed to the magnitude of the city's investment in a single issuer. At December 31, 2021 none of the City's investments in a single issuer exceeded 5%.

CITY OF NEW BERLIN

NOTES TO FINANCIAL STATEMENTS As of and for the Year Ended December 31, 2021

NOTE IV – DETAILED NOTES ON ALL FUNDS (cont.)

B. RECEIVABLES

Receivables as of year-end for the city's individual major funds, non-major funds and fiduciary funds, including the applicable allowances for uncollectible accounts, are detailed on the governmental funds' balance sheet, proprietary funds' statement of net position and the fiduciary fund's statement of fiduciary net position. All amounts are expected to be collected within one year except for \$29,085 and \$14,159 reported in the general fund and non-major governmental funds respectively.

Governmental funds report *unavailable or unearned revenue* in connection with receivables for revenues that are not considered to be available to liquidate liabilities of the current period. Property taxes levied for the subsequent year are not earned and cannot be used to liquidate liabilities of the current period. Governmental funds also defer revenue recognition in connection with resources that have been received, but not yet earned. At the end of the current fiscal year, the various components of *unavailable revenue and unearned revenue* reported in the governmental funds were as follows:

	<u>Unearned</u>	<u>Unavailable</u>
Property taxes receivable for subsequent year	\$ 30,283,089	\$ -
Special assessments not yet due	-	14,159
Subsequent period prepayments	2,083,383	-
Subsequent period collections	250	202,781
Special charges on tax roll	<u>1,905,982</u>	<u>-</u>
Total Unearned/Unavailable Revenue for Governmental Funds	<u>\$ 34,272,704</u>	<u>\$ 216,940</u>
Unearned revenue included in liabilities	\$ 2,083,383	
Unearned revenue included in deferred inflows	<u>32,189,321</u>	
Total Unearned Revenue for Governmental Funds	<u>\$ 34,272,704</u>	

C. RESTRICTED ASSETS

The following represent the balances of the restricted assets:

Equipment Replacement Account

The wastewater utility established an equipment replacement account to be used for significant mechanical equipment replacement as required by the Wisconsin Department of Natural Resources. The balance of this account is \$464,942.

Net Pension Asset

Restricted assets have been reported in connection with the net pension asset balance since this balance must be used to fund employee benefits.

CITY OF NEW BERLIN

NOTES TO FINANCIAL STATEMENTS As of and for the Year Ended December 31, 2021

NOTE IV – DETAILED NOTES ON ALL FUNDS (cont.)

D. CAPITAL ASSETS

Capital asset activity for the year ended December 31, 2021 was as follows:

	Beginning Balance	Additions	Deletions	Ending Balance
Governmental Activities				
Capital assets not being depreciated/amortized:				
Land	\$ 18,096,303	\$ 103,757	\$ (281,324)	\$ 17,918,736
Construction in progress	1,471,232	7,395,715	(1,256,660)	7,610,287
Total Capital Assets				
Not Being Depreciated/Amortized	19,567,535	7,499,472	(1,537,984)	25,529,023
Capital Assets Being Depreciated/Amortized				
Land improvements	4,794,980	241,638	(13,250)	5,023,368
Buildings	34,068,579	-	(597,600)	33,470,979
Machinery and equipment	27,536,203	5,231,704	(1,379,115)	31,388,792
Roads	97,861,755	4,176,806	(308,855)	101,729,706
Sidewalks/Bikepaths	3,876,995	29,178	-	3,906,173
Street lighting	2,216,794	176,525	-	2,393,319
Intangible assets	1,823,206	-	(15,764)	1,807,442
Easements	30,000	-	-	30,000
Total Capital Assets				
Being Depreciated/Amortized	172,208,512	9,855,851	(2,314,584)	179,749,779
Less: Accumulated Depreciation/Amortization for:				
Land improvements	(2,053,974)	(170,812)	13,250	(2,211,536)
Buildings	(13,936,043)	(716,534)	262,944	(14,389,633)
Machinery and equipment	(14,412,771)	(1,748,965)	1,312,719	(14,849,017)
Roads	(71,193,557)	(962,189)	289,852	(71,865,894)
Sidewalks/Bikepaths	(2,236,110)	(135,474)	-	(2,371,584)
Street lighting	(473,979)	(65,859)	-	(539,838)
Intangible assets	(1,291,991)	(128,622)	15,764	(1,404,849)
Total Accumulated Depreciation/Amortization	(105,598,425)	(3,928,455)	1,894,529	(107,632,351)
Net Capital Assets				
Being Depreciated/Amortized	66,610,087	5,927,396	(420,055)	72,117,428
Governmental Activities				
Capital Assets, Net of				
Accumulated Depreciation/Amortization	\$ 86,177,622	\$ 13,426,868	\$ (1,958,039)	\$ 97,646,451

CITY OF NEW BERLIN

NOTES TO FINANCIAL STATEMENTS As of and for the Year Ended December 31, 2021

NOTE IV – DETAILED NOTES ON ALL FUNDS (cont.)

D. CAPITAL ASSETS (cont.)

Depreciation/Amortization expense was charged to functions as follows:

Governmental Activities

General government	\$ 338,501
Protection of persons and property	961,612
Highway and transportation, which includes the depreciation of infrastructure	1,584,656
Library	374,806
Parks and recreation	668,880
Total Governmental Activities Depreciation/Amortization Expense	<u>\$3,928,455</u>

CITY OF NEW BERLIN

NOTES TO FINANCIAL STATEMENTS As of and for the Year Ended December 31, 2021

NOTE IV – DETAILED NOTES ON ALL FUNDS (cont.)

D. CAPITAL ASSETS (cont.)

	Beginning Balance	Additions	Deletions	Ending Balance
Business-type Activities				
Capital assets not being depreciated/amortized:				
Land	\$ 1,426,010	\$ -	\$ -	\$ 1,426,010
Construction in progress	-	489,600	(288,577)	201,023
Total Capital Assets				
Not Being Depreciated/Amortized	1,426,010	489,600	(288,577)	1,627,033
Capital Assets Being Depreciated/Amortized				
Intangible asset	1,500,000	-	-	1,500,000
Buildings	4,598,022	98,041	(16,703)	4,679,360
Machinery and equipment	7,026,422	297,532	(252,829)	7,071,125
Wastewater infrastructure	57,828,928	101,293	-	57,930,221
Water Infrastructure	54,332,217	688,494	(167,257)	54,853,454
Water Resource infrastructure	35,007,783	1,233,183	-	36,240,966
Total Capital Assets				
Being Depreciated/Amortized	160,293,372	2,418,543	(436,789)	162,275,126
Less: Accumulated Depreciation/Amortization				
Intangible asset	(900,000)	(75,000)	-	(975,000)
Buildings	(1,938,972)	(142,564)	16,703	(2,064,833)
Machinery and equipment	(4,833,983)	(512,676)	203,115	(5,143,544)
Wastewater infrastructure	(15,580,766)	(693,918)	-	(16,274,684)
Water Infrastructure	(18,341,840)	(971,251)	158,570	(19,154,521)
Water Resource infrastructure	(12,329,895)	(504,854)	-	(12,834,749)
Total Accumulated Depreciation/Amortization	(53,925,456)	(2,900,263)	378,388	(56,447,331)
Net Capital Assets				
Being Depreciated/Amortized	106,367,916	(481,720)	(58,401)	105,827,795
Business-Type Activities				
Capital Assets, Net of Accumulated Depreciation/Amortization	\$ 107,793,926	\$ 7,880	\$ (346,978)	\$ 107,454,828

CITY OF NEW BERLIN

NOTES TO FINANCIAL STATEMENTS As of and for the Year Ended December 31, 2021

NOTE IV – DETAILED NOTES ON ALL FUNDS (cont.)

D. CAPITAL ASSETS (cont.)

Depreciation/Amortization expense was charged to functions as follows:

Business-Type Activities

Water	\$ 1,237,948
Wastewater	886,480
Water Resource Management	<u>517,826</u>
Total Business-Type Activities	
Depreciation Expense	<u>\$ 2,642,254</u>

Depreciation/amortization expense may be different from business-type activity accumulated depreciation additions because of joint metering, salvage, cost of removal, internal allocations, or costs associated with the disposal of assets.

E. INTERFUND RECEIVABLES/PAYABLES, ADVANCES AND TRANSFERS

The following is a schedule of interfund receivables and payables including any overdrafts on pooled cash and investment accounts:

<u>Receivable Fund</u>	<u>Payable Fund</u>	<u>Amount</u>
General Fund	Water Resource Management Fund	\$ 54,863
General Fund	Wastewater Fund	77,571
General Fund	Water Fund	135,086
Water Fund	General Fund	481,951
Wastewater Fund	General Fund	522,930
Water Resource Management Fund	General Fund	<u>72,973</u>

Total Fund Financial Statements	1,345,374
Less: Fund Eliminations	(31,042)
Less: Government-Wide Eliminations	<u>(2,093,624)</u>

Total Internal Balances - Government-Wide	
Statement of Net Position	<u>\$ (779,292)</u>

<u>Receivable Fund</u>	<u>Payable Fund</u>	<u>Amount</u>
Governmental Activities	Business-type Activities	\$ 267,520
Business-type Activities	Governmental Activities	<u>(1,046,812)</u>

Total Government-Wide Financial Statements	<u>\$ (779,292)</u>
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CITY OF NEW BERLIN

NOTES TO FINANCIAL STATEMENTS As of and for the Year Ended December 31, 2021

NOTE IV – DETAILED NOTES ON ALL FUNDS (cont.)

E. INTER-FUND RECEIVABLES/PAYABLES, ADVANCES AND TRANSFERS (cont.)

The principal purpose of these inter-funds is the collection of delinquent utility bills on the tax roll. All remaining balances resulted from the time lag between the dates that (1) inter-fund goods and services are provided or reimbursable expenditures occur, (2) transactions are recorded in the accounting system, and (3) payments between funds are made. All amounts are due within one year.

For the statement of net position, inter-fund balances which are owed within the governmental activities or business-type activities are netted and eliminated.

The following is a schedule of inter-fund advances:

<u>Receivable Fund</u>	<u>Payable Fund</u>	<u>Interest Rate</u>	<u>Amount</u>	<u>Amount Due Within One Year</u>
Wastewater Utility	Water Resource	2.00-3.00%	\$55,000	\$ 55,000
Wastewater Utility	Water Resource	2.00-3.00%	165,000	55,000
Total Fund Financial Statements			220,000	
Less: Government-Wide Eliminations			(220,000)	
Total Government-Wide Financial Statements			\$ -	

The principal purpose of these inter-fund advances was to refund outstanding water utility debt and provide financing for water resource management projects.

Repayment schedule for advances follows:

<u>Year</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2022	\$ 110,000	\$ 6,600	\$ 116,600
2023	55,000	3,300	58,300
2024	55,000	1,650	56,650
	<u>\$ 220,000</u>	<u>\$ 11,550</u>	<u>\$ 231,550</u>

CITY OF NEW BERLIN

NOTES TO FINANCIAL STATEMENTS As of and for the Year Ended December 31, 2021

NOTE IV – DETAILED NOTES ON ALL FUNDS (cont.)

E. INTER-FUND RECEIVABLES/PAYABLES, ADVANCES AND TRANSFERS (cont.)

The following is a schedule of inter-fund transfers:

<u>Transfer In</u>	<u>Transfer Out</u>	<u>Purpose</u>	<u>Amount</u>
General Fund	Special Revenue Fund		
	Golf Course	Tax Stabilization transfer	\$ 135,000
	Enterprise Fund		
	Water Utility	Tax equivalent payment	703,301
	Wastewater Utility	Tax equivalent payment	15,180
Debt Service Fund	Special Revenue Fund		
	Golf Course	Debt service costs	499,325
	Impact Fee Fund	Debt service costs	55,000
	Tax increment Fund	Debt service costs	90,263
Capital Projects Fund	Capital Projects Fund		
Equipment Replacement Fund	General Fund	Equipment Replacement	175,000
Internal Service Fund	General Fund	Operating transfer	<u>8,656</u>
Subtotal - Fund Financial Statements			1,681,725
Less: Capital assets contributed to Enterprise Funds			(750,624)
Less: Fund eliminations			<u>(963,244)</u>
Total Transfers - Government-Wide Statement of Activities			<u>\$ (32,143)</u>
<u>Transfer In</u>	<u>Transfer Out</u>		<u>Amount</u>
Governmental Activities	Business-type Activities		\$ 718,481
Business-type Activities	Governmental Activities		<u>(750,624)</u>
			<u>\$ (32,143)</u>

Generally, transfers are used to (1) move revenues from the fund that collects them to the fund that the budget requires to expend them, (2) move receipts restricted to debt service from the funds collecting the receipts to the debt service fund, and (3) use unrestricted revenues collected in the general fund to finance various programs accounted for in other funds in accordance with budgetary authorizations.

CITY OF NEW BERLIN

NOTES TO FINANCIAL STATEMENTS As of and for the Year Ended December 31, 2021

NOTE IV – DETAILED NOTES ON ALL FUNDS (cont.)

F. LONG-TERM OBLIGATIONS

General Obligation Debt

Long-term obligations activity for the year ended December 31, 2021 was as follows:

	Beginning Balance	Increases	Decreases	Ending Balance	Amounts Due Within One Year
Governmental Activities					
Bonds and Notes Payable					
General obligation debt	\$ 57,184,759	\$ 33,975,000	\$ 22,779,878	\$ 68,379,881	\$ 7,124,881
Add/Subtract deferred amounts for					
Bond premium	850,334	2,227,899	410,132	2,668,101	-
Total bonds/notes payable	<u>58,035,093</u>	<u>36,202,899</u>	<u>23,190,010</u>	<u>71,047,982</u>	<u>7,124,881</u>
Other Liabilities					
Capital leases	96,810	343,512	42,325	397,997	121,789
Intergovernmental Agreement	2,000,000	-	666,667	1,333,333	666,667
Net OPEB obligation	5,493,187	17,026	-	5,510,213	-
Compensated absences	1,722,192	1,629,240	1,722,192	1,629,240	1,629,240
Total Other Liabilities	<u>9,312,189</u>	<u>1,989,778</u>	<u>2,431,184</u>	<u>8,870,783</u>	<u>2,417,696</u>
Total Governmental Activities Long-Term Liabilities	<u>\$ 67,347,282</u>	<u>\$ 38,192,677</u>	<u>\$ 25,621,194</u>	<u>\$ 79,918,765</u>	<u>\$ 9,542,577</u>
Business-Type Activities					
General obligation bonds	\$ 1,890,000	\$ -	\$ 1,890,000	\$ -	\$ -
General obligation notes	-	1,290,000	-	1,290,000	415,000
Revenue bonds from direct placements	2,916,547	-	137,615	2,778,932	140,242
Add/Subtract deferred amounts for					
Bond premium	35,937	112,515	35,937	112,515	-
Total bonds/notes payable	<u>4,842,484</u>	<u>1,402,515</u>	<u>2,063,552</u>	<u>4,181,447</u>	<u>555,242</u>
Other Liabilities					
Net OPEB obligation	554,142	-	14,633	539,509	-
Total Other Liabilities	<u>554,142</u>	<u>-</u>	<u>14,633</u>	<u>539,509</u>	<u>-</u>
Total Business Type Activities Long-Term Liabilities	<u>\$ 5,396,626</u>	<u>\$ 1,402,515</u>	<u>\$ 2,078,185</u>	<u>\$ 4,720,956</u>	<u>\$ 555,242</u>

CITY OF NEW BERLIN

NOTES TO FINANCIAL STATEMENTS As of and for the Year Ended December 31, 2021

NOTE IV – DETAILED NOTES ON ALL FUNDS (cont.)

F. LONG-TERM OBLIGATIONS (cont.)

General Obligation Debt (cont.)

All general obligation notes and bonds payable are backed by the full faith and credit of the city. Notes and bonds in the governmental funds will be retired by future property tax levies or tax increments accumulated by the debt service fund. Business-type activities debt is payable by revenues from user fees of those funds or, if the revenues are not sufficient, by future tax levies.

In accordance with Wisconsin Statutes, total general obligation indebtedness of the city may not exceed five percent of the equalized value of taxable property within the city's jurisdiction. The debt limit as of December 31, 2021, was \$313,543,505. Total general obligation debt outstanding at year-end was \$69,669,881.

	Date of Issue	Final Maturity	Interest Rates	Original Amount	Balance 12/31/2021
Governmental Activities Long-Term Obligations					
General Obligation Debt					
Notes	2012	6/1/22	2.-3.0	\$ 2,105,000	\$ 240,000
Bonds	2013	6/1/28	2.0-3.375	4,685,000	2,400,000
Notes	2013	6/1/23	2.-3.0	6,635,000	240,000
Notes	2014	6/1/23	-	119,027	14,881
Notes	2016	6/1/26	1.35-2.0	7,735,000	5,385,000
Notes	2017	6/1/27	2.0	8,215,000	6,385,000
Notes	2018	6/1/28	2.25-3.0	9,060,000	9,060,000
Notes	2019	6/1/29	1.80-3.0	8,095,000	6,480,000
Notes	2020	6/1/30	1.10-3.0	9,815,000	9,300,000
Bonds	2021	6/1/41	1.50-5.0	9,550,000	9,550,000
Notes	2021	6/1/31	1.5-5.0	19,325,000	19,325,000
Total Government Activities - General Obligation Debt					<u>\$ 68,379,881</u>
Business-Type Activities Long-Term Obligations					
General Obligation Debt					
Notes	2021	6/1/24	1.5-5.0	\$ 1,290,000	\$ 1,290,000
Total Business-Type Activities - General Obligation Debt					<u>\$ 1,290,000</u>

CITY OF NEW BERLIN

NOTES TO FINANCIAL STATEMENTS As of and for the Year Ended December 31, 2021

NOTE IV – DETAILED NOTES ON ALL FUNDS (cont.)

F. LONG-TERM OBLIGATIONS (cont.)

General Obligation Debt (cont.)

Debt service requirements to maturity are as follows:

<u>Years</u>	<u>Governmental Activities</u>		<u>Business-type Activities</u>	
	<u>Principal</u>	<u>Interest</u>	<u>Principal</u>	<u>Interest</u>
2022	\$ 7,124,881	\$ 1,897,545	\$ 415,000	\$ 72,579
2023	7,295,000	1,408,227	440,000	32,750
2024	7,270,000	1,184,672	435,000	10,875
2025	7,055,000	973,179	-	-
2026	6,730,000	771,982	-	-
2027-2031	26,130,000	1,673,089		
2032-2036	3,375,000	489,997		
2037-2041	3,400,000	173,400	-	-
Totals	<u>\$ 68,379,881</u>	<u>\$ 8,572,091</u>	<u>\$ 1,290,000</u>	<u>\$ 116,204</u>

REVENUE DEBT

Revenue debt payable at December 31, 2021 consists of the following:

	<u>Balance 12/31/2020</u>	<u>Additions</u>	<u>Retirements</u>	<u>Balance 12/31/2021</u>	<u>Due Within One Year</u>
Revenue Bonds	<u>\$ 2,916,547</u>	<u>\$ -</u>	<u>\$ 137,615</u>	<u>\$ 2,778,932</u>	<u>\$ 140,242</u>
	<u>\$ 2,916,547</u>	<u>\$ -</u>	<u>\$ 137,615</u>	<u>\$ 2,778,932</u>	<u>\$ 140,242</u>

<u>Date</u>	<u>Maturity</u>	<u>Interest Rates</u>	<u>Original Issue</u>	<u>Outstanding 12/31/21</u>
06/13/17	5/1/2037	1.87%	\$ 1,206,457	\$ 1,040,803
05/23/18	5/1/2038	1.87%	871,920	675,910
06/26/19	5/2/2038	1.98%	1,158,141	1,062,219
				<u>\$ 2,778,932</u>

CITY OF NEW BERLIN

NOTES TO FINANCIAL STATEMENTS As of and for the Year Ended December 31, 2021

NOTE IV – DETAILED NOTES ON ALL FUNDS (cont.)

F. LONG-TERM OBLIGATIONS (cont.)

Revenue Debt (cont.)

Revenue bond debt service requirements to maturity follows:

December 31	Principal	Interest	Total
2022	\$ 140,242	\$ 51,796	\$ 192,038
2023	142,920	49,093	192,013
2024	145,648	46,339	191,987
2025	148,428	43,532	191,960
2026	151,262	40,671	191,933
2027 - 2031	800,745	157,895	958,640
2032 - 2036	880,160	78,321	958,481
2037 - 2039	369,527	8,519	378,046
	<u>\$ 2,778,932</u>	<u>\$ 476,166</u>	<u>\$ 3,255,098</u>

The Utility's outstanding revenue bonds from direct borrowings related to business type activities of \$2,778,932 contains provisions that in an event of default, outstanding amounts are recoverable by the State by deducting those amounts from any State payments due to the utility, adding a special charge to the amount of taxes apportioned to and levied upon the county in which the utility is located.

All utility revenues net of specified operating expenses are pledged as a security of the above revenue bonds until the bonds are defeased. Principal and interest paid for 2021 and 2020 was \$186,347 and \$192,076 respectively. Total customer net revenues as defined for the same period was \$2,420,491 and \$2,424,295 respectively. Annual principal and interest payments are expected to require 7.92% of net revenues on average.

Intergovernmental Agreement

On March 10, 2020 the City of New Berlin signed an intergovernmental Cooperation Agreement with the City of Waukesha. The agreement relates to Waukesha waters intention to install water supply and return flow mains thru the City of New Berlin and calls for New Berlin to pay Waukesha \$2 million over 3 years for infrastructure improvements and other considerations.

2022	\$ 666,667
2023	<u>666,666</u>
	\$ 1,333,333

Capital Leases

Refer to Note IV. G.

CITY OF NEW BERLIN

NOTES TO FINANCIAL STATEMENTS As of and for the Year Ended December 31, 2021

NOTE IV – DETAILED NOTES ON ALL FUNDS (cont.)

Current Refunding

On July 27, 2021 the City issued \$20,615,000 in general obligation bonds with a true interest cost of .858%, where a portion was used to current refund \$10,435,000 of outstanding bonds with an average interest rate of 2.53%. The net proceeds of \$8,425,000 were used to prepay outstanding debt service requirements on the old bonds.

The cash flow requirements on the refunded bonds and notes prior to the refunding were \$11,076,700 from 2021 thru 2028. The cash flow requirements on the \$8,425,000 refunding bonds are \$9,538,399 from 2021 through 2028. The current refunding resulted in an economic gain (difference between the present values of the debt service payments on the old and new debt) of \$1,502,945.

Other Debt Information

Estimated payments of compensated absences and net OPEB obligation are not included in the debt service requirement schedules. The portion of these liabilities attributable to governmental activities will be liquidated primarily by the general fund.

There are a number of limitations and restrictions contained in the various bond indentures and loan agreements. The city believes it is in compliance with all significant limitations and restrictions, including federal arbitrage regulations.

G. LEASE DISCLOSURES

Lessee – Capital Leases

In prior years, the city acquired capital assets through lease/purchase agreements. The gross amount of these assets under capital leases is \$516,490, which is included in capital assets in the governmental activities. The future minimum lease obligations and the net present value on these minimum lease payments as of December 31, 2021, are as follows:

	<u>Governmental Activities</u>
2022	\$ 124,074
2023	90,428
2024	62,202
2025	62,202
2026	62,202
Sub-Total	<u>401,108</u>
Less: Amount representing interest	<u>(3,111)</u>
Present Value of Minimum Lease Payments	<u>\$ 397,997</u>

Lessee – Operating Leases

The city has no material operating leases with a remaining non-cancellable term exceeding one year.

CITY OF NEW BERLIN

NOTES TO FINANCIAL STATEMENTS As of and for the Year Ended December 31, 2021

NOTE IV – DETAILED NOTES ON ALL FUNDS (cont.)

Lessor – Capital Leases

The city has no material outstanding sales-type or direct financing leases.

Lessor – Operating Leases

The city leases New Berlin Hills Golf Course to Green Golf Partnership, LLC. The lease commenced January 1, 2020 for five-year term with a five-year renewal option. Annual rental is \$150,000 plus 75% of the annual net profit, as defined in the lease agreement, up to and including \$100,000 and 50% of the annual net profit in excess of \$100,000. Green Golf Partnership, LLC has provided the city a \$50,000 irrevocable letter of credit as a security deposit and a performance bond. Rent income for 2021 was \$150,000; the 2021 excess payment was \$173,696.

H. NET POSITION

Governmental activities net position reported on the government wide statement of net position at December 31, 2021 includes the following:

Governmental Activities

Net Investment in capital assets	
Construction in progress	\$ 7,610,287
Land	17,918,736
Other capital assets, net of accumulated depreciation/amortization	72,117,428
Less: Long-term debt outstanding	(71,445,979)
Plus: Unspent capital related debt proceeds	7,713,227
Total Net Investment in Capital Assets	<u>33,913,699</u>
Restricted for	
Debt service	703,101
Impact fees	71,539
Wastewater RCA fees	1,812,754
Culture and recreational programs	1,565,079
Public safety programs	260,521
Public works	1,460,903
Tax increment district	153,963
Community development	48,628
Capital projects	1,283,827
Pension	8,729,422
Total Restricted	<u>16,089,737</u>
Unrestricted (deficit)	<u>(1,548,519)</u>
Total Governmental Activities Net Position	<u>\$ 48,454,917</u>

CITY OF NEW BERLIN

NOTES TO FINANCIAL STATEMENTS As of and for the Year Ended December 31, 2021

NOTE IV – DETAILED NOTES ON ALL FUNDS (cont.)

H. NET POSITION (cont.)

Business-Type Activities

Business-type activities net position reported on the government wide statement of net position at December 31, 2021 includes the following:

Net Investment in capital assets	
Construction work in progress	\$ 201,023
Land	1,426,010
Other capital assets, net of accumulated depreciation	105,827,795
Less: Long-term debt outstanding	<u>(4,181,447)</u>
Total Investment in Capital Assets	<u>103,273,381</u>
 Restricted for	
Pension	420,500
Replacement	<u>464,942</u>
Total Restricted	<u>885,442</u>
 Unrestricted	<u>38,914,541</u>
 Total Business-type Activities Net Position	<u><u>\$ 143,073,364</u></u>

CITY OF NEW BERLIN

NOTES TO FINANCIAL STATEMENTS As of and for the Year Ended December 31, 2021

NOTE V – OTHER INFORMATION

A. EMPLOYEES' RETIREMENT SYSTEM

General Information about the Pension Plan

Plan description. The WRS is a cost-sharing multiple-employer defined benefit pension plan. WRS benefits and other plan provisions are established by Chapter 40 of the Wisconsin Statutes. Benefit terms may only be modified by the legislature. The retirement system is administered by the Wisconsin Department of Employee Trust Funds (ETF). The system provides coverage to all eligible State of Wisconsin, local government and other public employees. All employees, initially employed by a participating WRS employer on or after July 1, 2011, expected to work at least 1,200 hours a year and expected to be employed for at least one year from employee's date of hire are eligible to participate in the WRS.

EFT issues a standalone Annual Comprehensive Financial Report (ACFR), which can be found at <https://etf.wi.gov/about-etf/reports-and-studies/financial-reports-and-statements>.

Vesting. For employees beginning participation on or after January 1, 1990, and no longer actively employed on or after April 24, 1998, creditable service in each of five years is required for eligibility for a retirement annuity. Participants employed prior to 1990 and on or after April 24, 1998, and prior to July 1, 2011, are immediately vested. Participants who initially became WRS eligible on or after July 1, 2011, must have five years of creditable service to be vested.

Benefits provided. Employees who retire at or after age 65 (54 for protective occupation employees, 62 for elected officials and executive service retirement participants, if hired on or before 12/31/2016) are entitled to retirement benefit based on a formula factor, their average earnings, and creditable service.

Final average earnings is the average of the participant's three highest annual earnings period. Creditable service includes current service and prior service for which a participant received earnings and made contributions as required. Creditable service also includes creditable military service. The retirement benefit will be calculated as a money purchase benefit based on the employee's contributions plus matching employer's contributions, with interest, if that benefit is higher than the formula benefit.

Vested participants may retire at age 55 (50 for protective occupations) and receive an actuarially reduced benefit. Participants terminating covered employment prior to eligibility for an annuity may either receive employee-required contributions plus interest as a separation benefit or leave contributions on deposit and defer application until eligible to receive a retirement benefit.

The WRS also provides death and disability benefits for employees.

CITY OF NEW BERLIN

NOTES TO FINANCIAL STATEMENTS As of and for the Year Ended December 31, 2021

NOTE V – OTHER INFORMATION (cont.)

A. EMPLOYEES' RETIREMENT SYSTEM (cont.)

Post-retirement adjustments. The Employee Trust Fund Board may periodically adjust annuity payments from the retirement system based on annual investment performance in accordance with s.40.27, Wis. Stat. An increase (or decrease) in annuity payments may result when investment gains (losses), together with other actuarial experience factors, create a surplus (shortfall) in the reserves, as determined by the system's consulting actuary. Annuity increases are not based on cost of living or other similar factors. For Core annuities, decreases may be applied only to previously granted increases. By law, Core annuities cannot be reduced to an amount below the original, guaranteed amount (the "floor") set at retirement. The Core and Variable annuity adjustments granted during recent years are as follows:

Year	Core Fund Adjustment	Variable Fund Adjustment
2011	(1.2)%	11.0%
2012	(7.0)	(7.0)
2013	(9.6)	9.0
2014	4.7	25.0
2015	2.9	2.0
2016	0.5	(5.0)
2017	2.0	4.0
2018	2.4	17.0
2019	0.0	(10.0)
2020	1.7	21.0

Contributions. Required contributions are determined by an annual actuarial valuation in accordance with Chapter 40 of the Wisconsin Statutes. The employee required contribution is one-half of the actuarially determined contribution rate for General category employees. Required contributions for protective employees are the same rate as general employees. Employers are required to contribute the remainder of the actuarially determined contribution rate. The employer may not pay the employee required contribution unless provided for by an existing collective bargaining agreement.

During the reporting period, the WRS recognized \$(1,064,128) in contributions from the city.

Contribution rates for the plan year reported as of December 31, 2021 are:

Employee Category	Employee	Employer
General (Executives & Elected Officials)	6.75%	6.75%
Protective with Social Security	6.75%	11.65%
Protective without Social Security	6.75%	16.25%

CITY OF NEW BERLIN

NOTES TO FINANCIAL STATEMENTS As of and for the Year Ended December 31, 2021

NOTE V – OTHER INFORMATION (cont.)

A. EMPLOYEES' RETIREMENT SYSTEM (cont.)

Pension Asset, Pension Expense, Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

At December 31, 2021 the city reported an asset of \$9,149,922 for its proportionate share of the net pension asset. The net pension asset was measured as of December 31, 2020, and the total pension liability used to calculate the net pension asset was determined by an actuarial valuation as of December 31, 2019 rolled forward to December 31, 2020. No material changes in assumptions or benefit terms occurred between the actuarial valuation date and the measurement date. The City's proportion of the net pension asset was based on the city's share of contributions to the pension plan relative to the contributions of all participating employers. At December 31, 2020, the city's proportion was 0.14655966%, which was an increase of 0.00099772% from its' proportion measured as of December 31, 2020.

For the year ended December 31, 2021, the city recognized pension expense of \$(1,064,128).

At December 31, 2021, the city reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between projected and actual experiences	\$ 13,242,747	\$ 2,852,464
Changes of actuarial assumptions	207,538	-
Net differences between projected and actual investment earnings on pension plan investment.	-	17,178,234
Changes in proportion and differences between employer contributions and proportionate share of contributions	15,041	9,342
Employer contributions subsequent to measurement date	<u>1,742,741</u>	<u>-</u>
Total	<u>\$ 15,208,067</u>	<u>\$ 20,040,040</u>

CITY OF NEW BERLIN

NOTES TO FINANCIAL STATEMENTS As of and for the Year Ended December 31, 2021

NOTE V – OTHER INFORMATION (cont.)

A. EMPLOYEES' RETIREMENT SYSTEM (cont.)

\$1,742,741 reported as deferred outflows related to pension resulting from the WRS Employer's contributions subsequent to the measurement date will be recognized as a reduction of the net pension asset in the year ended December 31, 2022. Other amounts reported as deferred outflows of resources related to pension will be recognized in pension expense as follows:

<u>Year ended December 31:</u>	<u>Deferred Outflows of Resources and Deferred Inflows of Resources (net)</u>
2022	\$ (1,693,193)
2023	(458,786)
2024	(3,108,053)
2025	(1,314,680)

Actuarial assumptions. The total pension liability in the December 31, 2020 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Actuarial Valuation Date	December 31, 2019
Measurement Date of Net Pension Liability	December 31, 2020
Actuarial Cost Method:	Entry Age Normal
Asset Valuation Method:	Fair Value
Long-Term Expected Rate of Return	7.0%
Discount Rate:	7.0%
Salary Increases:	
Inflation	3.0%
Seniority/Merit	0.1% -5.6%
Mortality:	Wisconsin 2018 Mortality Table
Post-retirement Adjustments*	1.9%

**No post-retirement adjustment is guaranteed. Actual adjustments are based on recognized investment return, actuarial experience and other factors. 1.9% is the assumed annual adjustment based on the investment return assumption and the post-retirement discount rate.*

CITY OF NEW BERLIN

NOTES TO FINANCIAL STATEMENTS As of and for the Year Ended December 31, 2021

NOTE V – OTHER INFORMATION (cont.)

A. EMPLOYEES' RETIREMENT SYSTEM (cont.)

Actuarial assumptions are based upon an experience study conducted in 2018 that covered a three-year period from January 1, 2015 to December 31, 2017. Based on this experience study, actuarial assumptions used to measure the Total Pension Liability changed from prior year, including the discount rate, long-term expected rate of return, post-retirement adjustment, wage inflation rate, mortality and separation rates. The Total Pension Liability for December 31, 2020 is based upon a roll-forward of the liability calculated from the December 31, 2019 actuarial valuation.

Long-term expected return on plan assets. The long-term expected rate of return on pension plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. The target allocation and best estimates of geometric real rates of return for each major asset class are summarized in the following table:

Core Fund Asset Class	Asset Allocation %	Long-Term Expected Nominal Rate of Return %	Long-Term Expected Real Rate of Return %
Global Equities	51.0%	7.2%	4.7%
Fixed Income	25.0	3.2	0.8
Inflation Sensitive Assets	16.0	2.0	(0.4)
Real Estate	8.0	5.6	3.1
Private Equity/Debt	11.0	10.2	7.6
Multi-Asset	4.0	5.8	3.3
Total Core Fund	115	6.6	4.1
Variable Fund Asset Class			
US Equities	70	6.6	4.1
International Equities	30	7.4	4.9
Total Variable Fund	100	7.1	4.6

New England Pension Consultants Long Term US CPI (Inflation) Forecast: 2.4 percent
Asset allocations are managed within established ranges, target percentages may differ from actual monthly allocations.

CITY OF NEW BERLIN

NOTES TO FINANCIAL STATEMENTS As of and for the Year Ended December 31, 2021

NOTE V – OTHER INFORMATION (cont.)

A. EMPLOYEES' RETIREMENT SYSTEM (cont.)

Single discount rate. A single discount rate of 7.00% was used to measure the total pension liability for the current and prior year. This single discount rate was based on the expected rate of return on pension plan investments 7.00 percent and a long term bond rate of 2.00 percent. (Source: Fixed-income municipal bonds with 20 years to maturity that include only federally tax-exempt municipal bonds as reported in Fidelity Index's "20-year Municipal GO AA Index" as of December 31, 2020. In describing this index, Fidelity notes that the Municipal Curves are constructed using option-adjusted analytics of a diverse population of over 10,000 tax-exempt securities.) Because of the unique structure of WRS, the 7.00% expected rate of return implies that a dividend of approximately 1.9% will always be paid. For purposes of the single discount rate, it was assumed that the dividend would always be paid. The projection of cash flows used to determine this single discount rate assumed that plan member contributions will be made at the current contribution rate and that employer contributions will be made at rates equal to the difference between actuarially determined contribution rates and the member rate.

Based on these assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments (including expected dividends) of current plan members. Therefore, the municipal bond rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

Sensitivity of the city's proportionate share of the net pension liability (asset) to changes in the discount rate. The following presents the city's proportionate share of the net pension liability (asset) calculated using the discount rate of 7.00 percent, as well as what the city's proportionate share of the net pension liability (asset) would be if it were calculated using a discount rate that is 1-percentage-point lower (6.00 percent) or 1-percentage-point higher (8.00 percent) than the current rate:

	Discount Rate (6.00%)	Current Discount Rate (7.00%)	Discount Rate (8.00%)
The City's proportionate share of the net pension liability (asset)	\$ 8,709,458	\$ (9,149,922)	\$ (22,267,505)

Pension plan fiduciary net position. Detailed information about the pension plan's fiduciary net position is available in separately issued financial statements available at <https://etf.wi.gov/about-etf/reports-and-studies/financial-reports-and-statements>.

At December 31, 2021, the city reported a payable to the pension plan of \$244,150, which represents contractually required contributions outstanding as of the end of the year.

CITY OF NEW BERLIN

NOTES TO FINANCIAL STATEMENTS As of and for the Year Ended December 31, 2021

NOTE V – OTHER INFORMATION (cont.)

B. RISK MANAGEMENT

The City is exposed to various risks of loss related to torts; theft of, damage to, or destruction of assets; errors and omissions; workers compensation; and health care of its employees. The city purchases general, auto liability/physical damage and workers compensation insurance from the Cities and Villages Mutual Insurance Company (CVMIC). The City purchases commercial insurance for all other risks. There have been no significant reductions in insurance coverage for any risk of loss in the past year and settled claims have not exceeded the commercial coverage in any of the past three fiscal years.

In 1987, the City invested \$802,060 for participation in the Wisconsin Municipal Insurance commission (WMIC). The WMIC is an intergovernmental cooperation commission formed to facilitate the formation of Cities and Villages Mutual Insurance Company (CVMIC). CVMIC is a separate and distinct entity independent of the WMIC and owned by the participating cities and villages of the WMIC. CVMIC was formed to provide liability insurance to Wisconsin municipalities as of January 1, 1988.

CVMIC provides the City with \$5,000,000 of liability coverage for losses over its self-insurance retention level of \$50,000 per occurrence with a \$200,000 annual aggregate stop loss.

An annual premium is charged to cover expected claims and administrative costs. The claims component of the premium is determined by independent actuaries and allocated among the participating municipalities based on payroll and loss history. The City and other participating cities and villages are subject to cover loss experiences that exceed predictions through retrospective assessments.

Management of each organization consists of a board of directors or officers comprised of representatives elected by each of three classes of participants based on population. The city does not exercise any control over the activities of the agencies beyond the election of the officers and board.

At December 31, 2021 the Risk Management Fund, an Internal Service Fund had net position of \$1,220,128 available for future claims related to prior years. The balance includes \$411,068 in cash and \$802,060 in non-cash assets.

The City has recorded an unpaid claims liability for claims that have occurred but are not settled and for claims incurred by not recorded (IBNR). This liability is based upon estimates from an annual actuarial study. The estimate of the claims liability also includes amounts for incremental claim adjustment expenses related to specific claims and other claim adjustment expenses regardless of whether allocated to specific claims.

CITY OF NEW BERLIN

NOTES TO FINANCIAL STATEMENTS As of and for the Year Ended December 31, 2021

NOTE V – OTHER INFORMATION (cont.)

Changes in the fund's unpaid claims liability amount in fiscal 2020 and 2021 were:

	Beginning Balance	Current Claims and Changes in Estimates	Claims Paid/ Settled	Ending Balance
2020	\$ 80,015	\$ -	\$ 80,015	\$ -
2021	-	-	-	-

The City's percentage participation in WMIC and CVMIC at December 31, 2021 was 2.67%. Percentage participation can be affected by acceptance of new members to WMIC and CVMIC. Upon dissolution, the City would be entitled to a lump sum payment from CVMIC that may vary significantly from the amount of its deposit referred to above, based on the then financial condition of CVMIC.

Financial statements of WMIC and CVMIC can be obtained directly from CVMIC offices.

C. COMMITMENTS AND CONTINGENCIES

Claims and judgments are recorded as liabilities if all the conditions of Governmental Accounting Standards Board pronouncements are met. The liability and expenditure for claims and judgments are only reported in governmental funds if it has matured. Claims and judgments are recorded in the government-wide statements and proprietary funds as expenses when the related liabilities are incurred.

From time to time, the city is party to various pending claims and legal proceedings. Although the outcome of such matters cannot be forecasted with certainty, it is the opinion of management and the city Attorney that the likelihood is remote that any such claims or proceedings will have a material adverse effect on the city's financial position or results of operations.

Federal and State Grants

The city has received federal and state grants for specific purposes that are subject to review and audit by the grantor agencies. Such audits could lead to requests for reimbursements to the grantor agency for expenditures disallowed under terms of the grants. Management believes such disallowances, if any, would be immaterial.

Construction Commitments

The city has active construction projects as of December 31, 2020. Work that has been completed on these projects but not yet paid for (including contract retainages) is reflected as accounts payable and expenditures.

CITY OF NEW BERLIN

NOTES TO FINANCIAL STATEMENTS As of and for the Year Ended December 31, 2021

NOTE V – OTHER INFORMATION (cont.)

Impact Fees

The city receives impact fees for new development projects. The fees are to be used to fund specific projects within a specific period of time. In the event the projects are not completed or the time period elapses, the city will be required to refund the impact fees to the owners of the property on which the fees were originally charged.

Encumbrances

The City has the following encumbrances outstanding at year end, relating to funds on hand:

General Fund	\$76,207
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D. OTHER POSTEMPLOYMENT BENEFITS

General Information about the OPEB Plan

Plan Description. The city's defined benefit OPEB plan, Retiree Benefits Plan (RBP), provides OPEB for all permanent full-time general and public safety employees of the city. RBP is a single-employer defined benefit OPEB plan administered by the city. Article 11 of the State Compiled Statutes grants the authority to establish and amend the benefit terms and financing requirements to the Common Council.

Benefits provided. The city's group health insurance plan provides coverage to active employees and retirees (or other qualified terminated employees) at blended premium rates. The result is another postemployment benefit (OPEB) for the retirees, commonly referred to as an implicit rate subsidy.

Employees covered by benefit terms. At December 31, 2021 the following employees were covered by the benefit terms:

Inactive plan members or beneficiaries currently receiving benefit payments	24
Active plan members	189
	<u>213</u>

Contributions. Contribution requirements are established through collective bargaining agreements and other city agreements, and may be amended only through negotiations between city and the union, or for non-union employees pursuant to employment policies adopted by the Common Council.

CITY OF NEW BERLIN

NOTES TO FINANCIAL STATEMENTS As of and for the Year Ended December 31, 2021

NOTE V – OTHER INFORMATION (cont.)

D. OTHER POSTEMPLOYMENT BENEFITS (cont.)

Investments

Investment policy. The City is authorized to invest funds of the RBP only in investments which the District is permitted to make under Section 66.0603 of the Wisconsin state statutes. See Note IV.A for further information.

Concentrations. All OPEB plan assets have been invested in an interest bearing account.

Rate of return. The annual money-weighted rate of return on investments, net of investment expense, was 21 percent. The money-weighted rate of return expresses investment performance, net of investment expense, adjusted for the changing amounts actually invested.

Net OPEB Liability

The City's net OPEB liability was measured as of December 31, 2021, and the total OPEB liability used to calculate the net OPEB liability was determined by an actuarial valuation as of December 31, 2021.

Actuarial assumptions and other inputs. The total OPEB liability in the actuarial valuation was determined using the following actuarial assumptions and other inputs, applied to all periods included in the measurement, unless otherwise specified:

Actuarial Valuation Date	December 31, 2021
Measurement Date of Net OPEB Liability	December 31, 2021
Actuarial Cost Method	Entry Age
Long-Term Expected Rate of Return	5.00%
Discount Rate:	
General Employees	2.25%
Police Employees	5.00%
Healthcare Cost Trend Rates	5.00% for 2021 and beyond
Salary Increases:	
Merit and Cost of Living	3.0%
Mortality:	Wisconsin 2018 Mortality Table

CITY OF NEW BERLIN

NOTES TO FINANCIAL STATEMENTS As of and for the Year Ended December 31, 2021

NOTE V – OTHER INFORMATION (cont.)

D. OTHER POSTEMPLOYMENT BENEFITS (cont.)

CHANGES IN THE TOTAL AND NET OPEB LIABILITY

	Total OPEB Liability	Plan Fiduciary Net Position	Net OPEB Liability
Balances at December 31, 2020	\$ 7,454,251	\$ 1,435,477	\$6,018,774
Changes for the year:			
Service cost	411,751	-	411,751
Interest cost	227,902	-	227,902
Differences between Expected & Actual	9,525	-	9,525
Changes in assumptions	(93,957)	-	(93,957)
Contributions - employer	-	83,693	(83,693)
Net investment income (loss)	-	155,592	(155,592)
Estimated Benefit payments	(365,281)	(65,978)	(299,303)
Administrative expense	-	(14,315)	14,315
Net Changes	189,940	158,992	30,948
Balances at December 31, 2021	<u>\$ 7,644,191</u>	<u>\$ 1,594,469</u>	<u>\$6,049,722</u>

Sensitivity of the net OPEB liability to changes in the discount rate. The following presents the net OPEB liability of the city, as well as what the city's net OPEB liability would be if it were calculated using a discount rate that is 1-percentage-point lower (.93 percent) or 1-percentage-point higher (2.93 percent) than the current rate:

	1% Decrease (.93%)	Discount Rate (1.93%)	1% Increase (2.93%)
Total OPEB liability	\$ 8,130,450	\$ 7,644,191	\$ 7,189,390
Plan Fiduciary Net Position	1,594,469	1,594,469	1,594,469
Net OPEB liability	<u>\$ 6,535,981</u>	<u>\$ 6,049,722</u>	<u>\$ 5,594,921</u>

Sensitivity of the net OPEB liability to changes in the healthcare cost trend rates. The following presents the net OPEB liability of the city, as well as what the city's net OPEB liability would be if it were calculated using a discount rate that is 1-percentage-point lower (4 percent) or 1-percentage-point higher (6 percent) than the current rate:

	1% Decrease (4.5% Decreasing to 4.0%)	Healthcare Cost Trend Rates (5.5% Decreasing to 5.0%)	1% Increase (6.5% Decreasing to 6.0%)
Total OPEB liability	\$ 7,168,274	\$ 7,644,191	\$ 8,244,423
Plan Fiduciary Net Position	1,594,469	1,594,469	1,594,469
Net OPEB liability	<u>\$ 5,573,805</u>	<u>\$ 6,049,722</u>	<u>\$ 6,649,954</u>

CITY OF NEW BERLIN

NOTES TO FINANCIAL STATEMENTS As of and for the Year Ended December 31, 2021

NOTE V – OTHER INFORMATION (cont.)

D. OTHER POSTEMPLOYMENT BENEFITS (cont.)

OPEB EXPENSE AND DEFERRED OUTFLOWS OF RESOURCES AND DEFERRED INFLOWS OF RESOURCES RELATED TO OPEB

For the year ended December 31, 2021, the city recognized OPEB expense of \$425,947. At December 31, 2021, the city reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following resources:

	Deferred Inflows of Resources	Deferred Outflows of Resources
Differences between expected and actual experience	\$ 197,828	\$ 86,333
Differences between projected and actual earnings	171,545	24,111
Changes in assumptions	934,913	462,382
Total	<u>\$ 1,304,286</u>	<u>\$ 572,826</u>

Amounts reported as deferred outflows of resources and deferred inflows of resources related to OPEB will be recognized in OPEB expense as follows:

Year Ended December 31:	Deferred Outflow of Resources and Deferred Inflow of Resources (Net)
2022	\$ (107,686)
2023	(131,797)
2024	(97,133)
2025	(84,831)
2026	(68,503)
Thereafter	(241,510)

E. JOINT TRUST

In 1997, the City and the New Berlin Professional Police Association (Association) entered into an agreement to establish a plan to pay a retiree health care insurance premium subsidy and to create the City of New Berlin Police Retiree Health Care Trust (Trust) for the accumulation of funds from which to pay the subsidy benefits. The City and Association are joint trustees with the Association as the plan administrator. The Trust document names the City trustee as custodian of the Trust; however in practice the Association trustee administers and performs all functions of the Trust including custodian of the Trust. The City trustee's only involvement is the payment of the annual contribution to the Trust and signing checks for the subsidy payment which requires the signature of both trustees. The annual contribution for 2021 was \$83,693. The estimated fair value of the Trust assets at December 31, 2021 is \$1,594,469.

CITY OF NEW BERLIN

NOTES TO FINANCIAL STATEMENTS As of and for the Year Ended December 31, 2021

NOTE V – OTHER INFORMATION (cont.)

F. EFFECT OF NEW ACCOUNTING STANDARDS ON CURRENT-PERIOD FINANCIAL STATEMENTS

The Governmental Accounting Standards Board (GASB) has approved the following:

- > Statement No. 87, Leases
- > Statement No. 91, *Conduit Debt Obligations*
- > Statement No. 92, Omnibus 2020
- > Statement No. 93, Replacement of Interbank Offered Rates
- > Statement No. 94, Public-Private and Public-Public Relationships and Availability Payment Arrangements
- > Statement No. 96, Subscription-Based Information Technology Arrangements
- > Statement No. 97, Certain Component Unit Criteria, and Accounting and Financial Reporting for Internal Revenue Code Section 457 Deferred Compensation Plans – an amendment of GASB Statements No. 14 and No. 84, and a supersession of GASB Statement No.32

When they become effective, application of these standards may restate portions of these financial statements.

The statements listed above through Statement No. 93 had their required effective dates postponed by one year with the issuance of Statement No. 95, Postponement of Effective Dates of Certain Authoritative Guidance, with the exception of Statement No. 87 which was postponed by one and a half years.

REQUIRED SUPPLEMENTARY INFORMATION

CITY OF NEW BERLIN

SCHEDULE OF CHANGES IN THE NET OPEB LIABILITY AND RELATED RATIOS As of December 31, 2021

	2017	2018	2019	2020	2021
Total OPEB Liability					
Service cost	\$ 322,755	\$ 359,674	\$ 291,725	\$ 286,537	\$ 411,751
Interest	276,701	246,743	265,098	271,394	227,902
Differences between expected and actual experience	-	-	(156,478)	-	9,525
Changes of assumptions	312,656	(521,085)	(708,976)	356,664	(93,957)
Benefit payments	(296,709)	(322,850)	(351,574)	(400,180)	(365,281)
Net Change in Total OPEB Liability	615,403	(237,518)	(660,205)	514,415	189,940
Total OPEB Liability - Beginning	7,222,156	7,837,559	7,600,041	6,939,836	7,454,251
Total OPEB Liability - Ending (a)	<u>\$ 7,837,559</u>	<u>\$ 7,600,041</u>	<u>\$ 6,939,836</u>	<u>\$ 7,454,251</u>	<u>\$ 7,644,191</u>
Plan Fiduciary Net Position					
Employer contributions	\$ 78,855	\$ 80,038	\$ 81,238	\$ 82,457	\$ 83,693
Net investment income (loss)	205,176	(63,603)	226,996	156,963	155,592
Benefit Payments	(95,351)	(30,557)	(47,450)	(64,281)	(65,978)
Administrative expenses	(10,473)	(11,783)	(10,696)	(12,474)	(14,315)
Net Change in Plan Fiduciary Net Position	178,207	(25,905)	250,088	162,665	158,992
Fiduciary Net Position - Beginning	870,422	1,048,629	1,022,724	1,272,812	1,435,477
Fiduciary Net Position - Ending (b)	<u>\$ 1,048,629</u>	<u>\$ 1,022,724</u>	<u>\$ 1,272,812</u>	<u>\$ 1,435,477</u>	<u>\$ 1,594,469</u>
Net OPEB Liability - Ending (a) - (b)	<u>\$ 6,788,930</u>	<u>\$ 6,577,317</u>	<u>\$ 5,667,024</u>	<u>\$ 6,018,774</u>	<u>\$ 6,049,722</u>
Covered-employee payroll	\$ 11,176,567	\$ 11,511,864	\$ 11,319,221	\$ 11,299,636	\$ 13,997,469
Total OPEB liability as a percentage of covered-employee payroll	60.74%	57.14%	50.07%	53.27%	43.22%

Notes to Schedule:

The City implemented GASB Statement No. 74 and No. 75 in fiscal year 2017.
Information prior to fiscal year 2017 is not available. Additional years will be added prospectively until 10 years are presented.

See independent auditors' report.

CITY OF NEW BERLIN

SCHEDULE OF EMPLOYER CONTRIBUTIONS - OPEB PLAN As of December 31, 2021

	2017	2018	2019	2020	2021
Actuarially contractual determined contribution	\$ 78,855	\$ 80,038	\$ 81,238	\$ 82,457	\$ 83,693
Contributions in relation to the actuarially determined contribution	78,855	80,038	81,238	82,457	83,693
Contribution deficiency (excess)	\$ -	\$ -	\$ -	\$ -	\$ -
Covered-employee payroll	\$ 11,176,567	\$ 11,511,864	\$ 11,319,221	\$ 11,299,636	\$ 13,997,469
Contributions as a percentage of covered-employee payroll	0.71%	0.70%	0.72%	0.73%	0.60%

Notes to Schedule

Valuation date:

Actuarially determined contribution rates are calculated as of June 30, two years prior to the end of the fiscal year in which contributions are reported.

Methods and assumptions used to determine contribution rates:

Actuarial cost method	Entry age
Amortization method	Fair market value
Healthcare cost trend rates	5.0 percent initial, decreasing 0.5 percent per year to an ultimate rate of 5.0 percent
Salary increases	3.0 percent, average, including inflation
Retirement age	In the 2017 actuarial valuation, expected retirement ages of general employees were adjusted to more closely reflect actuarial experience.
Mortality	The 2020 actuarial valuations, assumed life expectancies were adjusted as a result of using the Wisconsin 2018 Mortality Table with generational projection using 60% of Scale MP-2018.

Other information:

The City implemented GASB Statement No. 74 and No. 75 in fiscal year 2017. Information prior to fiscal year 2017 is not available. Additional years will be added prospectively until 10 years are presented.

See independent auditors' report.

CITY OF NEW BERLIN

SCHEDULE OF THE CITY OF NEW BERLIN'S PROPORTIONATE SHARE OF THE NET PENSION LIABILITY (ASSET) WISCONSIN RETIREMENT SYSTEM For the Year Ended December 31, 2021

Plan Fiscal Year Ending	Proportion of the Net Pension Liability (Asset)	Proportionate Share of the Net Pension Liability (Asset)	Covered Payroll	Proportionate Share of the Net Pension Liability (Asset) as a Percentage of Covered Payroll	Plan Fiduciary Net Position as a Percentage of the Total Pension Liability
12/31/14	0.134433880%	\$ (2,302,064)	\$ 15,084,689	21.89%	102.74%
12/31/15	0.133820430%	2,174,556	15,767,562	13.79%	98.20%
12/31/16	0.134003610%	1,104,510	15,709,595	7.03%	99.12%
12/31/17	0.138273800%	(4,105,513)	16,589,276	24.75%	102.93%
12/31/18	0.141949060%	5,050,102	16,880,777	29.92%	96.45%
12/31/19	0.145561940%	(4,693,581)	17,420,633	26.94%	102.96%
12/31/20	0.146559660%	(9,149,922)	17,748,852	51.55%	105.26%

SCHEDULE OF EMPLOYER CONTRIBUTIONS - WISCONSIN RETIREMENT SYSTEM For the Year Ended December 31, 2021

City Fiscal Year Ending	Contractually Required Contributions	Contributions in Relation to the Contractually Required Contributions	Contribution Deficiency (Excess)	Covered Payroll	Contributions as a Percentage of Covered Payroll
12/31/15	\$ 1,297,584	\$ 1,297,584	\$ -	\$ 15,767,562	8.23%
12/31/16	1,276,131	1,276,131	-	15,709,595	8.12%
12/31/17	1,473,147	1,473,147	-	16,589,276	8.88%
12/31/18	1,499,516	1,499,516	-	16,880,777	8.88%
12/31/19	1,521,710	1,521,710	-	17,420,634	8.74%
12/31/20	1,677,230	1,677,230	-	17,751,906	9.45%
12/31/21	1,742,741	1,742,741	-	18,260,893	9.54%

Wisconsin Retirement System

The amounts presented in relation to the schedule of employer's proportionate share of the net pension liability and the schedule of employer contributions represents the specific data of the City. The information was derived using a combination of the employer's contribution data along with data provided by the Wisconsin Retirement System in relation to the City as a whole.

The City is required to present the last ten years data; however accounting standards allow the City to present as many years as are available until ten fiscal years are presented.

Changes of benefit terms. There were no changes of benefit terms for any participating employer in Wisconsin Retirement System.

Changes of assumptions. Actuarial assumptions are based upon an experience study conducted in 2018 using experience from 2015 – 2017. Based on the experience study conducted in 2018, actuarial assumptions used to develop Total Pension Liability changed, including the discount rate, long-term expected rate of return, post-retirement adjustment, wage inflation rate, mortality and separation rates.

See independent auditors' report.

**COMBINING AND INDIVIDUAL FUND
STATEMENTS AND SCHEDULES**

CITY OF NEW BERLIN

**NONMAJOR GOVERNMENTAL FUNDS
COMBINING BALANCE SHEET**

As of December 31, 2021

	Special Revenue Funds			
	Park and Open Space Fund	Trail Fees Fund	Impact Fees Fund	Wastewater RCA Fees Fund
ASSETS				
Cash and investments	\$ 1,251,085	\$ 18,214	\$ 71,539	\$ 1,812,754
Taxes receivable	-	-	-	-
Accounts receivable	-	-	-	-
Special assessments receivable	-	-	-	-
TOTAL ASSETS	<u>\$ 1,251,085</u>	<u>\$ 18,214</u>	<u>\$ 71,539</u>	<u>\$ 1,812,754</u>
LIABILITIES				
Accounts payable	-	18,214	-	-
Unearned revenues	-	-	-	-
Total Liabilities	<u>-</u>	<u>18,214</u>	<u>-</u>	<u>-</u>
DEFERRED INFLOWS OF RESOURCES				
Unearned revenues	-	-	-	-
Unavailable revenues	-	-	-	-
Total Deferred Inflows of Resources	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
FUND BALANCES				
Restricted	1,251,085	-	71,539	1,812,754
Committed	-	-	-	-
Assigned	-	-	-	-
Total Fund Balances	<u>1,251,085</u>	<u>-</u>	<u>71,539</u>	<u>1,812,754</u>
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES	<u>\$ 1,251,085</u>	<u>\$ 18,214</u>	<u>\$ 71,539</u>	<u>\$ 1,812,754</u>

Special Revenue Funds					
Golf Course Fund	Fourth of July Fund	Concession Stand Fund	Park & Recreation Fund	Police Fund	Fire Fund
\$ 220,567	\$ 137,141	\$ 16,587	\$ 139,726	\$ 220,643	\$ 46,689
-	-	-	-	-	-
173,696	-	-	-	-	-
-	-	-	-	-	-
<u>\$ 394,263</u>	<u>\$ 137,141</u>	<u>\$ 16,587</u>	<u>\$ 139,726</u>	<u>\$ 220,643</u>	<u>\$ 46,689</u>
258	45	-	73	7,917	-
-	800	-	-	-	-
<u>258</u>	<u>845</u>	<u>-</u>	<u>73</u>	<u>7,917</u>	<u>-</u>
-	-	-	250	-	-
173,696	-	-	-	-	-
<u>173,696</u>	<u>-</u>	<u>-</u>	<u>250</u>	<u>-</u>	<u>-</u>
-	136,296	-	139,403	212,726	46,689
220,309	-	16,587	-	-	-
-	-	-	-	-	-
<u>220,309</u>	<u>136,296</u>	<u>16,587</u>	<u>139,403</u>	<u>212,726</u>	<u>46,689</u>
<u>\$ 394,263</u>	<u>\$ 137,141</u>	<u>\$ 16,587</u>	<u>\$ 139,726</u>	<u>\$ 220,643</u>	<u>\$ 46,689</u>

CITY OF NEW BERLIN

NONMAJOR GOVERNMENTAL FUNDS

COMBINING BALANCE SHEET

(Concluded)

As of December 31, 2021

	Special Revenue Funds			
	Mayor Fund	Special Assessment Fund	Landscape Fund	Building Maintenance Fund
ASSETS				
Cash and investments	\$ 2,239	\$ -	\$ 479,843	\$ 524,066
Taxes receivable	-	-	-	-
Accounts receivable	-	-	-	12,890
Special assessments receivable	-	14,159	-	-
TOTAL ASSETS	<u>\$ 2,239</u>	<u>\$ 14,159</u>	<u>\$ 479,843</u>	<u>\$ 536,956</u>
LIABILITIES				
Accounts payable	-	-	-	32,140
Unearned revenues	-	-	-	-
Total Liabilities	<u>-</u>	<u>-</u>	<u>-</u>	<u>32,140</u>
DEFERRED INFLOWS OF RESOURCES				
Unearned revenues	-	-	-	-
Unavailable revenues	-	14,159	-	-
Total Deferred inflows of Resources	<u>-</u>	<u>14,159</u>	<u>-</u>	<u>-</u>
FUND BALANCES				
Restricted	2,239	-	-	504,816
Committed	-	-	479,843	-
Assigned	-	-	-	-
Total Fund Balances	<u>2,239</u>	<u>-</u>	<u>479,843</u>	<u>504,816</u>
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES	<u>\$ 2,239</u>	<u>\$ 14,159</u>	<u>\$ 479,843</u>	<u>\$ 536,956</u>

Special Revenue Funds						Capital Projects Fund		Total Nonmajor Funds
Technology Fee Fund	Tourism Commision Fund	Tax Increment District Fund	Grant Fund	Library Fund	Garbage/ Recycling Fund	Equipment Fund	Equipment Replacement Fund	
\$ 65,776	\$ (2,476)	\$ 219,590	\$ 1,915,145	\$ 39,021	\$ 1,554,366	\$ 779,011	\$ 237,028	\$ 9,748,554
-	-	534,958	-	-	-	-	-	534,958
-	48,865	-	-	-	336	-	-	235,787
-	-	-	-	-	-	-	-	14,159
<u>\$ 65,776</u>	<u>\$ 46,389</u>	<u>\$ 754,548</u>	<u>\$ 1,915,145</u>	<u>\$ 39,021</u>	<u>\$ 1,554,702</u>	<u>\$ 779,011</u>	<u>\$ 237,028</u>	<u>\$ 10,533,458</u>
-	-	65,627	-	726	93,367	-	4,100	222,467
-	-	-	1,914,039	-	432	-	-	1,915,271
-	-	65,627	1,914,039	726	93,799	-	4,100	2,137,738
-	-	534,958	-	-	-	-	-	535,208
-	-	-	-	-	-	-	-	187,855
-	-	534,958	-	-	-	-	-	723,063
-	46,389	153,963	1,106	38,295	1,460,903	779,011	-	6,657,214
65,776	-	-	-	-	-	-	-	782,515
-	-	-	-	-	-	-	232,928	232,928
<u>65,776</u>	<u>46,389</u>	<u>153,963</u>	<u>1,106</u>	<u>38,295</u>	<u>1,460,903</u>	<u>779,011</u>	<u>232,928</u>	<u>7,672,657</u>
<u>\$ 65,776</u>	<u>\$ 46,389</u>	<u>\$ 754,548</u>	<u>\$ 1,915,145</u>	<u>\$ 39,021</u>	<u>\$ 1,554,702</u>	<u>\$ 779,011</u>	<u>\$ 237,028</u>	<u>\$ 10,533,458</u>

CITY OF NEW BERLIN

NONMAJOR GOVERNMENTAL FUNDS COMBINING STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES

For the Year Ended December 31, 2021

	Special Revenue Funds			
	Park and Open Space Fund	Trail Fees Fund	Impact Fees Fund	Wastewater RCA Fees Fund
REVENUES				
Room taxes	\$ -	\$ -	\$ -	\$ -
Intergovernmental	-	-	-	-
Public charges for services	-	-	-	-
Public improvement revenues	8,225	-	20,774	-
Investment income	1,781	-	344	5,299
Miscellaneous revenues	647,155	-	-	-
Total Revenues	657,161	-	21,118	5,299
EXPENDITURES				
Current				
General government	-	-	-	-
Protection of persons and property	-	-	-	-
Public works	-	-	-	-
Library	-	-	-	-
Parks and recreation	18,638	-	-	-
Conservation and development	-	-	-	-
Debt Service - interest and fiscal charges	-	-	-	-
Capital Outlay	-	-	716	-
Total Expenditures	18,638	-	716	-
Excess (deficiency) of revenues over expenditures	638,523	-	20,402	5,299
OTHER FINANCING SOURCES (USES)				
Long-term debt issued	-	-	-	-
Premium on bond issued	-	-	-	-
Transfers in	-	-	-	-
Transfers out	-	-	(55,000)	-
Total Other Financing Sources (Uses)	-	-	(55,000)	-
Net Change in Fund Balances	638,523	-	(34,598)	5,299
FUND BALANCES (DEFICIT) -				
Beginning of Year	612,562	-	106,137	1,807,455
FUND BALANCES -				
END OF YEAR	\$ 1,251,085	\$ -	\$ 71,539	\$ 1,812,754

Special Revenue Funds					
Golf Course Fund	Fourth of July Fund	Concession Stand Fund	Park & Recreation Fund	Police Fund	Fire Fund
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
-	3,045	-	-	35,249	7,359
-	-	-	-	-	-
-	-	-	-	-	-
797	-	-	-	124	-
267,899	90,329	14,534	114,021	174,354	41,764
268,696	93,374	14,534	114,021	209,727	49,123
-	-	-	-	-	-
-	-	-	-	155,745	15,232
-	-	-	-	-	-
-	-	-	-	-	-
1,032	80,359	12,816	5,700	-	-
-	-	-	-	-	-
584	-	-	-	-	-
-	-	-	-	21,327	-
1,616	80,359	12,816	5,700	177,072	15,232
267,080	13,015	1,718	108,321	32,655	33,891
355,000	-	-	-	-	-
38,587	-	-	-	-	-
-	-	-	-	-	-
(634,325)	-	-	-	-	-
(240,738)	-	-	-	-	-
26,342	13,015	1,718	108,321	32,655	33,891
193,967	123,281	14,869	31,082	180,071	12,798
\$ 220,309	\$ 136,296	\$ 16,587	\$ 139,403	\$ 212,726	\$ 46,689

CITY OF NEW BERLIN

NONMAJOR GOVERNMENTAL FUNDS COMBINING STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES (Concluded) For the Year Ended December 31, 2021

	Special Revenue Funds			
	Mayor Fund	Special Assessment Fund	Landscape Fund	Building Maintenance Fund
REVENUES				
Room taxes	\$ -	\$ -	\$ -	\$ 117,054
Intergovernmental	-	-	-	-
Public charges for services	-	-	-	-
Public improvement revenues	-	-	-	-
Investment income	-	-	-	-
Miscellaneous revenues	-	-	-	-
Total Revenues	-	-	-	117,054
EXPENDITURES				
Current				
General government	-	-	-	32,140
Protection of persons and property	-	-	-	-
Public works	-	-	-	-
Library	-	-	-	-
Parks and recreation	-	-	-	-
Conservation and development	-	-	9,581	-
Debt Service - interest and fiscal charges	-	-	-	-
Capital Outlay	-	-	-	15,935
Total Expenditures	-	-	9,581	48,075
Excess (deficiency) of revenues over expenditures	-	-	(9,581)	68,979
OTHER FINANCING SOURCES (USES)				
Long-term debt issued	-	-	-	-
Premium on bond issued	-	-	-	-
Transfers in	-	-	-	-
Transfers out	-	-	-	-
Total Other Financing Sources (Uses)	-	-	-	-
Net Change in Fund Balance	-	-	(9,581)	68,979
FUND BALANCES (DEFICIT) -				
Beginning of Year	2,239	-	489,424	435,837
FUND BALANCES -				
END OF YEAR	\$ 2,239	\$ -	\$ 479,843	\$ 504,816

Special Revenue Funds						Capital Projects Fund		
Technology Fee Fund	Tourism Fund	Tax Increment District Fund	Grant Fund	Library Fund	Garbage/ Recycling Fund	Equipment Fund	Equipment Replacement Fund	Total Nonmajor Funds
\$ -	\$ 78,626	\$ 373,259	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 568,939
-	-	-	57,603	-	-	-	-	103,256
-	-	-	-	-	1,770,504	-	-	1,770,504
10,476	-	-	-	-	-	-	-	39,475
-	-	2,402	-	-	-	2,653	-	13,400
-	-	15,500	-	29,447	-	-	6,500	1,401,503
<u>10,476</u>	<u>78,626</u>	<u>391,161</u>	<u>57,603</u>	<u>29,447</u>	<u>1,770,504</u>	<u>2,653</u>	<u>6,500</u>	<u>3,897,077</u>
-	-	1,236	57,603	-	-	3,800	4,510	99,289
-	-	-	190	-	-	-	15,526	186,693
-	-	500,000	-	-	1,522,207	111,136	-	2,133,343
-	-	-	-	26,659	-	-	-	26,659
-	-	-	-	-	-	-	57,430	175,975
8,152	22,016	-	-	-	-	-	-	39,749
-	-	-	-	-	-	-	-	584
-	-	179,984	-	-	-	-	90,636	308,598
<u>8,152</u>	<u>22,016</u>	<u>681,220</u>	<u>57,793</u>	<u>26,659</u>	<u>1,522,207</u>	<u>114,936</u>	<u>168,102</u>	<u>2,970,890</u>
<u>2,324</u>	<u>56,610</u>	<u>(290,059)</u>	<u>(190)</u>	<u>2,788</u>	<u>248,297</u>	<u>(112,283)</u>	<u>(161,602)</u>	<u>926,187</u>
-	-	-	-	-	-	-	-	355,000
-	-	-	-	-	-	-	-	38,587
-	-	-	-	-	-	-	175,000	175,000
-	-	(90,263)	-	-	-	-	-	(779,588)
-	-	(90,263)	-	-	-	-	175,000	(211,001)
2,324	56,610	(380,322)	(190)	2,788	248,297	(112,283)	13,398	715,186
<u>63,452</u>	<u>(10,221)</u>	<u>534,285</u>	<u>1,296</u>	<u>35,507</u>	<u>1,212,606</u>	<u>891,294</u>	<u>219,530</u>	<u>6,957,471</u>
<u>\$ 65,776</u>	<u>\$ 46,389</u>	<u>\$ 153,963</u>	<u>\$ 1,106</u>	<u>\$ 38,295</u>	<u>\$ 1,460,903</u>	<u>779,011</u>	<u>232,928</u>	<u>\$ 7,672,657</u>

CITY OF NEW BERLIN

NONMAJOR GOVERNMENTAL FUNDS SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL

For the Year Ended December 31, 2021

	Special Revenue Fund					
	Park and Open Space Fund			Impact Fees Fund		
	Original and Final Budgeted Amounts	Actual	Variance with Final Budget Positive (Negative)	Original and Final Budgeted Amounts	Actual	Variance with Final Budget Positive (Negative)
REVENUES						
Property taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Room taxes	-	-	-	-	-	-
Intergovernmental	-	-	-	-	-	-
Public charges for services	-	-	-	-	-	-
Public improvement revenues	10,000	8,225	(1,775)	8,900	20,774	11,874
Special assessments	-	-	-	-	-	-
Investment income	2,000	1,781	(219)	300	344	44
Miscellaneous revenues	-	647,155	647,155	-	-	-
Total Revenues	12,000	657,161	645,161	9,200	21,118	11,918
EXPENDITURES						
Current						
General government	-	-	-	-	-	-
Protection of persons and property	-	-	-	-	-	-
Public works	-	-	-	-	-	-
Library	-	-	-	-	-	-
Parks and recreation	-	18,638	(18,638)	-	-	-
Conservation and development	-	-	-	-	-	-
Debt Service - interest and fiscal charges	-	-	-	-	-	-
Capital Outlay	-	-	-	-	716	(716)
Total Expenditures	-	18,638	(18,638)	-	716	(716)
Excess (deficiency) of revenues over expenditures	12,000	638,523	626,523	9,200	20,402	11,202
OTHER FINANCING SOURCES (USES)						
Long-term debt issued	-	-	-	-	-	-
Premium on bond issued	-	-	-	-	-	-
Transfers in	-	-	-	-	-	-
Transfers out	-	-	-	(45,000)	(55,000)	(10,000)
Total Other Financing Sources (Uses)	-	-	-	(45,000)	(55,000)	(10,000)
Net Change in Fund Balances	12,000	638,523	626,523	(35,800)	(34,598)	1,202
FUND BALANCES (DEFICIT) -						
Beginning of Year	612,562	612,562	-	106,137	106,137	-
FUND BALANCES -						
END OF YEAR	\$ 624,562	\$ 1,251,085	\$ 626,523	\$ 70,337	\$ 71,539	\$ 1,202

CITY OF NEW BERLIN

NONMAJOR GOVERNMENTAL FUNDS SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL

For the Year Ended December 31, 2021

	Special Revenue Fund					
	Wastewater RCA Fees Fund			Golf Course Fund		
	Original and Final Budgeted Amounts	Actual	Variance with Final Budget Positive (Negative)	Original and Final Budgeted Amounts	Actual	Variance with Final Budget Positive (Negative)
REVENUES						
Property taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Room taxes	-	-	-	-	-	-
Intergovernmental	-	-	-	-	-	-
Public charges for services	-	-	-	-	-	-
Public improvement revenues	-	-	-	-	-	-
Special assessments	-	-	-	-	-	-
Investment income	2,000	5,299	3,299	800	797	(3)
Miscellaneous revenues	-	-	-	150,000	267,899	117,899
Total Revenues	<u>2,000</u>	<u>5,299</u>	<u>3,299</u>	<u>150,800</u>	<u>268,696</u>	<u>117,896</u>
EXPENDITURES						
Current						
General government	-	-	-	-	-	-
Protection of persons and property	-	-	-	-	-	-
Public works	-	-	-	-	-	-
Library	-	-	-	-	-	-
Parks and recreation	-	-	-	6,050	1,032	5,018
Conservation and development	-	-	-	-	-	-
Debt Service - interest and fiscal charges	-	-	-	-	584	(584)
Capital Outlay	-	-	-	-	-	-
Total Expenditures	<u>-</u>	<u>-</u>	<u>-</u>	<u>6,050</u>	<u>1,616</u>	<u>4,434</u>
Excess (deficiency) of revenues over expenditures	<u>2,000</u>	<u>5,299</u>	<u>3,299</u>	<u>144,750</u>	<u>267,080</u>	<u>122,330</u>
OTHER FINANCING SOURCES (USES)						
Long-term debt issued	-	-	-	-	355,000	355,000
Premium on bond issued	-	-	-	1	38,587	38,586
Transfers in	-	-	-	-	-	-
Transfers out	-	-	-	(239,325)	(634,325)	(395,000)
Total Other Financing Sources (Uses)	<u>-</u>	<u>-</u>	<u>-</u>	<u>(239,324)</u>	<u>(240,738)</u>	<u>(1,414)</u>
Net Change in Fund Balances	2,000	5,299	3,299	(94,574)	26,342	120,916
FUND BALANCES (DEFICIT) -						
Beginning of Year	<u>1,807,455</u>	<u>1,807,455</u>	<u>-</u>	<u>193,967</u>	<u>193,967</u>	<u>-</u>
FUND BALANCES -						
END OF YEAR	<u>\$ 1,809,455</u>	<u>\$ 1,812,754</u>	<u>\$ 3,299</u>	<u>\$ 99,393</u>	<u>\$ 220,309</u>	<u>\$ 120,916</u>

CITY OF NEW BERLIN

NONMAJOR GOVERNMENTAL FUNDS SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL

For the Year Ended December 31, 2021

	Special Revenue Fund					
	Fourth of July Fund			Concession Stand Fund		
	Original and Final Budgeted Amounts	Actual	Variance with Final Budget Positive (Negative)	Original and Final Budgeted Amounts	Actual	Variance with Final Budget Positive (Negative)
REVENUES						
Property taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Room taxes	-	-	-	-	-	-
Intergovernmental	-	3,045	3,045	-	-	-
Public charges for services	-	-	-	-	-	-
Public improvement revenues	-	-	-	-	-	-
Special assessments	-	-	-	-	-	-
Investment income	-	-	-	-	-	-
Miscellaneous revenues	67,300	90,329	23,029	10,000	14,534	4,534
Total Revenues	67,300	93,374	26,074	10,000	14,534	4,534
EXPENDITURES						
Current						
General government	-	-	-	-	-	-
Protection of persons and property	-	-	-	-	-	-
Public works	-	-	-	-	-	-
Library	-	-	-	-	-	-
Parks and recreation	53,383	80,359	(26,976)	8,691	12,816	(4,125)
Conservation and development	-	-	-	-	-	-
Debt Service - interest and fiscal charges	-	-	-	-	-	-
Capital Outlay	-	-	-	-	-	-
Total Expenditures	53,383	80,359	(26,976)	8,691	12,816	(4,125)
Excess (deficiency) of revenues over expenditures	13,917	13,015	(902)	1,309	1,718	409
OTHER FINANCING SOURCES (USES)						
Long-term debt issued	-	-	-	-	-	-
Transfers in	-	-	-	-	-	-
Transfers out	-	-	-	-	-	-
Total Other Financing Sources (Uses)	-	-	-	-	-	-
Net Change in Fund Balances	13,917	13,015	(902)	1,309	1,718	409
FUND BALANCES (DEFICIT) -						
Beginning of Year	123,281	123,281	-	14,869	14,869	-
FUND BALANCES -						
END OF YEAR	\$ 137,198	\$ 136,296	\$ (902)	\$ 16,178	\$ 16,587	\$ 409

CITY OF NEW BERLIN

NONMAJOR GOVERNMENTAL FUNDS SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL

For the Year Ended December 31, 2021

	Special Revenue Fund					
	Park & Recreation Fund			Police Fund		
	Original and Final Budgeted Amounts	Actual	Variance with Final Budget Positive (Negative)	Original and Final Budgeted Amounts	Actual	Variance with Final Budget Positive (Negative)
REVENUES						
Property taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Room taxes	-	-	-	-	-	-
Intergovernmental	-	-	-	30,000	35,249	5,249
Public charges for services	-	-	-	-	-	-
Public improvement revenues	-	-	-	-	-	-
Special assessments	-	-	-	-	-	-
Investment income	-	-	-	750	124	(626)
Miscellaneous revenues	9,500	114,021	104,521	47,000	174,354	127,354
Total Revenues	9,500	114,021	104,521	77,750	209,727	131,977
EXPENDITURES						
Current						
General government	-	-	-	-	-	-
Protection of persons and property	-	-	-	73,250	155,745	(82,495)
Public works	-	-	-	-	-	-
Library	-	-	-	-	-	-
Parks and recreation	9,500	5,700	3,800	-	-	-
Conservation and development	-	-	-	-	-	-
Debt Service - interest and fiscal charges	-	-	-	-	-	-
Capital Outlay	-	-	-	-	21,327	(21,327)
Total Expenditures	9,500	5,700	3,800	73,250	177,072	(103,822)
Excess (deficiency) of revenues over expenditures	-	108,321	108,321	4,500	32,655	28,155
OTHER FINANCING SOURCES (USES)						
Long-term debt issued	-	-	-	-	-	-
Premium on bond issued	-	-	-	-	-	-
Transfers in	-	-	-	-	-	-
Transfers out	-	-	-	-	-	-
Total Other Financing Sources (Uses)	-	-	-	-	-	-
Net Change in Fund Balances	-	108,321	108,321	4,500	32,655	28,155
FUND BALANCES (DEFICIT) -						
Beginning of Year	31,082	31,082	-	180,071	180,071	-
FUND BALANCES -						
END OF YEAR	\$ 31,082	\$ 139,403	\$ 108,321	\$ 184,571	\$ 212,726	\$ 28,155

CITY OF NEW BERLIN

NONMAJOR GOVERNMENTAL FUNDS SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL

For the Year Ended December 31, 2021

	Special Revenue Fund					
	Fire Fund			Mayor Fund		
	Original and Final Budgeted Amounts	Actual	Variance with Final Budget Positive (Negative)	Original and Final Budgeted Amounts	Actual	Variance with Final Budget Positive (Negative)
REVENUES						
Property taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Room taxes	-	-	-	-	-	-
Intergovernmental	4,800	7,359	2,559	-	-	-
Public charges for services	-	-	-	-	-	-
Public improvement revenues	-	-	-	-	-	-
Special assessments	-	-	-	-	-	-
Investment income	-	-	-	-	-	-
Miscellaneous revenues	10,117	41,764	31,647	1,500	-	(1,500)
Total Revenues	14,917	49,123	34,206	1,500	-	(1,500)
EXPENDITURES						
Current						
General government	-	-	-	1,500	-	1,500
Protection of persons and property	16,730	15,232	1,498	-	-	-
Public works	-	-	-	-	-	-
Library	-	-	-	-	-	-
Parks and recreation	-	-	-	-	-	-
Conservation and development	-	-	-	-	-	-
Debt Service - interest and fiscal charges	-	-	-	-	-	-
Capital Outlay	-	-	-	-	-	-
Total Expenditures	16,730	15,232	1,498	1,500	-	1,500
Excess (deficiency) of revenues over expenditures	(1,813)	33,891	35,704	-	-	-
OTHER FINANCING SOURCES (USES)						
Long-term debt issued	-	-	-	-	-	-
Transfers in	-	-	-	-	-	-
Transfers out	-	-	-	-	-	-
Total Other Financing Sources (Uses)	-	-	-	-	-	-
Net Change in Fund Balances	(1,813)	33,891	35,704	-	-	-
FUND BALANCES (DEFICIT) - Beginning of Year	12,798	12,798	-	2,239	2,239	-
FUND BALANCES - END OF YEAR	\$ 10,985	\$ 46,689	\$ 35,704	\$ 2,239	\$ 2,239	\$ -

CITY OF NEW BERLIN

NONMAJOR GOVERNMENTAL FUNDS SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL

For the Year Ended December 31, 2021

	Special Revenue Fund					
	Landscape Fund			Building Maintenance Fund		
	Original and Final Budgeted Amounts	Actual	Variance with Final Budget Positive (Negative)	Original and Final Budgeted Amounts	Actual	Variance with Final Budget Positive (Negative)
REVENUES						
Property taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Room taxes	-	-	-	117,054	117,054	-
Intergovernmental	-	-	-	-	-	-
Public charges for services	-	-	-	-	-	-
Public improvement revenues	-	-	-	-	-	-
Special assessments	-	-	-	-	-	-
Investment income	-	-	-	-	-	-
Miscellaneous revenues	-	-	-	-	-	-
Total Revenues	-	-	-	117,054	117,054	-
EXPENDITURES						
Current						
General government	-	-	-	30,000	32,140	(2,140)
Protection of persons and property	-	-	-	-	-	-
Public works	-	-	-	-	-	-
Library	-	-	-	-	-	-
Parks and recreation	-	-	-	-	-	-
Conservation and development	15,000	9,581	5,419	-	-	-
Debt Service - interest and fiscal charges	-	-	-	-	-	-
Capital Outlay	-	-	-	-	15,935	(15,935)
Total Expenditures	15,000	9,581	5,419	30,000	48,075	(18,075)
Excess (deficiency) of revenues over expenditures	(15,000)	(9,581)	5,419	87,054	68,979	(18,075)
OTHER FINANCING SOURCES (USES)						
Long-term debt issued	-	-	-	-	-	-
Premium on bond issued	-	-	-	-	-	-
Transfers in	-	-	-	-	-	-
Transfers out	-	-	-	-	-	-
Total Other Financing Sources (Uses)	-	-	-	-	-	-
Net Change in Fund Balances	(15,000)	(9,581)	5,419	87,054	68,979	(18,075)
FUND BALANCES (DEFICIT) -						
Beginning of Year	489,424	489,424	-	435,837	435,837	-
FUND BALANCES -						
END OF YEAR	\$ 474,424	\$ 479,843	\$ 5,419	\$ 522,891	\$ 504,816	\$ (18,075)

CITY OF NEW BERLIN

NONMAJOR GOVERNMENTAL FUNDS SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL

For the Year Ended December 31, 2021

	Special Revenue Fund					
	Technology Fund			Tourism Fund		
	Original and Final Budgeted Amounts	Actual	Variance with Final Budget Positive (Negative)	Original and Final Budgeted Amounts	Actual	Variance with Final Budget Positive (Negative)
REVENUES						
Property taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Room taxes	-	-	-	120,000	78,626	(41,374)
Intergovernmental	-	-	-	-	-	-
Public charges for services	-	-	-	-	-	-
Public improvement revenues	9,000	10,476	1,476	-	-	-
Special assessments	-	-	-	-	-	-
Investment income	-	-	-	-	-	-
Miscellaneous revenues	-	-	-	-	-	-
Total Revenues	<u>9,000</u>	<u>10,476</u>	<u>1,476</u>	<u>120,000</u>	<u>78,626</u>	<u>(41,374)</u>
EXPENDITURES						
Current						
General government	-	-	-	-	-	-
Protection of persons and property	-	-	-	-	-	-
Public works	-	-	-	-	-	-
Library	-	-	-	-	-	-
Parks and recreation	-	-	-	-	-	-
Conservation and development	9,000	8,152	848	85,056	22,016	63,040
Debt Service - interest and fiscal charges	-	-	-	-	-	-
Capital Outlay	-	-	-	-	-	-
Total Expenditures	<u>9,000</u>	<u>8,152</u>	<u>848</u>	<u>85,056</u>	<u>22,016</u>	<u>63,040</u>
Excess (deficiency) of revenues over expenditures	<u>-</u>	<u>2,324</u>	<u>2,324</u>	<u>34,944</u>	<u>56,610</u>	<u>21,666</u>
OTHER FINANCING SOURCES (USES)						
Long-term debt issued	-	-	-	-	-	-
Transfers in	-	-	-	-	-	-
Transfers out	-	-	-	-	-	-
Total Other Financing Sources (Uses)	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Net Change in Fund Balances	-	2,324	2,324	34,944	56,610	21,666
FUND BALANCES (DEFICIT) - Beginning of Year	<u>63,452</u>	<u>63,452</u>	<u>-</u>	<u>(10,221)</u>	<u>(10,221)</u>	<u>-</u>
FUND BALANCES - END OF YEAR	<u>\$ 63,452</u>	<u>\$ 65,776</u>	<u>\$ 2,324</u>	<u>\$ 24,723</u>	<u>\$ 46,389</u>	<u>\$ 21,666</u>

CITY OF NEW BERLIN

NONMAJOR GOVERNMENTAL FUNDS SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL

For the Year Ended December 31, 2021

	Special Revenue Fund					
	Tax Increment District Fund			Grant Fund		
	Original and Final Budgeted Amounts	Actual	Variance with Final Budget Positive (Negative)	Original and Final Budgeted Amounts	Actual	Variance with Final Budget Positive (Negative)
REVENUES						
Property taxes	\$ 220,000	\$ 373,259	\$ 153,259	\$ -	\$ -	\$ -
Room taxes	-	-	-	-	-	-
Intergovernmental	-	-	-	5,000	57,603	52,603
Public charges for services	-	-	-	-	-	-
Public improvement revenues	-	-	-	-	-	-
Special assessments	-	-	-	-	-	-
Investment income	500	2,402	1,902	-	-	-
Miscellaneous revenues	-	15,500	15,500	-	-	-
Total Revenues	<u>220,500</u>	<u>391,161</u>	<u>170,661</u>	<u>5,000</u>	<u>57,603</u>	<u>52,603</u>
EXPENDITURES						
Current						
General government	300	1,236	(936)	-	57,603	(57,603)
Protection of persons and property	-	-	-	5,000	190	4,810
Public works	-	500,000	(500,000)	-	-	-
Library	-	-	-	-	-	-
Parks and recreation	-	-	-	-	-	-
Conservation and development	-	-	-	-	-	-
Debt Service - interest and fiscal charges	-	-	-	-	-	-
Capital Outlay	-	179,984	(179,984)	-	-	-
Total Expenditures	<u>300</u>	<u>681,220</u>	<u>(680,920)</u>	<u>5,000</u>	<u>57,793</u>	<u>(52,793)</u>
Excess (deficiency) of revenues over expenditures	<u>220,200</u>	<u>(290,059)</u>	<u>(510,259)</u>	<u>-</u>	<u>(190)</u>	<u>(190)</u>
OTHER FINANCING SOURCES (USES)						
Long-term debt issued	-	-	-	-	-	-
Premium on bond issued	-	-	-	-	-	-
Transfers in	-	-	-	-	-	-
Transfers out	(90,263)	(90,263)	-	-	-	-
Total Other Financing Sources (Uses)	<u>(90,263)</u>	<u>(90,263)</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Net Change in Fund Balances	129,937	(380,322)	(510,259)	-	(190)	(190)
FUND BALANCES (DEFICIT) -						
Beginning of Year	<u>534,285</u>	<u>534,285</u>	<u>-</u>	<u>1,296</u>	<u>1,296</u>	<u>-</u>
FUND BALANCES -						
END OF YEAR	<u>\$ 664,222</u>	<u>\$ 153,963</u>	<u>\$ (510,259)</u>	<u>\$ 1,296</u>	<u>\$ 1,106</u>	<u>\$ (190)</u>

CITY OF NEW BERLIN

NONMAJOR GOVERNMENTAL FUNDS SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL

For the Year Ended December 31, 2021

	Special Revenue Fund					
	Library Fund			Garbage/Recycling Fund		
	Original and Final Budgeted Amounts	Actual	Variance with Final Budget Positive (Negative)	Original and Final Budgeted Amounts	Actual	Variance with Final Budget Positive (Negative)
REVENUES						
Property taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Room taxes	-	-	-	-	-	-
Intergovernmental	-	-	-	-	-	-
Public charges for services	-	-	-	1,766,000	1,770,504	4,504
Public improvement revenues	-	-	-	-	-	-
Special assessments	-	-	-	-	-	-
Investment income	-	-	-	-	-	-
Miscellaneous revenues	10,000	29,447	19,447	-	-	-
Total Revenues	10,000	29,447	19,447	1,766,000	1,770,504	4,504
EXPENDITURES						
Current						
General government	-	-	-	-	-	-
Protection of persons and property	-	-	-	-	-	-
Public works	-	-	-	1,604,725	1,522,207	82,518
Library	10,000	26,659	(16,659)	-	-	-
Parks and recreation	-	-	-	-	-	-
Conservation and development	-	-	-	-	-	-
Debt Service - interest and fiscal charges	-	-	-	-	-	-
Capital Outlay	-	-	-	-	-	-
Total Expenditures	10,000	26,659	(16,659)	1,604,725	1,522,207	82,518
Excess (deficiency) of revenues over expenditures	-	2,788	2,788	161,275	248,297	87,022
OTHER FINANCING SOURCES (USES)						
Long-term debt issued	-	-	-	-	-	-
Transfers in	-	-	-	-	-	-
Transfers out	-	-	-	-	-	-
Total Other Financing Sources (Uses)	-	-	-	-	-	-
Net Change in Fund Balances	-	2,788	2,788	161,275	248,297	87,022
FUND BALANCES (DEFICIT)-						
Beginning of Year	35,507	35,507	-	1,212,606	1,212,606	-
FUND BALANCES -						
END OF YEAR	\$ 35,507	\$ 38,295	\$ 2,788	\$ 1,373,881	\$ 1,460,903	\$ 87,022

CITY OF NEW BERLIN

NONMAJOR GOVERNMENTAL FUNDS SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL

For the Year Ended December 31, 2021

	Capital Projects Funds					
	Equipment Fund			Equipment Replacement Fund		
	Original and Final Budgeted Amounts	Actual	Variance with Final Budget Positive (Negative)	Original and Final Budgeted Amounts	Actual	Variance with Final Budget Positive (Negative)
REVENUES						
Property taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Room taxes	-	-	-	-	-	-
Intergovernmental	-	-	-	-	-	-
Public charges for services	-	-	-	-	-	-
Public improvement revenues	-	-	-	-	-	-
Special assessments	-	-	-	-	-	-
Investment income	4,000	2,653	(1,347)	-	-	-
Miscellaneous revenues	-	-	-	-	6,500	6,500
Total Revenues	<u>4,000</u>	<u>2,653</u>	<u>(1,347)</u>	<u>-</u>	<u>6,500</u>	<u>6,500</u>
EXPENDITURES						
Current						
General government	-	3,800	(3,800)	-	4,510	(4,510)
Protection of persons and property	-	-	-	-	15,526	(15,526)
Public works	-	111,136	(111,136)	-	-	-
Library	-	-	-	-	-	-
Parks and recreation	-	-	-	-	57,430	(57,430)
Conservation and development	-	-	-	-	-	-
Debt Service - interest and fiscal charges	-	-	-	-	-	-
Capital Outlay	-	-	-	175,000	90,636	84,364
Total Expenditures	<u>-</u>	<u>114,936</u>	<u>(114,936)</u>	<u>175,000</u>	<u>168,102</u>	<u>6,898</u>
Excess (deficiency) of revenues over expenditures	<u>4,000</u>	<u>(112,283)</u>	<u>(116,283)</u>	<u>(175,000)</u>	<u>(161,602)</u>	<u>13,398</u>
OTHER FINANCING SOURCES (USES)						
Long-term debt issued	-	-	-	-	-	-
Premium on bond issued	-	-	-	-	-	-
Transfers in	-	-	-	175,000	175,000	-
Transfers out	-	-	-	-	-	-
Total Other Financing Sources (Uses)	<u>-</u>	<u>-</u>	<u>-</u>	<u>175,000</u>	<u>175,000</u>	<u>-</u>
Net Change in Fund Balances	4,000	(112,283)	(116,283)	-	13,398	13,398
FUND BALANCES (DEFICIT)-						
Beginning of Year	<u>891,294</u>	<u>891,294</u>	<u>-</u>	<u>219,530</u>	<u>219,530</u>	<u>-</u>
FUND BALANCES -						
END OF YEAR	<u>\$ 895,294</u>	<u>\$ 779,011</u>	<u>\$ (116,283)</u>	<u>\$ 219,530</u>	<u>\$ 232,928</u>	<u>\$ 13,398</u>

CITY OF NEW BERLIN

NONMAJOR GOVERNMENTAL FUNDS SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL

For the Year Ended December 31, 2021

	Total		
	Original and Final Budgeted Amounts	Actual	Variance with Final Budget Positive (Negative)
REVENUES			
Property taxes	\$ 220,000	\$ 373,259	\$ 153,259
Room taxes	237,054	195,680	(41,374)
Intergovernmental	39,800	103,256	63,456
Public charges for services	1,766,000	1,770,504	4,504
Public improvement revenues	27,900	39,475	11,575
Special assessments	-	-	-
Investment income	10,350	13,400	3,050
Miscellaneous revenues	305,417	1,401,503	1,096,086
Total Revenues	<u>2,606,521</u>	<u>3,897,077</u>	<u>1,290,556</u>
EXPENDITURES			
Current			
General government	31,800	99,289	(67,489)
Protection of persons and property	94,980	186,693	(91,713)
Public works	1,604,725	2,133,343	(528,618)
Library	10,000	26,659	(16,659)
Parks and recreation	77,624	175,975	(98,351)
Conservation and development	109,056	39,749	69,307
Debt Service - interest and fiscal charges	-	584	(584)
Capital Outlay	175,000	308,598	(133,598)
Total Expenditures	<u>2,103,185</u>	<u>2,970,890</u>	<u>(867,705)</u>
Excess (deficiency) of revenues over expenditures	<u>503,336</u>	<u>926,187</u>	<u>422,851</u>
OTHER FINANCING SOURCES (USES)			
Long-term debt issued	-	355,000	355,000
Premium on bond issued	1	38,587	38,586
Transfers in	175,000	175,000	-
Transfers out	(374,588)	(779,588)	(405,000)
Total Other Financing Sources (Uses)	<u>(199,587)</u>	<u>(211,001)</u>	<u>(11,414)</u>
Net Change in Fund Balances	303,749	715,186	411,437
FUND BALANCES -			
Beginning of Year	<u>6,957,471</u>	<u>6,957,471</u>	<u>-</u>
FUND BALANCES -			
END OF YEAR	<u>\$ 7,261,220</u>	<u>\$ 7,672,657</u>	<u>\$ 411,437</u>

CITY OF NEW BERLIN

GENERAL FUND DETAILED SCHEDULE OF REVENUES - BUDGET AND ACTUAL For the Year Ended December 31, 2021

	Budgeted Amounts		Actual	Variance with Final Budget Positive (Negative)
	Original	Final		
TAXES				
General property taxes	20,156,048	20,156,048	\$ 20,156,048	\$ -
Payment in lieu of taxes	14,700	14,700	15,392	692
Ag use conversion	-	-	26,367	26,367
Interest and penalties on taxes	72,000	72,000	81,930	9,930
TOTAL TAXES	<u>20,242,748</u>	<u>20,242,748</u>	<u>20,279,737</u>	<u>36,989</u>
INTERGOVERNMENTAL				
State shared revenues				
Per capita	556,162	556,162	541,960	(14,202)
Special utility	118,641	118,641	166,450	47,809
Exempt computer aid	150,089	150,089	150,089	-
Video Service Provider			117,681	117,681
Personal Property Tax	365,004	365,004	365,004	-
Medical care transport	1,000	1,000	15,176	14,176
Fire Insurance - dues distribution	234,274	234,274	239,361	5,087
Federal grants			96,146	96,146
State grants			39,605	39,605
State grants - transportation aids	2,105,201	2,105,201	2,106,493	1,292
New Berlin School District	117,402	117,402	117,402	-
TOTAL INTERGOVERNMENTAL	<u>3,647,773</u>	<u>3,647,773</u>	<u>3,955,367</u>	<u>307,594</u>
LICENSES AND PERMITS				
Licenses				
Beer and liquor	36,905	36,905	37,840	935
Bartenders	19,600	19,600	15,610	(3,990)
Sealer of weights	8,125	8,125	7,990	(135)
Sundry	30,898	30,898	25,722	(5,176)
Permits				
Building	310,000	310,000	378,855	68,855
Electrical	115,000	115,000	133,398	18,398
Plumbing	82,000	82,000	73,911	(8,089)

CITY OF NEW BERLIN

GENERAL FUND DETAILED SCHEDULE OF REVENUES - BUDGET AND ACTUAL (cont.) For the Year Ended December 31, 2021

	Budgeted Amounts		Actual	Variance with Final Budget Positive (Negative)
	Original	Final		
LICENSES AND PERMITS (cont.)				
Permits (cont.)				
Sign	3,450	3,450	\$ 9,546	\$ 6,096
Fire Department	40,000	40,000	20,460	(19,540)
Sundry	90,000	90,000	116,210	26,210
Cable television fees	575,000	575,000	456,637	(118,363)
TOTAL LICENSES AND PERMITS	1,310,978	1,310,978	1,276,179	(34,799)
FINES, FORFEITURES AND PENALTIES				
Court fines	320,000	320,000	326,547	6,547
PUBLIC CHARGES FOR SERVICES				
General government				
Special assessment written reports	5,000	5,000	10,160	5,160
Sale of computer information	450	450	450	-
Workers' compensation dividend	17,150	17,150	75,327	58,177
Wage Reimbursement - Workers comp	-	-	5,915	5,915
CVMIC dividend	22,073	22,073	25,804	3,731
Health and social service				
Dog licenses	5,000	5,000	5,127	127
Dog license refund	3,200	3,200	3,128	(72)
Cat licenses	875	875	700	(175)
Protection of persons and property				
Miscellaneous police revenue	38,000	38,000	73,943	35,943
Fire Department fees	134,000	134,000	134,258	258
Miscellaneous fire revenue			400	400
Engine response fee	17,250	17,250	5,507	(11,743)
Interfacility Transport	350,000	350,000	183,349	(166,651)
Ambulance fees	1,250,000	1,250,000	1,310,090	60,090
Public works				
Highway Department labor charges	25,000	25,000	30,529	5,529
Recycling fees	850	850	-	(850)
Engineering services fees	26,050	26,050	49,525	23,475
Curb and ditch	1,500	1,500	2,100	600
Erosion Control Fee	5,000	5,000	16,156	11,156
Weed cutting	1,500	1,500	998	(502)
Leisure activities				
Park and recreation	328,850	328,850	326,980	(1,870)

CITY OF NEW BERLIN

GENERAL FUND DETAILED SCHEDULE OF REVENUES - BUDGET AND ACTUAL (cont.) For the Year Ended December 31, 2021

	Budgeted Amounts		Actual	Variance with Final Budget Positive (Negative)
	Original	Final		
PUBLIC CHARGES FOR SERVICES (cont.)				
Library Fees	\$ 74,557	\$ 74,557	\$ 54,827	\$ (19,730)
Planning Commission	46,800	46,800	59,263	12,463
Planning Service fees	36,000	36,000	33,039	(2,961)
Filing Fee	8,750	8,750	10,550	1,800
Board of Appeals	800	800	1,200	400
TOTAL PUBLIC CHARGES FOR SERVICES	<u>2,398,655</u>	<u>2,398,655</u>	<u>2,419,325</u>	<u>20,670</u>
INTERDEPARTMENTAL				
Administrative charges -				
Garbage/Recycling Fund	144,725	144,725	144,725	-
Water, Wastewater, Water Resource Utilities	439,874	439,874	427,566	(12,308)
TOTAL INTERDEPARTMENTAL	<u>584,599</u>	<u>584,599</u>	<u>572,291</u>	<u>(12,308)</u>
INVESTMENT INCOME				
Interest Income	220,000	220,000	90,631	(129,369)
Unrealized gain (loss)	-	-	(168,549)	(168,549)
TOTAL INVESTMENT INCOME	<u>220,000</u>	<u>220,000</u>	<u>(77,918)</u>	<u>(297,918)</u>
MISCELLANEOUS REVENUES				
Tower rental	151,103	151,103	165,832	14,729
Miscellaneous	50,000	50,000	173,233	123,233
TOTAL MISCELLANEOUS REVENUES	<u>201,103</u>	<u>201,103</u>	<u>339,065</u>	<u>137,962</u>
TOTAL REVENUES	<u>\$ 28,925,856</u>	<u>\$ 28,925,856</u>	<u>\$ 29,090,593</u>	<u>\$ 164,737</u>

CITY OF NEW BERLIN

GENERAL FUND DETAILED SCHEDULE OF EXPENDITURES - BUDGET AND ACTUAL (NON - GAAP) For the Year Ended December 31, 2021

	Budgeted Amounts		Actual	Variance with Final Budget Positive (Negative)
	Original	Final		
GENERAL GOVERNMENT				
Mayor's office	248,971	248,971	\$ 250,502	\$ (1,531)
Common Council	88,075	88,075	87,969	106
Customer Service Committee	1,500	1,500	550	950
Human Resources	614,233	614,233	580,854	33,379
Finance	523,790	523,790	519,837	3,953
Assessor	463,353	463,353	442,897	20,456
City Attorney	243,300	243,300	248,661	(5,361)
Municipal Court	179,383	179,383	170,046	9,337
Crime prevention	2,600	2,600	2,481	119
Engineering	493,144	493,144	492,363	781
Facilities Management	1,168,855	1,168,855	1,173,919	(5,064)
Insurance	708,563	708,563	699,907	8,656
City Clerk	564,035	564,035	511,677	52,358
Information Technology	1,103,896	1,103,896	1,015,472	88,424
TOTAL GENERAL GOVERNMENT	6,403,698	6,403,698	6,197,135	206,563
PROTECTION OF PERSONS AND PROPERTY				
Police and Fire Commission	22,000	22,000	12,327	9,673
Police Department	10,184,514	10,287,797	10,356,578	(68,781)
Fire Department	5,609,263	5,643,137	5,689,808	(46,671)
Emergency government	75,628	75,628	63,938	11,690
Hydrant rental	705,893	705,893	705,893	-
Inspection Department	493,459	493,459	564,983	(71,524)
Sealer of weights and measures	7,200	7,200	7,200	-
Landmarks	2,000	2,000	1,012	988
TOTAL PROTECTION OF PERSONS AND PROPERTY	17,099,957	17,237,114	17,401,739	(164,625)
HIGHWAY AND TRANSPORTATION	3,364,472	3,454,472	3,429,780	24,692

CITY OF NEW BERLIN

GENERAL FUND DETAILED SCHEDULE OF EXPENDITURES - BUDGET AND ACTUAL (NON - GAAP) (cont.) For the Year Ended December 31, 2021

	Budgeted Amounts		Actual	Variance with Final Budget Positive (Negative)
	Original	Final		
LIBRARY	<u>1,514,905</u>	<u>1,514,905</u>	<u>\$ 1,510,724</u>	<u>\$ 4,181</u>
PARKS AND RECREATION				
Parks	804,101	804,101	810,688	(6,587)
Recreation	452,209	452,209	486,488	(34,279)
Athletic	29,888	29,888	17,191	12,697
4th of July	<u>25,000</u>	<u>25,000</u>	<u>25,000</u>	<u>-</u>
TOTAL PARKS AND RECREATION	<u>1,311,198</u>	<u>1,311,198</u>	<u>1,339,367</u>	<u>(28,169)</u>
CONSERVATION AND DEVELOPMENT				
Community Development	395,051	395,051	366,265	28,786
Planning	<u>321,575</u>	<u>321,575</u>	<u>319,814</u>	<u>1,761</u>
TOTAL CONSERVATION AND DEVELOPMENT	<u>716,626</u>	<u>716,626</u>	<u>686,079</u>	<u>30,547</u>
UNCLASSIFIED				
Tax Refund	<u>-</u>	<u>-</u>	<u>3,406</u>	<u>(3,406)</u>
TOTAL UNCLASSIFIED	<u>-</u>	<u>-</u>	<u>3,406</u>	<u>(3,406)</u>
CONTINGENCY	<u>300,000</u>	<u>72,843</u>	<u>-</u>	<u>72,843</u>
TOTAL EXPENDITURES	<u>\$ 30,710,856</u>	<u>\$ 30,710,856</u>	<u>\$ 30,568,230</u>	<u>\$ 142,626</u>

CITY OF NEW BERLIN

DEBT SERVICE FUNDS SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL GENERAL DEBT SERVICE FUND For the Year Ended December 31, 2021

	Original and Final Budgeted Amounts	Actual	Variance with Final Budget Positive (Negative)
REVENUES			
Taxes	\$ 7,657,141	\$ 7,657,141	\$ -
Room taxes	-	117,053	117,053
School District payment	78,110	78,110	-
Total Revenues	<u>7,735,251</u>	<u>7,852,304</u>	<u>117,053</u>
EXPENDITURES			
Debt Service			
Principal retirement	7,244,878	22,779,878	(15,535,000)
Interest and fiscal charges	1,235,159	1,249,826	(14,667)
Total Expenditures	<u>8,480,037</u>	<u>24,029,704</u>	<u>(15,549,667)</u>
Excess (Deficiency) of Revenues Over Expenditures	<u>(744,786)</u>	<u>(16,177,400)</u>	<u>(15,432,614)</u>
OTHER FINANCING SOURCES			
Refunding debt issued	-	13,170,000	13,170,000
Premium on bond issued	-	1,955,008	1,955,008
Transfers in	249,588	644,588	395,000
Total Other Financing Sources	<u>249,588</u>	<u>15,769,596</u>	<u>15,520,008</u>
Net Change in Fund Balances	(495,198)	(407,804)	87,394
FUND BALANCES - Beginning of Year	<u>1,521,651</u>	<u>1,521,651</u>	<u>-</u>
FUND BALANCES - END OF YEAR	<u>\$ 1,026,453</u>	<u>\$ 1,113,847</u>	<u>\$ 87,394</u>

CITY OF NEW BERLIN

CAPITAL ASSETS USED IN THE OPERATION OF GOVERNMENTAL FUNDS SCHEDULE BY FUNCTION AND ACTIVITY As of December 31, 2021

Function and Activity	Land	Land Improvements	Buildings	Machinery and Equipment	Infrastructure	Intangibles	Total
General Government							
Clerk	\$ -	\$ -	\$ -	\$ 304,111	\$ -	\$ -	\$ 304,111
Information services	-	-	-	2,015,287	-	1,445,679	3,460,966
Building maintenance	280,000	-	3,095,217	1,400,325	-	-	4,775,542
Other - unclassified	136,050	9,878	-	315,673	-	-	461,601
Total General Government	416,050	9,878	3,095,217	4,035,396	-	1,445,679	9,002,220
Protection of Persons and Property							
Police	-	12,304	7,267,204	4,405,056	-	361,763	12,046,327
Fire	237,168	100,919	4,702,996	6,861,393	-	-	11,902,476
Emergency government	-	-	-	448,189	-	-	448,189
Total Public Safety	237,168	113,223	11,970,200	11,714,638	-	361,763	24,396,992
Highway and Transportation							
Maintenance	-	-	1,618,261	8,297,014	-	-	9,915,275
Sidewalks/Bikepaths	-	-	-	-	3,906,172	-	3,906,172
Street system	9,162,683	-	-	994,946	104,123,027	-	114,280,656
Total Streets	9,162,683	-	1,618,261	9,291,960	108,029,199	-	128,102,103
Library	849,336	5,193	8,936,592	2,828,927	-	-	12,620,048
Parks and Recreation	7,253,499	4,895,074	7,850,709	3,517,870	-	30,000	23,547,152
Total Governmental Funds Capital Assets	<u>\$ 17,918,736</u>	<u>\$ 5,023,368</u>	<u>\$ 33,470,979</u>	<u>\$ 31,388,791</u>	<u>\$ 108,029,199</u>	<u>\$ 1,837,442</u>	<u>\$ 197,668,515</u>

CITY OF NEW BERLIN

CAPITAL ASSETS USED IN THE OPERATION OF GOVERNMENTAL FUNDS SCHEDULE OF CHANGES BY FUNCTION AND ACTIVITY As of December 31, 2021

Function and Activity	Governmental Funds Capital Assets January 1, 2021	Additions	Deductions	Governmental Funds Capital Assets December 31, 2021
General Government				
Clerk	\$ 304,111	\$ -	\$ -	\$ 304,111
Information services	3,038,151	557,703	134,888	3,460,966
Building maintenance	3,805,467	998,604	28,529	4,775,542
Other - unclassified	461,601	-	-	461,601
Total General Government	<u>7,609,330</u>	<u>1,556,307</u>	<u>163,417</u>	<u>9,002,220</u>
Protection of Persons and Property				
Police	11,335,750	890,046	179,469	12,046,327
Fire	11,409,551	848,119	355,194	11,902,476
Emergency government	211,403	236,786	-	448,189
Total Public Safety	<u>22,956,704</u>	<u>1,974,951</u>	<u>534,663</u>	<u>24,396,992</u>
Highway and Transportation				
Maintenance	9,234,641	1,106,813	426,179	9,915,275
Sidewalks/Bikepaths	3,876,994	29,178	-	3,906,172
Street system	110,210,741	4,378,770	308,855	114,280,656
Total Streets	<u>123,322,376</u>	<u>5,514,761</u>	<u>735,034</u>	<u>128,102,103</u>
Library	<u>12,602,771</u>	<u>185,348</u>	<u>168,071</u>	<u>12,620,048</u>
Parks and Recreation	<u>23,813,634</u>	<u>728,241</u>	<u>994,723</u>	<u>23,547,152</u>
Total Governmental Funds Capital Assets	<u>\$ 190,304,815</u>	<u>\$ 9,959,608</u>	<u>\$ 2,595,908</u>	<u>\$ 197,668,515</u>

STATISTICAL SECTION

Table 1
City of New Berlin
Net Position by Component
Last Ten Years
(amounts expressed in thousands)

	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>
Governmental Activities										
Net investment in capital assets*	\$ 36,667	\$ 34,432	\$ 36,115	\$ 33,153	\$ 31,315	\$ 31,448	\$ 32,615	\$ 32,403	\$ 33,608	\$ 33,914
Restricted	7,700	6,680	6,415	9,571	7,185	7,763	11,021	7,516	11,808	16,090
Unrestricted	<u>3,494</u>	<u>3,644</u>	<u>3,904</u>	<u>8,464</u>	<u>10,688</u>	<u>7,761</u>	<u>4,393</u>	<u>7,463</u>	<u>(69)</u>	<u>(1,549)</u>
Total governmental activities net position	<u>\$ 47,861</u>	<u>\$ 44,756</u>	<u>\$ 46,434</u>	<u>\$ 51,188</u>	<u>\$ 49,188</u>	<u>\$ 46,972</u>	<u>\$ 48,029</u>	<u>\$ 47,382</u>	<u>\$ 45,347</u>	<u>\$ 48,455</u>
Business-type activities										
Net investment in capital assets*	\$ 94,694	\$ 94,486	\$ 97,213	\$ 98,177	\$ 98,771	\$ 100,030	\$ 103,541	\$ 104,711	\$ 103,011	\$ 103,273
Restricted	674	690	701	889	713	720	833	588	655	885
Unrestricted	<u>23,946</u>	<u>25,384</u>	<u>27,645</u>	<u>28,003</u>	<u>30,535</u>	<u>31,976</u>	<u>31,113</u>	<u>32,910</u>	<u>36,506</u>	<u>38,915</u>
Total business-type activities net position	<u>\$ 119,314</u>	<u>\$ 120,560</u>	<u>\$ 125,559</u>	<u>\$ 127,069</u>	<u>\$ 130,019</u>	<u>\$ 132,726</u>	<u>\$ 135,487</u>	<u>\$ 138,209</u>	<u>\$ 140,172</u>	<u>\$ 143,073</u>
Primary government										
Net investment in capital assets*	\$ 131,361	\$ 128,918	\$ 133,328	\$ 131,330	\$ 130,086	\$ 131,478	\$ 136,156	\$ 137,114	\$ 136,619	\$ 137,187
Restricted	8,374	7,370	7,116	10,460	7,898	8,483	11,854	8,104	12,463	16,975
Unrestricted	<u>27,440</u>	<u>29,028</u>	<u>31,549</u>	<u>36,467</u>	<u>41,223</u>	<u>39,737</u>	<u>35,506</u>	<u>40,373</u>	<u>36,437</u>	<u>37,366</u>
Total primary government net position	<u>\$ 167,175</u>	<u>\$ 165,316</u>	<u>\$ 171,993</u>	<u>\$ 178,257</u>	<u>\$ 179,207</u>	<u>\$ 179,698</u>	<u>\$ 183,516</u>	<u>\$ 185,591</u>	<u>\$ 185,519</u>	<u>\$ 191,528</u>

*Net of related debt

Table 2
City of New Berlin
Changes in Net Position
Last Ten Years

(amounts expressed in thousands)

	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>
Expenses										
Governmental activities:										
General government	\$ 6,485	\$ 6,823	\$ 6,433	\$ 6,356	\$ 6,635	\$ 6,736	\$ 6,415	\$ 6,636	\$ 8,454	\$ 5,587
Protection of persons and property	14,966	15,181	14,592	14,838	15,975	17,457	17,126	18,403	18,008	16,667
Highway and transportation	7,938	8,689	8,500	11,145	10,190	9,309	8,873	9,249	9,947	9,681
Library	1,564	1,599	1,494	1,466	1,629	1,706	1,715	1,720	1,818	1,672
Parks and recreation	1,890	1,786	1,859	1,799	1,897	2,074	1,932	2,233	1,978	2,097
Conservation and development	570	673	685	744	799	820	801	824	1,010	666
Interest and fiscal charges	<u>1,147</u>	<u>1,529</u>	<u>902</u>	<u>946</u>	<u>922</u>	<u>937</u>	<u>980</u>	<u>1,092</u>	<u>1,080</u>	<u>1,222</u>
Total governmental activities expenses	<u>34,560</u>	<u>36,280</u>	<u>34,465</u>	<u>37,294</u>	<u>38,047</u>	<u>39,039</u>	<u>37,842</u>	<u>40,157</u>	<u>42,295</u>	<u>37,592</u>
Business type activities:										
Water	5,631	4,059	4,104	4,673	4,171	4,240	4,486	4,334	4,391	4,507
Wastewater	9,612	9,833	9,439	10,384	10,157	10,340	11,804	10,615	10,116	10,115
Stormwater	<u>1,682</u>	<u>2,527</u>	<u>1,494</u>	<u>1,352</u>	<u>1,787</u>	<u>1,507</u>	<u>1,597</u>	<u>1,536</u>	<u>1,470</u>	<u>1,571</u>
Total business type activities expenses:	<u>16,925</u>	<u>16,419</u>	<u>15,037</u>	<u>16,409</u>	<u>16,115</u>	<u>16,087</u>	<u>17,887</u>	<u>16,485</u>	<u>15,977</u>	<u>16,193</u>
Total primary government expenses	<u>\$ 51,485</u>	<u>\$ 52,699</u>	<u>\$ 49,502</u>	<u>\$ 53,703</u>	<u>\$ 54,162</u>	<u>\$ 55,126</u>	<u>\$ 55,729</u>	<u>\$ 56,642</u>	<u>\$ 58,272</u>	<u>\$ 53,785</u>
Program Revenues										
Governmental activities:										
Charges for services:										
General government	\$ 933	\$ 926	\$ 941	\$ 996	\$ 957	\$ 932	\$ 989	\$ 1,031	\$ 878	\$ 926
Protection of persons and property	1,934	2,191	2,185	2,263	2,480	2,809	3,065	2,791	2,787	2,773
Highway and transportation	512	458	346	1,644	2,163	1,925	2,255	2,235	2,246	2,427
Library	94	96	95	77	95	92	114	113	67	90
Parks and recreation	746	896	874	841	823	705	622	680	369	805
Conservation and development	109	146	126	122	120	139	107	113	88	124
Operating grants and contributions	2,019	2,101	2,206	2,537	2,769	2,736	2,938	3,114	4,027	3,309
Capital grants and contributions	<u>1,288</u>	<u>801</u>	<u>4,502</u>	<u>307</u>	<u>650</u>	<u>330</u>	<u>1,175</u>	<u>817</u>	<u>59</u>	<u>408</u>
Total governmental activities program revenues	<u>7,635</u>	<u>7,615</u>	<u>11,275</u>	<u>8,787</u>	<u>10,057</u>	<u>9,668</u>	<u>11,265</u>	<u>10,894</u>	<u>10,521</u>	<u>10,862</u>

Business type activities:

Charges for services:

Water	5,616	5,200	5,144	5,273	5,327	5,188	5,269	5,179	5,328	5,445
Wastewater	9,725	9,473	9,395	10,400	10,395	10,311	11,031	11,138	11,119	11,256
Stormwater	1,734	1,693	1,672	1,709	1,726	1,743	1,746	1,748	1,742	1,767
Operating grants and contributions	-	460	10	238	293	-	765	176	286	83
Capital grants and contributions	<u>258</u>	<u>439</u>	<u>2,270</u>	<u>272</u>	<u>291</u>	<u>2,146</u>	<u>1,206</u>	<u>450</u>	<u>7</u>	<u>479</u>
Total business-type activities program revenues	<u>17,333</u>	<u>17,265</u>	<u>18,491</u>	<u>17,892</u>	<u>18,032</u>	<u>19,388</u>	<u>20,017</u>	<u>18,691</u>	<u>18,482</u>	<u>19,030</u>
Total primary government program revenues	<u>\$ 24,968</u>	<u>\$ 24,880</u>	<u>\$ 29,766</u>	<u>\$ 26,679</u>	<u>\$ 28,089</u>	<u>\$ 29,056</u>	<u>\$ 31,282</u>	<u>\$ 29,585</u>	<u>\$ 29,003</u>	<u>\$ 29,892</u>

Net (Expense)/Revenue

Governmental activities	\$ (26,925)	\$ (28,665)	\$ (23,190)	\$ (28,507)	\$ (27,990)	\$ (29,371)	\$ (26,577)	\$ (29,263)	\$ (31,774)	\$ (26,730)
Business type activities	<u>408</u>	<u>846</u>	<u>3,454</u>	<u>1,483</u>	<u>1,917</u>	<u>3,301</u>	<u>2,130</u>	<u>2,206</u>	<u>2,505</u>	<u>2,837</u>
Total primary government net expense	<u>\$ (26,517)</u>	<u>\$ (27,819)</u>	<u>\$ (19,736)</u>	<u>\$ (27,024)</u>	<u>\$ (26,073)</u>	<u>\$ (26,070)</u>	<u>\$ (24,447)</u>	<u>\$ (27,057)</u>	<u>\$ (29,269)</u>	<u>\$ (23,893)</u>

General Revenues and Other Changes in Net Position

Governmental activities:

Taxes

Property taxes	\$ 24,121	\$ 24,221	\$ 24,436	\$ 24,681	\$ 24,968	\$ 25,251	\$ 25,550	\$ 25,675	\$ 26,592	\$ 28,304
Other taxes	239	390	422	414	443	435	361	395	493	319
Intergovernmental revenues	830	955	998	1,020	1,026	1,221	897	1,200	1,402	1,178
Investment earnings (loss)	165	(7)	163	108	206	386	843	1,218	405	(42)
Miscellaneous	173	225	132	117	134	105	135	106	81	111
Transfers	<u>446</u>	<u>(223)</u>	<u>(1,283)</u>	<u>582</u>	<u>(787)</u>	<u>783</u>	<u>(153)</u>	<u>23</u>	<u>766</u>	<u>(32)</u>
Total Governmental activities	<u>25,974</u>	<u>25,561</u>	<u>24,868</u>	<u>26,922</u>	<u>25,990</u>	<u>28,181</u>	<u>27,633</u>	<u>28,617</u>	<u>29,739</u>	<u>29,838</u>
Business type activities:										
Investment earnings	242	176	262	232	246	281	478	538	224	32
Transfers	<u>(446)</u>	<u>223</u>	<u>1,283</u>	<u>(582)</u>	<u>787</u>	<u>(783)</u>	<u>153</u>	<u>(23)</u>	<u>(766)</u>	<u>32</u>
Total business-type activities	<u>(204)</u>	<u>399</u>	<u>1,545</u>	<u>(350)</u>	<u>1,033</u>	<u>(502)</u>	<u>631</u>	<u>515</u>	<u>(542)</u>	<u>64</u>
Total primary government	<u>\$ 25,770</u>	<u>\$ 25,960</u>	<u>\$ 26,413</u>	<u>\$ 26,572</u>	<u>\$ 27,023</u>	<u>\$ 27,679</u>	<u>\$ 28,264</u>	<u>\$ 29,132</u>	<u>\$ 29,197</u>	<u>\$ 29,902</u>

Change in Net Position

Governmental activities	\$ (951)	\$ (3,104)	\$ 1,678	\$ (1,585)	\$ (2,000)	\$ (1,190)	\$ 1,056	\$ (646)	\$ (2,035)	\$ 3,108
Business type activities	<u>204</u>	<u>1,245</u>	<u>4,999</u>	<u>1,133</u>	<u>2,950</u>	<u>2,799</u>	<u>2,761</u>	<u>2,721</u>	<u>1,963</u>	<u>2,901</u>
Total primary government	<u>\$ (747)</u>	<u>\$ (1,859)</u>	<u>\$ 6,677</u>	<u>\$ (452)</u>	<u>\$ 950</u>	<u>\$ 1,609</u>	<u>\$ 3,817</u>	<u>\$ 2,075</u>	<u>\$ (72)</u>	<u>\$ 6,009</u>

Table 3
City of New Berlin
Fund Balances, Governmental Funds,
Last Ten Years
(amounts expressed in thousands)

	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>
General Fund										
Nonspendable	\$ 376	\$ 326	\$ 81	\$ 50	\$ 117	\$ 67	\$ 343	\$ 306	\$ 59	\$ 677
Assigned	1,055	849	985	956	1,000	1,000	1,000	1,000	1,000	1,000
Unassigned	<u>6,779</u>	<u>7,251</u>	<u>7,330</u>	<u>7,797</u>	<u>8,196</u>	<u>8,476</u>	<u>8,724</u>	<u>8,820</u>	<u>9,070</u>	<u>7,635</u>
Total general fund	<u>\$ 8,210</u>	<u>\$ 8,426</u>	<u>\$ 8,396</u>	<u>\$ 8,803</u>	<u>\$ 9,313</u>	<u>\$ 9,543</u>	<u>\$ 10,067</u>	<u>\$ 10,126</u>	<u>\$ 10,129</u>	<u>\$ 9,312</u>
All Other Governmental Funds										
Restricted	\$ 16,645	\$ 9,898	\$ 9,745	\$ 10,471	\$ 11,250	\$ 13,314	\$ 14,624	\$ 15,469	\$ 13,033	\$ 15,956
Committed	467	892	1,034	1,956	1,553	1,007	978	801	762	782
Assigned	309	324	332	382	313	337	340	486	604	233
Unassigned	<u>-</u>	<u>-</u>	<u>(2)</u>	<u>-</u>	<u>-</u>	<u>(8)</u>	<u>-</u>	<u>(40)</u>	<u>(10)</u>	<u>-</u>
Total all other governmental funds	<u>\$ 17,421</u>	<u>\$ 11,114</u>	<u>\$ 11,109</u>	<u>\$ 12,809</u>	<u>\$ 13,116</u>	<u>\$ 14,650</u>	<u>\$ 15,942</u>	<u>\$ 16,716</u>	<u>\$ 14,389</u>	<u>\$ 16,971</u>

Note: GASB #54 implemented in 2011.

Table 4
City of New Berlin
Changes in Fund Balances, Governmental Funds,
Last Ten Years
(amounts expressed in thousands)

	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>
REVENUES										
Taxes	\$ 24,360	\$ 24,611	\$ 24,859	\$ 25,095	\$25,411	\$25,686	\$25,912	\$26,071	\$ 27,084	\$ 28,623
Intergovernmental	2,584	3,025	2,941	3,248	3,462	3,620	3,480	3,779	4,913	4,137
Licenses and permits	1,370	1,449	1,416	1,454	1,338	1,353	1,621	1,459	1,386	1,276
Fines and penalties	298	280	321	361	453	384	348	309	286	327
Charges for services	1,997	2,507	2,098	3,497	4,225	4,471	4,534	4,504	4,024	4,190
Public improvement revenues	132	224	55	101	26	340	260	66	69	39
Special assessments	6	8	1	1	1	1	1	-	-	-
Interdepartmental revenues	467	450	381	330	402	149	461	414	397	572
Investment income (loss)	162	(7)	163	108	206	386	843	1,218	406	(42)
Miscellaneous revenues	<u>627</u>	<u>824</u>	<u>1,139</u>	<u>719</u>	<u>873</u>	<u>949</u>	<u>722</u>	<u>892</u>	<u>570</u>	<u>1,740</u>
Total Revenues	<u>32,003</u>	<u>33,371</u>	<u>33,374</u>	<u>34,914</u>	<u>36,397</u>	<u>37,339</u>	<u>38,182</u>	<u>38,712</u>	<u>39,135</u>	<u>40,862</u>
EXPENDITURES										
General government	6,001	5,961	6,008	5,920	6,058	6,037	6,047	6,236	5,954	6,323
Protection of persons and property	14,537	14,273	14,032	14,239	14,617	15,631	16,030	16,565	16,994	17,931
Public Works	2,876	2,840	3,207	4,200	4,477	4,337	4,620	4,899	4,723	5,563
Library	1,369	1,424	1,363	1,373	1,424	1,498	1,553	1,519	1,623	1,537
Parks and recreation	1,513	1,377	1,496	1,400	1,445	1,467	1,391	1,609	1,293	1,515
Conservation and development	537	650	685	725	775	758	780	727	768	726
Capital outlay	6,157	11,986	7,427	7,050	8,353	7,851	8,098	8,119	12,942	18,607
Debt service										
Principal retirement	6,601	11,755	6,095	6,060	5,930	5,975	5,950	5,890	6,755	22,780
Interest and fiscal charges	<u>1,254</u>	<u>1,387</u>	<u>1,189</u>	<u>1,226</u>	<u>1,204</u>	<u>1,185</u>	<u>1,205</u>	<u>1,302</u>	<u>1,292</u>	<u>1,371</u>
Total Expenditures	<u>40,845</u>	<u>51,653</u>	<u>41,502</u>	<u>42,193</u>	<u>44,283</u>	<u>44,739</u>	<u>45,674</u>	<u>46,866</u>	<u>52,344</u>	<u>76,353</u>

Excess of revenues over (under) expenditures	<u>(8,842)</u>	<u>(18,282)</u>	<u>(8,128)</u>	<u>(7,279)</u>	<u>(7,886)</u>	<u>(7,400)</u>	<u>(7,492)</u>	<u>(8,154)</u>	<u>(13,209)</u>	<u>(35,491)</u>
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**OTHER FINANCING
SOURCES (USES)**

Proceeds from long-term debt	8,920	5,810	6,954	8,230	7,735	8,215	9,060	8,095	9,815	20,805
Refunding debt issued	2,520	5,510	-	-	-	-	-	-	-	13,170
Premium on bond issue	806	398	294	244	167	161	164	102	195	2,228
Payment to refunded bond escrow agent	(1,379)	-	-	-	-	-	-	-	-	-
Capital lease	50	-	-	72	-	63	-	-	110	343
Transfers in	1,456	1,254	1,673	1,534	1,393	1,477	1,515	1,410	1,508	1,673
Transfers out	<u>(864)</u>	<u>(781)</u>	<u>(827)</u>	<u>(694)</u>	<u>(592)</u>	<u>(752)</u>	<u>(1,432)</u>	<u>(619)</u>	<u>(742)</u>	<u>(963)</u>
Total other financing sources (uses)	<u>11,509</u>	<u>12,191</u>	<u>8,094</u>	<u>9,386</u>	<u>8,703</u>	<u>9,164</u>	<u>9,307</u>	<u>8,988</u>	<u>10,886</u>	<u>37,256</u>

Net change in fund balances	<u>\$ 2,667</u>	<u>\$ (6,091)</u>	<u>\$ (34)</u>	<u>\$ 2,107</u>	<u>\$ 817</u>	<u>\$ 1,764</u>	<u>\$ 1,815</u>	<u>\$ 834</u>	<u>\$ (2,323)</u>	<u>\$ 1,765</u>
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Debt service as a percentage of noncapital expenditures	22.6%	33.1%	21.4%	20.7%	19.9%	19.4%	19.0%	18.6%	20.4%	41.8%
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Table 5
City of New Berlin
Assessed Value and Estimated Actual Value of Taxable Property
Last Ten Years

(amounts expressed in thousands)

Year	Residential Property	Commercial Property	Manufacturing Property	Other Property	Personal Property	Total Taxable Assessed Value	Estimated Actual Taxable Value	Assessed Value as a Percentage of Actual Value	Total Direct Tax Rate
2012	\$ 3,107,229	\$ 978,614	\$ 164,906	\$ 13,105	\$ 130,630	\$ 4,394,484	\$ 4,583,168	95.88%	\$ 5.5117
2013	3,116,776	984,096	174,888	13,737	143,464	4,432,961	4,523,920	97.99%	5.5124
2014	3,140,288	993,967	181,837	13,914	149,198	4,479,204	4,703,600	95.23%	5.5102
2015	3,359,201	1,047,565	197,897	15,346	144,184	4,764,193	4,808,728	99.07%	5.2408
2016	3,375,849	1,065,173	205,622	15,131	159,107	4,820,882	4,957,311	97.16%	5.2378
2017	3,399,510	1,087,933	196,725	14,940	154,307	4,853,415	5,186,500	93.58%	5.2644
2018	3,812,419	1,146,847	207,896	16,000	102,149	5,285,311	5,408,748	97.72%	4.8579
2019	3,856,282	1,163,578	201,424	16,272	94,213	5,331,769	5,714,406	93.30%	4.9990
2020	3,903,183	1,159,170	212,481	15,497	100,294	5,390,625	5,849,284	92.21%	5.1810
2021	3,942,882	1,176,737	199,345	15,792	83,521	5,418,277	6,270,870	86.36%	5.5232

Source: New Berlin City Assessors Office

Note: State law requires average assessment ratios to be within 10% of market value once every 4 years. Additionally, state statutes require each taxation district to assess property at full value at least once in every 5 year period. The City Assessor's office has formulated a policy of conducting revaluations on a biennial basis.

Estimated actual value is calculated by dividing assessed value by those percentages. Tax rates are per \$1,000 of assessed value.

Table 6
City of New Berlin
Direct and Overlapping Property Tax Rates,
Last Ten Years

(rate per \$1,000 of assessed value)

Levy Year	City Direct Rates			Overlapping Rates					Total Gross Rate							
	Basic Rate	General	Total Direct	Waukesha County			State of Wisconsin									
		Obligation Debt Service		New Berlin School District	Technical College	Waukesha County										
2012	\$	4.0562	\$	1.4556	\$	5.5117	\$	11.4766	\$	1.3565	\$	2.1955	\$	0.1770	\$	20.7173
2013		4.0784		1.4340		5.5124		11.6508		1.3427		2.1889		0.1732		20.8679
2014		4.0561		1.4541		5.5102		11.9221		0.4086		2.1854		0.1782		20.2046
2015		3.8448		1.3960		5.2408		11.3358		0.3833		2.0608		0.1712		19.1919
2016		3.8546		1.3832		5.2378		11.4779		0.3788		2.0529		0.1745		19.3219
2017		3.8904		1.3740		5.2644		11.5694		0.3939		2.0858		-		19.3135
2018		3.5963		1.2617		4.8579		10.4435		0.3705		1.9341		-		17.6060
2019		3.7484		1.2507		4.9990		10.0299		0.3860		1.9503		-		17.3653
2020		3.7924		1.3886		5.1810		9.2594		0.3815		1.9135		-		16.7354
2021		3.9911		1.5321		5.5232		8.7589		0.3497		1.9497		-		16.5815

Note: The City has four tax rates dependent upon the school district the property is located. The total shown is for only the largest school district (New Berlin), State of Wisconsin property taxes were eliminated in 2017.

Table 7
City of New Berlin
Principal Property Taxpayers
Current Year and Nine Years Ago

	<u>2021</u>			<u>2012</u>		
			Percent of Total City			Percent of Total City
MSP	Taxable		Taxable	Taxable		Taxable
Individual	Assessed		Assessed	Assessed		Assessed
<u>Taxpayer</u>	<u>Value</u>	<u>Rank</u>	<u>Value</u>	<u>Value</u>	<u>Rank</u>	<u>Value</u>
Individual	\$ 66,341,000	1	1.23%	\$ 61,956,700	1	1.41%
Froedert Health	37,044,000	2	0.69%	-	-	-
Clark Building Joint Venture	28,463,000	3	0.53%	-	-	-
Buy Seasons	27,111,000	4	0.50%	37,047,340	3	0.84%
Sanctuary of Woodshire	23,860,000	5	0.44%	18,146,600	6	0.41%
Wyndridge Nominee, LLC	21,945,000	6	0.41%	-	-	-
James Campbell Company	20,364,000	7	0.38%	-	-	-
FXG, Inc	18,622,000	8	0.35%	26,485,000	5	0.60%
Costco	17,578,000	9	0.33%	-	-	-
Stag Industrial	17,489,000	10	0.32%	-	-	-
Individual	-	-	-	58,266,000	2	1.33%
Towne-Luterbach	-	-	-	27,640,800	4	0.63%
Pinewood Apartments	-	-	-	15,022,000	7	0.31%
Industrial Electric	-	-	-	14,796,860	8	0.29%
Carriage Way Apartments	-	-	-	12,242,000	9	0.27%
Princeton Club	-	-	-	11,956,120	10	0.26%
	<u>\$ 278,817,000</u>		<u>5.17%</u>	<u>\$ 283,559,420</u>		<u>6.35%</u>

Source: New Berlin City Assessor

Table 8
City of New Berlin
Property Tax Levies & Collections
Last Ten Years

<u>Collection Year</u>	<u>Total Tax Levy</u>	<u>Collections Prior to Transfer</u>		<u>Total Collections to Date</u>	
		<u>of Tax Roll on August 1</u>	<u>Percent of Levy Collected</u>	<u>Amount</u>	<u>Percentage of Levy</u>
2012	\$ 23,997,115	\$ 23,754,501	98.99%	\$ 23,996,583	100.00%
2013	24,221,282	24,012,358	99.14%	24,221,282	100.00%
2014	24,436,282	24,279,109	99.36%	24,434,177	99.99%
2015	24,681,517	24,567,841	99.54%	24,665,383	99.93%
2016	24,968,332	24,864,003	99.58%	24,947,440	99.92%
2017	25,251,000	25,136,214	99.55%	25,245,738	99.98%
2018	25,550,392	25,456,313	99.63%	25,543,854	99.97%
2019	25,675,618	25,574,501	99.61%	25,655,517	99.92%
2020	26,592,266	26,495,336	99.64%	26,567,825	99.91%
2021	27,813,189	27,740,955	99.74%	27,772,740	99.85%

Note: The amount of outstanding taxes represents uncollected personal property taxes at the end of the year. The portion of delinquent taxes attributable to overlapping jurisdictions is charged back to those jurisdictions in the subsequent year.

Table 9
City of New Berlin
Ratio of Outstanding Debt by Type
Last Ten Years
(dollars in thousands, except per capita)

Fiscal Year	Governmental Activities			Business-Type Activities					Total Primary Government	Percentage of Personal Income	Per Capita
	General Obligation Bonds	Capital Lease	State Trust Fund Loan	Water Revenue Bonds	Water Advance from Sewer	Water General Obligation	WRM General Obligation	WRM Advance from Sewer			
2012	\$ 41,525	\$ 160	\$ 645	\$ -	\$ 2,390	\$ 4,430	\$ 280	\$ 1,245	\$ 50,675	3.32%	\$ 1,274
2013	41,170	115	565	-	2,045	4,220	-	1,090	49,205	3.14%	1,233
2014	42,129	68	465	-	1,685	3,975	-	1,435	49,757	3.15%	1,240
2015	45,719	80	360	-	1,310	3,715	-	1,230	52,414	3.21%	1,304
2016	46,319	60	250	-	925	3,445	-	1,020	52,019	3.11%	1,293
2017	48,685	82	125	62	505	3,165	-	810	53,434	3.12%	1,335
2018	51,920	50	-	1,979	255	2,875	-	590	57,669	3.24%	1,429
2019	54,125	26	-	1,944	-	2,380	-	430	58,905	3.17%	1,451
2020	57,185	97	-	2,903	-	1,890	-	325	62,400	3.36%	1,537
2021	68,380	398	-	2,779		1,290		220	73,067	3.91%	1,790

Note: Details regarding the city's outstanding debt can be found in the notes to the financial statements.

Table 10
City of New Berlin
Ratio of Net General Bonded Debt Outstanding
Last Ten Years
(dollars in thousands, except per capita)

Fiscal Year	General Bonded Debt Outstanding				Funds Restricted for Principal	Net Bonded Debt Outstanding	Percentage of	
	General Obligation Bonds	WRM General Obligation	Water General Obligation	Total			Actual Taxable Value of Property	Per Capita
2012	41,525	280	-	41,805	3,585	38,220	0.83%	1,051
2013	41,170	-	-	41,170	-	41,170	0.91%	1,031
2014	42,129	-	-	42,129	-	42,129	0.90%	1,050
2015	46,079	-	4,430	50,509	-	50,509	1.05%	1,257
2016	46,569	-	4,220	50,789	-	50,789	1.02%	1,263
2017	48,810	-	3,975	52,785	-	52,785	1.02%	1,319
2018	51,920	-	3,892	55,812	-	55,812	1.03%	1,383
2019	54,125	-	3,445	57,570	-	57,570	1.01%	1,418
2020	57,185	-	1,890	59,075	-	59,075	1.01%	1,455
2021	68,380	-	1,290	69,670	-	69,670	1.11%	1,707

Note: Details regarding the city's outstanding debt can be found in the notes to the financial statements.

Table 11
City of New Berlin
Direct and Overlapping Governmental Activities Debt
As of December 31, 2021
(dollars in thousands)

	<u>Debt Outstanding</u>	<u>Estimated Percentage Applicable</u>	<u>Estimated Share of Overlapping Debt</u>
Waukesha County	\$ 83,773	9.7693%	\$ 8,184
Elmbrook School District	38,450	1.1783%	453
Muskego-Norway School District	37,215	0.1060%	39
New Berlin School District	36,275	100.0000%	36,275
West Allis School District	15,585	7.6340%	1,190
Waukesha County Technical College	23,172	8.9687%	2,078
Milwaukee Area Technical College	99,875	0.4352%	<u>435</u>
Subtotal, overlapping debt			48,654
City direct debt			<u>59,075</u>
Total direct and overlapping debt			<u>\$ 107,729</u>

Sources: Assessed value data provided by the City Assessor's office. Debt outstanding data provided by each governmental unit.

Note: Overlapping governments are those that coincide, at least in part, with the geographical boundaries of the city. This schedule estimates the portion of the outstanding debt of those overlapping governments that is borne by the residents and businesses of New Berlin. This process recognizes that, when considering the city's ability to issue and repay long-term debt, the entire debt burden borne by the residents and businesses should be taken into account. However, this does not imply that every taxpayer is a resident, and therefore responsible for repaying the debt, of each overlapping government.

Table 12
City of New Berlin
Legal Debt Margin Information,
Last Ten Years

(dollars in thousands)

Legal debt margin calculation for 2021

Equalized Valuation	\$ 6,270,870
Debt Limit (5% of equalized value)	313,544
Debt applicable to limit:	
General Obligation Debt	69,670
Less: Available funds designated for principal debt retirement	<u>443</u>
Total net debt applicable to limit	<u>69,227</u>
Legal debt margin	<u>\$ 244,317</u>

	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>
Debt Limit	\$ 237,298	\$ 229,158	\$ 226,196	\$ 235,180	\$ 240,436	\$ 247,866	\$ 259,325	\$ 285,720	\$ 292,464	\$ 313,544
Total net debt applicable to limit	<u>38,661</u>	<u>46,298</u>	<u>45,677</u>	<u>46,251</u>	<u>49,901</u>	<u>49,811</u>	<u>51,787</u>	<u>56,282</u>	<u>58,852</u>	<u>69,227</u>
Legal debt margin	<u>\$ 238,228</u>	<u>\$ 182,860</u>	<u>\$ 180,519</u>	<u>\$ 188,929</u>	<u>\$ 190,535</u>	<u>\$ 198,055</u>	<u>\$ 207,538</u>	<u>\$ 229,438</u>	<u>\$ 233,612</u>	<u>\$ 244,317</u>
Total net debt applicable to the limit as a percentage of debt limit	15.31%	16.29%	20.19%	19.67%	20.75%	20.10%	19.97%	19.70%	20.12%	22.08%

Note: Under state law the city's outstanding general obligation debt cannot exceed 5 percent of total equalized property value. However, the city has established a more conservative internal limit of not more than 2.5 percent. By law, the general obligation debt subject to the limitation may be offset by amounts set aside for repaying general obligation bonds.

Table 13
City of New Berlin
Pledged-Revenue Coverage,
Last ten years

<u>Year</u>	<u>Gross Revenues</u>	<u>Operating Expenses</u>	<u>Net Revenue Available for Debt Service</u>	<u>Maximum Annual Debt Service Requirement</u>			<u>Total</u>
				<u>Principal</u>	<u>Interest</u>	<u>Coverage</u>	
2012	n/a	n/a	n/a	n/a	n/a	n/a	n/a
2013	n/a	n/a	n/a	n/a	n/a	n/a	n/a
2014	n/a	n/a	n/a	n/a	n/a	n/a	n/a
2015	n/a	n/a	n/a	n/a	n/a	n/a	n/a
2016	n/a	n/a	n/a	n/a	n/a	n/a	n/a
2017	5,264,980	2,876,287	2,388,693	2,575	1,131	644.55	3,706
2018	5,417,489	3,081,448	2,336,041	87,253	34,580	19.17	121,833
2019	5,337,794	2,893,109	2,444,685	89,379	35,580	19.56	124,959
2020	5,377,379	2,953,084	2,424,295	137,615	54,461	12.62	192,076
2021	5,445,963	3,023,388	2,422,575	137,615	54,461	12.61	192,076

Note: Details regarding the city's outstanding debt can be found in the notes to the financial statements. Gross revenues are operating revenues plus interest. Operating expenses do not include interest, depreciation or amortization.

Table 14
City of New Berlin
Demographic and Economic Statistics
Last Ten Years

Year	Population	New Berlin Per Capita Income	Personal Income (thousands of dollars)	School Enrollment	Unemployment Rate
2012	39,770	\$ 38,358	\$ 1,525,498	4,656	5.30%
2013	39,915	39,295	1,568,460	4,592	4.80%
2014	40,130	39,339	1,578,674	4,590	4.30%
2015	40,195	40,678	1,635,052	4,528	3.60%
2016	40,227	41,546	1,671,271	4,445	3.70%
2017	40,027	42,788	1,712,675	4,410	2.30%
2018	40,349	44,119	1,780,158	4,503	2.70%
2019	40,596	45,732	1,856,536	4,348	3.00%
2020	40,600	45,732	1,856,719	4,362	6.00%
2021	40,821	45,732	1,866,826	4,250	3.10%

Sources: Population provided by State Department of Revenue. Per capita income is from the US Census Bureau and personal income is population times per capita. School enrollment data from WI Dept of Public Instruction. Unemployment data provided by State Department of Workforce Development.

Notes: Personal income data from Wisconsin Department of Administration, Demographic Services Center. Unemployment rate information is annual average. School enrollment is based on census at the middle of the school year and includes public schools only.

Table 15
City of New Berlin
Principal Employers
Current Year and Nine Years Ago

<u>Employer</u>	<u>2021</u>			<u>2012</u>		
	Approximate Number of Employees	Rank	Percentage of Total City Employment	Approximate Number of Employees	Rank	Percentage of Total City Employment
Spring City/Pieper Electric	1,000	1	4.91%	-	-	-
Ideal Mechanical	550	2	2.70%	-	-	-
ABB Industrial Systems Inc.	520	3	2.55%	650	2	2.97%
New Berlin School District	507	4	2.49%	487	3	2.23%
GMR Marketing	446	5	2.19%	400	6	1.83%
City of New Berlin	420	6	2.06%	421	4	1.93%
Modern Maintenance Building	400	7	1.96%	400	5	1.83%
Regency Janitorial Service, Inc.	400	8	1.96%	-	-	-
Collins Aerospace	300	9	1.47%	-	-	-
ACS Group	259	10	1.27%	-	-	-
Buy Seasons	-	-	-	1,000	1	4.84%
Chris Hansen Inc.	-	-	-	780	2	3.77%
Liturgical Publications Inc	-	-	-	325	8	1.57%
Dematic Corp	-	-	-	300	9	1.45%
Software One	-	-	-	300	10	1.45%
Total	<u>4,802</u>		<u>23.57%</u>	<u>5,063</u>		<u>16.41%</u>

Source: City Official Statement - ReferenceUSA, written and telephone survey (August, 2019), *Wisconsin Manufacturers Register*, and the Wisconsin Department of Workforce Development

Table 16
City of New Berlin
Full-time Equivalent City Employees by Function/Program,
Last Ten Years

	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>
<i>GENERAL GOVERNMENT</i>										
Mayor	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Human Resources	3.00	2.40	2.50	2.00	2.00	2.50	3.00	3.00	3.00	3.33
Finance	5.75	5.75	4.75	4.75	4.81	5.31	5.31	5.31	5.31	5.31
Assessor	5.00	5.00	4.50	4.50	4.50	4.50	4.50	4.50	4.50	4.50
Municipal Court	2.15	2.15	2.15	2.10	2.10	2.10	2.20	2.04	2.04	2.04
Engineering	3.00	3.00	3.00	2.50	2.50	2.25	2.25	2.25	2.25	2.25
Parks, Facilities & Grounds	6.00	7.00	8.00	12.00	13.00	13.00	14.00	12.50	13.50	13.50
Parks, Facilities & Grounds - Pt	7.40	7.52	6.50	4.88	5.88	6.60	6.10	5.01	5.53	5.53
Clerk	4.60	4.34	4.34	4.34	4.50	4.70	4.60	4.60	4.60	4.87
Information Technology	3.46	3.26	3.50	3.50	3.50	3.50	3.50	3.50	3.50	4.01
Protection of Persons and Property										
Police	85.50	81.00	81.00	79.75	80.75	81.25	84.00	84.00	84.00	85.25
Fire	29.00	30.00	32.00	33.00	36.00	36.00	39.00	40.00	42.00	42.00
Fire - Pt	10.85	10.60	10.60	11.00	11.02	11.12	11.50	11.00	12.43	12.43
Emergency Management								0.50	0.50	0.50
Inspection	6.00	6.00	6.00	6.00	6.00	5.50	5.50	5.50	5.50	5.50
Library	4.00	4.00	4.00	4.00	5.00	5.00	6.00	6.00	6.00	6.00
Library - Pt	13.14	13.34	13.82	13.00	13.41	13.41	12.66	12.66	12.66	12.66
Recreation	3.00	3.00	3.00	3.00	2.00	3.00	3.00	4.00	4.00	3.00
Recreation - Pt	9.53	9.28	9.25	9.70	8.60	6.84	6.84	6.34	5.42	5.42
Streets	27.00	26.00	27.00	27.00	27.00	27.50	28.50	27.50	27.50	27.50
Public Works								1.00	1.00	1.00
Conservation & Development	7.00	7.00	7.50	7.50	7.50	8.50	8.50	8.50	8.50	8.50
<i>ENTERPRISE FUNDS</i>										
Sewer Utility	6.75	6.75	6.35	4.85	6.65	6.65	6.65	6.95	6.95	6.95
Water Utility	11.25	11.75	11.65	12.15	11.35	11.35	11.35	11.05	11.05	11.05
Water Resource Management	2.00	2.00	2.00	2.00	2.00	2.00	1.00	1.00	1.00	1.00
TOTAL	257.38	253.14	255.41	255.52	262.07	264.58	271.96	270.71	274.74	276.10

Source: City budget document

Table 17
City of New Berlin
Operating Indicators by Function/Program
Last Ten Years

	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>
Police Protection:										
Calls for service	28,478	29,664	29,339	31,241	30,716	31,076	28,418	29,302	25,466	27,041
Citations issued	4,436	2,986	4,719	5,016	4,877	3,834	3,987	4,420	3,941	4,777
Fire Protection:										
Fire calls answered	723	742	852	799	847	913	964	1,016	948	1,173
Medical calls answered	2,380	2,624	2,746	2,847	3,279	3,953	4,010	3,941	3,666	3,787
Inspections	4,502	4,589	4,614	2,832	2,822	2,779	3,072	2,923	2,419	2,676
Other Public Works										
Street Resurfacing (miles)	9.5	13.7	10.6	10.9	13.32	15.17	15.24	13.55	11.06	6.54
Library										
Volumes in collection	167,794	161,258	151,291	149,595	147,047	146,396	150,003	150,497	148,040	148,275
Total Volumes borrowed	368,341	356,656	350,396	349,290	365,702	374,801	392,043	405,089	296,711	343,711
Water System:										
New connections	38	116	32	39	84	15	41	77	43	29
Water main breaks	6	9	15	13	8	11	20	7	4	11
Average Daily consumption (thousands of gallons)	2,703	2,352	2,236	2,337	2,296	2,192	2,630	2,460	2,585	2,616
Peak daily consumption (thousands of gallons)	5,720	4,924	4,420	4,429	4,684	4,347	5,919	4,432	4,838	5,298

Sources: Various city departments

Table 18
City of New Berlin
Capital Asset Statistics by Function/Program,
Last Ten Years

	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>
Police Protection:										
Number of stations	1	1	1	1	1	1	1	1	1	1
Number of patrol units	20	20	20	20	20	20	20	20	20	20
Fire Stations	5	5	5	5	5	5	5	5	5	5
Other public works										
Miles of streets	225.74	225.74	226.7	226.7	226.73	226.73	226.73	226.73	226.73	226.73
Park and Recreation										
Parks	27	27	27	27	27	27	29	30	30	30
Park & Conservancy Areas Acreage	894	894	894	894	894	894	914	915	917	917
Golf course & Disc Golf	2	2	2	2	2	2	2	2	2	2
Hiking trails	8	8	8	8	8	8	8	8	8	8
Tennis courts	14	14	14	14	14	14	14	14	14	14
Water System:										
Water mains (miles)	166	168.7	169.5	169.7	170.14	172.52	173.1	174	174	174.58
Fire hydrants	2,047	2,062	2,071	2,075	2,083	2,111	2,114	2,117	2,117	2,130
Storage capacity (thousand gallons)	4,040	4,040	4,040	4,040	4,040	4,040	4,040	4,040	4,040	4,040
Wastewater System:										
Miles of sanitary sewers	176	180.9	180.9	180.9	180.97	182.3	182.91	183.2	183.2	183.44
Number of service connections	10,506	10,515	10,534	10,523	10,537	10,548	10,568	10,593	10,621	10,718
Stormwater System:										
Miles of stormsewers	65	66	68.2	68.5	69.75	70.7	73.7	75.6	75.6	76.7
Culverts	725	730	737	742	743	746	747	748	748	751

Sources: Various city departments

Presentation to the Committee of the Whole of the City of New Berlin

August 23, 2022

1. Objective of the audit was to express our opinion on your financial statements.
2. Reports issued
 - a. Financial statements (City, Water Utility and Wastewater Utility)
 - i. Unmodified opinion, commonly referred to as a “clean” opinion
 - ii. Highest level of assurance you can receive from your auditor.
 - b. Reporting and Insights Document
 - i. Includes all communications required under professional standards
 - ii. Includes comments and recommendations resulting from our audit
 - iii. Includes information applicable to future audits
3. Financial highlights (in thousands)
 - a. Governmental Funds

	General Fund	General Debt Service	Capital Improvements	Nonmajor Governmental Funds
Current year activity				
Revenues and other sources	\$ 30,288	\$ 23,622	\$ 20,707	\$ 4,466
Expenditures and other uses	31,105	24,030	18,432	3,751
Change in fund balances	<u>\$ (817)</u>	<u>\$ (408)</u>	<u>\$ 2,275</u>	<u>\$ 715</u>
Fund Balance				
Non-spendable	\$ 677	\$ -	\$ -	\$ -
Restricted	-	1,114	8,185	6,658
Committed	-	-	-	782
Assigned	1,000	-	-	233
Unassigned (deficit)	7,635	-	-	-
Total	<u>\$ 9,312</u>	<u>\$ 1,114</u>	<u>\$ 8,185</u>	<u>\$ 7,673</u>



b. Enterprise Funds

	Water Utility	Wastewater Utility	Water Resource Management Utility
Current year activity			
Revenues and other sources	\$ 5,878	\$ 11,422	\$ 2,519
Expenses and other uses	5,211	10,136	1,571
Change in net position	<u>\$ 667</u>	<u>\$ 1,286</u>	<u>\$ 948</u>
Cash flows			
Operating	\$ 2,186	\$ 1,997	\$ 712
Noncapital financing	(703)	90	-
Capital and related financing	(1,362)	(83)	(618)
Investing	10	31	2
Net change in cash	<u>\$ 131</u>	<u>\$ 2,035</u>	<u>\$ 96</u>

c. Budgetary compliance

A summary of the general fund budget to actual results on a budgetary basis follows:

	Final Budget	Actual	Variance: Positive (Negative)
Revenues	\$ 28,926	\$ 29,091	\$ 165
Expenditures	30,711	30,569	142
Excess (deficiency)	(1,785)	(1,478)	307
Other financing sources	785	670	(115)
Net change in fund balance - budgetary basis	<u>\$ (1,000)</u>	<u>\$ (808)</u>	<u>\$ 192</u>
Adjustments to generally accepted accounting principles (GAAP) basis - net		(9)	
Net change in fund balance - GAAP basis		<u>\$ (817)</u>	

d. Long-term debt

Type of debt	Governmental Activities	Business-type Activites	Total
General obligation bonds and notes, net	\$ 71,048	\$ 1,402	\$ 72,450
Revenue bonds	-	2,779	2,779
Capital leases	398	-	398
Intergovernmental agreement	1,333	-	1,333
Net OPEB obligation	5,510	540	6,050
Compensated absences	1,629	-	1,629
	<u>\$ 79,918</u>	<u>\$ 4,721</u>	<u>\$ 84,639</u>
Statutory debt limit (5% of equalized value)	\$ 313,544		
Capacity for additional general obligation debt	\$ 243,874		
Percentage of capacity available	78%		

4. Questions – please contact me at wendi.unger@bakertilly.com or 414 777 5423.





Reporting and insights from 2021 audit: City of New Berlin

December 31, 2021

Executive summary

July 18, 2022

To the Common Council
City of New Berlin
New Berlin, Wisconsin

We have completed our audit of the financial statements of the City of New Berlin (the City) for the year ended December 31, 2021, and have issued our report thereon dated July 18, 2022. This letter presents communications required by our professional standards.

Your audit should provide you with confidence in your financial statements. The audit was performed based on information obtained from meetings with management, data from your systems, knowledge of your City's operating environment and our risk assessment procedures. We strive to provide you clear, concise communication throughout the audit process and of the final results of our audit.

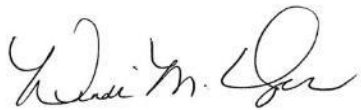
Additionally, we have included information on key risk areas the City of New Berlin should be aware of in your strategic planning. We are available to discuss these risks as they relate to your organization's financial stability and future planning.

If you have questions at any point, please connect with us:

– Wendi M. Unger, CPA, Partner: wendi.unger@bakertilly.com or +1 (414) 777 5423

Sincerely,

Baker Tilly US, LLP

A handwritten signature in black ink, appearing to read "Wendi M. Unger", is positioned above the printed name.

Wendi M. Unger, CPA, Partner

Responsibilities

Our responsibilities

As your independent auditor, our responsibilities include:

- Planning and performing the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement. Reasonable assurance is a high level of assurance.
- Assessing the risks of material misstatement of the financial statements, whether due to fraud or error. Included in that assessment is a consideration of the City's internal control over financial reporting.
- Performing appropriate procedures based upon our risk assessment.
- Evaluating the appropriateness of the accounting policies used and the reasonableness of significant accounting estimates made by management.
- Forming and expressing an opinion based on our audit about whether the financial statements prepared by management, with the oversight of those charged with governance:
 - Are free from material misstatement
 - Present fairly, in all material respects and in accordance with accounting principles generally accepted in the United States of America
- Our audit does not relieve management or those charged with governance of their responsibilities.

We are also required to communicate significant matters related to our audit that are relevant to the responsibilities of those charged with governance, including:

- Internal control matters
- Qualitative aspects of the City's accounting practice including policies, accounting estimates and financial statement disclosures
- Significant unusual transactions
- Significant difficulties encountered
- Disagreements with management
- Circumstances that affect the form and content of the auditors' report
- Audit consultations outside the engagement team
- Corrected and uncorrected misstatements
- Other audit findings or issues

Audit status

Significant changes to the audit plan

There were no significant changes made to either our planned audit strategy or to the significant risks and other areas of emphasis identified during the performance of our risk assessment procedures.

Audit approach and results

Planned scope and timing

Audit focus

Based on our understanding of the City and environment in which you operate, we focused our audit on the following key areas:

- Key transaction cycles
- Areas with significant estimates
- Implementation of new accounting standards

Our areas of audit focus were informed by, among other things, our assessment of materiality. Materiality in the context of our audit was determined based on specific qualitative and quantitative factors combined with our expectations about the City's current year results.

Key areas of focus and significant findings

Significant risks of material misstatement

A significant risk is an identified and assessed risk of material misstatement that, in the auditor's professional judgment, requires special audit consideration. Within our audit, we focused on the following areas below.

Significant risk areas	Testing approach	Conclusion
Management override of controls	Incorporate unpredictability into audit procedures, emphasize professional skepticism and utilize audit team with industry expertise	Procedures identified provided sufficient evidence for our audit opinion
Improper revenue recognition due to fraud	Confirmation or validation of certain revenues supplemented with detailed predictive analytics based on non-financial data and substantive testing of related receivables	Procedures identified provided sufficient evidence for our audit opinion

Other areas of emphasis

We also focused on other areas that did not meet the definition of a significant risk, but were determined to require specific awareness and a unique audit response.

Other areas of emphasis	Testing Approach	
Cash and investments	Revenues and receivables	General disbursements
Payroll	Pension and OPEB liabilities	Long-term debt
Capital assets including infrastructure	Net position calculations	Financial reporting and required disclosures

Internal control matters

We considered the City's internal control over financial reporting as a basis for designing our audit procedures for the purpose of expressing an opinion on the financial statements. We are not expressing an opinion on the effectiveness of the City's internal control.

Our consideration of internal control was for the limited purpose described in the preceding paragraph and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and, therefore, material weaknesses or significant deficiencies may exist that were not identified.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis.

A material weakness is a deficiency or combination of deficiencies in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected, on a timely basis. We did not identify any deficiencies in internal control that we consider to be material weaknesses.

Required communications

Qualitative aspect of accounting practices

- Accounting policies: Management is responsible for the selection and use of appropriate accounting policies. In accordance with the terms of our engagement letter, we have advised management about the appropriateness of accounting policies and their application. The significant accounting policies used by the City are described in Note I to the financial statements. No new accounting policies were adopted and the application of existing accounting policies was not changed during 2021. We noted no transactions entered into by the City during the year for which accounting policies are controversial or for which there is a lack of authoritative guidance or consensus or diversity in practice.
- Accounting estimates: Accounting estimates, including fair value estimates, are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements, the degree of subjectivity involved in their development and because of the possibility that future events affecting them may differ significantly from those expected. The following estimates are of most significance to the financial statements:

Estimate	Management's process to determine	Baker Tilly's conclusions regarding reasonableness
Accrued compensated absences	Evaluation of hours earned and accumulated in accordance with employment policies and average wage per hour rates	Reasonable in relation to the financial statements as a whole
Net pension asset and related deferrals	Evaluation of information provided by the Wisconsin Retirement System	Reasonable in relation to the financial statements as a whole
Allowance for doubtful accounts	Evaluation of historical revenues and loss levels with the analysis on collectability of individual amounts	Reasonable in relation to the financial statements as a whole
Net OPEB liability and related deferrals	Key assumptions set by management with the assistance of a third party actuary	Reasonable in relation to the financial statements as a whole
Depreciation	Evaluate estimated useful life of the asset and original acquisition value	Reasonable in relation to the financial statements as a whole

There have been no significant changes made by management to either the processes used to develop the particularly sensitive accounting estimates, or to the significant assumptions used to develop the estimates, noted above.

- Financial statement disclosures: The disclosures in the financial statements are neutral, consistent and clear.

Significant unusual transactions

There have been no significant transactions that are outside the normal course of business for the City or that otherwise appear to be unusual due to their timing, size or nature.

Significant difficulties encountered during the audit

We encountered no significant difficulties in dealing with management and completing our audit.

Disagreements with management

Professional standards define a disagreement with management as a matter, whether or not resolved to our satisfaction, concerning a financial accounting, reporting, or auditing matter that could be significant to the financial statements or the auditors' report. We are pleased to report that no such disagreements arose during the course of our audit.

Audit report

There have been no departures from the auditors' standard report.

Audit consultations outside the engagement team

We encountered no difficult or contentious matters for which we consulted outside of the engagement team.

Uncorrected misstatements and corrected misstatements

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are trivial, and communicate them to the appropriate level of management. There were no misstatements identified.

Other audit findings or issues

We encountered no other audit findings or issues that require communication at this time.

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as the City's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

Other information in documents containing audited basic financial statements

Official statements

The City's audited financial statements are "general purpose" financial statements. General purpose financial statements consist of the basic financial statements that can be used by a broad group of people for a broad range of activities. Once we have issued our audit report, we have no further obligation to update our report for events occurring subsequent to the date of our report. The City can use the audited financial statements in other client prepare documents, such as official statements related to the issuance of debt, without our acknowledgement. Unless we have been engaged to perform services in connection with any subsequent transaction requiring the inclusion of our audit report, as well as to issue an auditor's acknowledgment letter, we have neither read the document nor performed subsequent event procedures in order to determine whether or not our report remains appropriate.

Management's consultations with other accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters. Management informed us that, and to our knowledge, there were no consultations with other accountants regarding auditing or accounting matters.

Written communications between management and Baker Tilly

The Appendix includes copies of other material written communications, including a copy of the management representation letter.

Compliance with laws and regulations

We did not identify any non-compliance with laws and regulations during our audit.

Fraud

We did not identify any known or suspected fraud during our audit.

Going concern

Pursuant to professional standards, we are required to communicate to you, when applicable, certain matters relating to our evaluation of the City's ability to continue as a going concern for a reasonable period of time but no less than 12 months from the date the financial statements are issued or available to be issued, including the effects on the financial statements and the adequacy of the related disclosures, and the effects on the auditor's report. No such matters or conditions have come to our attention during our engagement.

Independence

We are not aware of any relationships between Baker Tilly and the City that, in our professional judgment, may reasonably be thought to bear on our independence.

Related parties

We did not have any significant findings or issues arise during the audit in connection with the City's related parties.

Other matters

We applied certain limited procedures to the required supplementary information (RSI) that supplements the basic financial statements. Our procedures consisted of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We did not audit the RSI and do not express an opinion or provide any assurance on the RSI.

We were engaged to report on the supplementary information which accompanies the financial statements but is not RSI. With respect to the supplementary information, we made certain inquiries of management and evaluated the form, content, and methods of preparing the information to determine that the information complies with accounting principles generally accepted in the United States of America, the method of preparing it has not changed from the prior period, and the information is appropriate and complete in relation to our audit of the financial statements. We compared and reconciled the supplementary information to the underlying accounting records used to prepare the financial statements or to the financial statements themselves.

We were not engaged to report on the other information, which accompanies the financial statements but are not RSI. We did not audit or perform other procedures on this other information and we do not express an opinion or provide any assurance on it.

Common Council resources

Visit our resource page for regulatory updates, trending challenges and opportunities in your industry and other timely updates.

Visit the resource page at <https://www.bakertilly.com/insights/audit-committee-resource-page>.

Management representation letter



City of New Berlin

City of New Berlin ▪ 3805 S. Casper Drive ▪ New Berlin, Wisconsin 53151-0921 ▪ (262)786-8610 ▪ www.newberlin.org

July 18, 2022
Baker Tilly US, LLP
777 E. Wisconsin Avenue, 32nd Floor
Milwaukee, Wisconsin 53202

Dear Baker Tilly US, LLP:

We are providing this letter in connection with your audit of the financial statements of the City of New Berlin as of December 31, 2021 and for the year then ended and for the New Berlin Water and Wastewater Utilities as of December 31, 2021 and 2020 and for the years then ended for the purpose of expressing opinions as to whether the financial statements present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund and the aggregate remaining fund information of the City of New Berlin and the respective changes in financial position and cash flows, where applicable, in conformity with accounting principles generally accepted in the United States of America. We confirm that we are responsible for the fair presentation of the previously mentioned financial statements in conformity with accounting principles generally accepted in the United States of America. We are also responsible for adopting sound accounting policies, establishing and maintaining internal control over financial reporting, and preventing and detecting fraud.

Certain representations in this letter are described as being limited to matters that are material. Items are considered material, regardless of size, if they involve an omission or misstatement of accounting information that, in the light of surrounding circumstances, makes it probable that the judgment of a reasonable person relying on the information would be changed or influenced by the omission or misstatement. An omission or misstatement that is monetarily small in amount could be considered material as a result of qualitative factors.

We confirm, to the best of our knowledge and belief, the following representations made to you during your audit.

Financial Statements

- 1) We have fulfilled our responsibilities, as set out in the terms of the audit engagement letter.
- 2) The financial statements referred to above are fairly presented in conformity with accounting principles generally accepted in the United States of America. We have engaged you to advise us in fulfilling that responsibility. The financial statements include all properly classified funds of the primary government required by accounting principles generally accepted in the United States of America to be included in the financial reporting entity.
- 3) We acknowledge our responsibility for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

- 4) We acknowledge our responsibility for the design, implementation, and maintenance of internal control to prevent and detect fraud.
- 5) Significant assumptions we used in making accounting estimates, if any, are reasonable.
- 6) All events subsequent to the date of the financial statements and for which accounting principles generally accepted in the United States of America require adjustment or disclosure have been adjusted or disclosed. No other events, including instances of noncompliance, have occurred subsequent to the financial statement date and through the date of this letter that would require adjustment to or disclosure in the aforementioned financial statements.
- 7) All material transactions have been recorded in the accounting records and are reflected in the financial statements.
- 8) All known audit and bookkeeping adjustments have been included in our financial statements, and we are in agreement with those adjustments.
- 9) We are not aware of any known actual, possible, pending, or threatened litigation, claims, or assessments or unasserted claims or assessments that are required to be accrued or disclosed in the financial statements in accordance with accounting principles generally accepted in the United States of America, and we have not consulted a lawyer concerning litigation, claims, or assessments.
- 10) Guarantees, whether written or oral, under which the City is contingently liable, if any, have been properly recorded or disclosed.

Information Provided

- 11) We have provided you with:
 - a) Access to all information, of which we are aware, that is relevant to the preparation and fair presentation of the financial statements, such as financial records and related data, documentation, and other matters.
 - b) Additional information that you have requested from us for the purpose of the audit.
 - c) Unrestricted access to persons within the entity from whom you determined it necessary to obtain audit evidence.
 - d) Minutes of the meetings of City Common Council or summaries of actions of recent meetings for which minutes have not yet been prepared.
- 12) We have not completed an assessment of the risk that the financial statements may be materially misstated as a result of fraud.
- 13) We have no knowledge of any fraud or suspected fraud that affects the entity and involves:
 - a) Management,
 - b) Employees who have significant roles in internal control, or
 - c) Others where the fraud could have a material effect on the financial statements.

- 14) We have no knowledge of any allegations of fraud or suspected fraud affecting the entity received in communications from employees, former employees, regulators, or others.
- 15) We have no knowledge of known instances of noncompliance or suspected noncompliance with provisions of laws, regulations, contracts, or grant agreements, or abuse, whose effects should be considered when preparing financial statements.
- 16) There are no known related parties or related party relationships and transactions of which we are aware.

Other

- 17) There have been no communications from regulatory agencies concerning noncompliance with, or deficiencies in, financial reporting practices.
- 18) We have a process to track the status of audit findings and recommendations.
- 19) We have identified to you any previous financial audits, attestation engagements, and other studies related to the audit objectives and whether related recommendations have been implemented.
- 20) The City has no plans or intentions that may materially affect the carrying value or classification of assets, liabilities, or equity.
- 21) We are responsible for compliance with federal, state, and local laws, regulations, and provisions of contracts and grant agreements applicable to us, including tax or debt limits, debt contracts, and IRS arbitrage regulations; and we have identified and disclosed to you all federal, state, and local laws, regulations and provisions of contracts and grant agreements that we believe have a direct and material effect on the determination of financial statement amounts or other financial data significant to the audit objectives, including legal and contractual provisions for reporting specific activities in separate funds.
- 22) There are no:
 - a) Violations or possible violations of budget ordinances, federal, state, and local laws or regulations (including those pertaining to adopting, approving and amending budgets), provisions of contracts and grant agreements, tax or debt limits, and any related debt covenants whose effects should be considered for disclosure in the financial statements or as a basis for recording a loss contingency, or for reporting on noncompliance, except those already disclosed in the financial statement, if any.
 - b) Other liabilities or gain or loss contingencies that are required to be accrued or disclosed by accounting principles generally accepted in the United States of America.
 - c) Nonspendable, restricted, committed, or assigned fund balances that were not properly authorized and approved.
 - d) Rates being charged to customers other than the rates as authorized by the applicable authoritative body.
 - e) Violations of restrictions placed on revenues as a result of bond resolution covenants such as revenue distribution or debt service funding.
- 23) The City of New Berlin has satisfactory title to all owned assets, and there are no liens or encumbrances on such assets nor has any asset been pledged as collateral.

- 24) The City of New Berlin has complied with all aspects of contractual agreements that would have a material effect on the financial statement in the event of noncompliance.
- 25) The financial statements include all component units as well as joint ventures with an equity interest, and properly disclose all other joint ventures and other related organizations, if any. Component units have been properly presented as either blended or discrete.
- 26) The financial statements properly classify all funds and activities.
- 27) All funds that meet the quantitative criteria in GASB Statement No. 34 and No. 37 for presentation as major are identified and presented as such and all other funds that are presented as major are particularly important to financial statement users.
- 28) Components of net position (net investment in capital assets; restricted; and unrestricted) and components of fund balance (nonspendable, restricted, committed, assigned and unassigned) are properly classified and, if applicable, approved.
- 29) The City of New Berlin has no derivative financial instruments such as contracts that could be assigned to someone else or net settled, interest rate swaps, collars or caps.
- 30) Provisions for uncollectible receivables, if any, have been properly identified and recorded.
- 31) Expenses have been appropriately classified in or allocated to functions and programs in the statement of activities, and allocations have been made on a reasonable basis.
- 32) Revenues are appropriately classified in the statement of activities within program revenues and general revenues.
- 33) Interfund, internal, and intra-entity activity and balances have been appropriately classified and reported.
- 34) Deposits and investments are properly classified, valued, and disclosed (including risk disclosures, collateralization agreements, valuation methods, and key inputs, as applicable).
- 35) Capital assets, including infrastructure and intangible assets, are properly capitalized, reported, and, if applicable, depreciated/amortized. Any known impairments have been recorded and disclosed.
- 36) Tax-exempt bonds issued have retained their tax-exempt status.
- 37) We have appropriately disclosed the City of New Berlin's policy regarding whether to first apply restricted or unrestricted resources when an expense is incurred for purposes for which both restricted and unrestricted net position are available and have determined that net position were properly recognized under the policy. We have also disclosed our policy regarding which resources (that is, restricted, committed, assigned or unassigned) are considered to be spent first for expenditures for which more than one resource classification is available.
- 38) We acknowledge our responsibility for the required supplementary information (RSI). The RSI is measured and presented within prescribed guidelines and the methods of measurement and presentation have not changed from those used in the prior period. We have disclosed to you any significant assumptions and interpretations underlying the measurement and presentation of the RSI.

39) With respect to the supplementary information, (SI):

- a) We acknowledge our responsibility for presenting the SI in accordance with accounting principles generally accepted in the United States of America, and we believe the SI, including its form and content, is fairly presented in accordance with accounting principles generally accepted in the United States of America. The methods of measurement and presentation of the SI have not changed from those used in the prior period, and we have disclosed to you any significant assumptions or interpretations underlying the measurement and presentation of the supplementary information.
 - b) If the SI is not presented with the audited financial statements, we will make the audited financial statements readily available to the intended users of the supplementary information no later than the date we issue the supplementary information and the auditor's report thereon.
- 40) We assume responsibility for, and agree with, the findings of specialists in evaluating the other postemployment benefits and have adequately considered the qualifications of the specialists in determining the amounts and disclosures used in the financial statements and underlying accounting records. We did not give or cause any instructions to be given to specialists with respect to the values or amounts derived in an attempt to bias their work, and we are not otherwise aware of any matters that have had impact on the independence or objectivity of the specialists.
- 41) We assume responsibility for, and agree with, the information provided by the Wisconsin Retirement System as audited by the Legislative Audit Bureau relating to the net pension asset/liability and related deferred outflows and deferred inflows and have adequately considered the reasonableness of the amounts and disclosures used in the financial statements and underlying accounting records. We also assume responsibility for the census data that has been reported to the plan.
- 42) We are responsible for the estimation methods and assumptions used in measuring assets and liabilities reported or disclosed at fair value, including information obtained from brokers, pricing services or third parties. Our valuation methodologies have been consistently applied from period to period. The fair value measurements reported or disclosed represent our best estimate of fair value as the measurement date in accordance with the requirements of GASB 72 – *Fair Value Measurement*. In addition our disclosures related to fair value measurements are consistent with the objectives outlined in GASB 72. We have evaluated the fair value information provided to us by brokers, pricing services or other parties that has been used in the financial statements and believe this information to be reliable and consistent with the requirements.
- 43) The auditing standards define an annual report as “a document, or combination of documents, typically prepared on an annual basis by management or those charged with governance in accordance with law, regulation, or custom, the purpose of which is to provide owners (or similar stakeholders) with information on the entity’s operations and the entity’s financial results and financial position as set out in the financial statements.” Among other items, an annual report contains, accompanies, or incorporates by reference the financial statements and the auditor’s report thereon. We do not issue an annual report.

Sincerely,

City of New Berlin

Signed: 

Dave Ament, Mayor

Signed: 

Ralph Chipman, Director of Finance

Signed: 

John Sughrue, Accounting Manager

Signed: 

Rubina R. Medina, City Clerk

Client service team



Wendi M. Unger, CPA

Partner

777 East Milwaukee Ave 32nd Floor
Milwaukee, WI 53202
United States

T +1 (414) 777 5423

wendi.unger@bakertilly.com

Accounting changes relevant to the City of New Berlin

Future accounting standards update

GASB Statement Number	Description	Potentially Impacts you	Effective Date
87	Leases	✓	12/31/22*
91	Conduit Debt	✓	12/31/22*
92	Omnibus 2020	✓	12/31/22*
93	Replacement of Interfund Bank Offered Rates	✓	12/31/22*
94	Public-Private and Public-Public Partnerships and Availability Payment Arrangements	✓	12/31/23
96	Subscription-Based Information Technology Arrangements	✓	12/31/23
97	Certain Component Unit Criteria, and Accounting and Financial Reporting for Internal Revenue Code Section 457 Deferred Compensation Plans	✓	12/31/22

*The statements listed above through Statement No. 93 had their required effective dates postponed by one year with the issuance of Statement No. 95, *Postponement of Effective Dates of Certain Authoritative Guidance*, with the exception of Statement No. 87 which was postponed by one and a half years. The effective date reflected above is the required revised implementation date.

Further information on upcoming [GASB pronouncements](#).

Ready or not – the new lease standard is here!

GASB's new single model for lease accounting is effective for next year's audit (fiscal years ending June 30, 2022 and later). This standard requires governments to identify and evaluate contracts that convey control of the right to use another entity's nonfinancial asset for a period of time in an exchange or exchange-like transaction. Contracts meeting the criteria for control, term and other items within the standard will result in recognizing a right to use asset and lease liability or a receivable and deferred inflow of resources. The standard specifies that leases should be recognized and measured using the facts and circumstances that exist at the beginning of the period of implementation (or, if applied to earlier periods, the beginning of the earliest period restated).

The implementation process can be broken down into a four-step methodology:



Now is the time to evaluate where your government is in this process and the timeline to complete implementation. The third step for lease evaluation, data extraction and review is typically the most time-consuming step; organizations should begin this process well before year end to ensure adequate lead time. A key decision that will need to be made is whether a lease administration software package is necessary. Depending on the volume and complexity of your lease activity, spreadsheets may not be sufficient to track and calculate all the required information.

We are available to discuss this further and help you develop an action plan. Baker Tilly also has complimentary resources available online including:

- GASB 87 lease identification questionnaire
- GASB 87 lease assistance tool
- Variety of GASB 87 podcasts and articles

Access tools and learn more about [GASB 87](#).

Preparing for the new conduit debt reporting

Conduit debt includes arrangements where there are three separate parties involved including a third party that is obligated for payment, a debt holder or lender and an issuing party which is often a government. This standard provides additional criteria for identifying and classifying conduit debt with the intent of providing consistency in how the debt is recorded and reported in governmental financial statements. The City should identify any existing debt arrangements involving third-party obligors and evaluate how those arrangements will be reported under the new standard in order to determine the potential impact of this standard on future financial reporting.

Determining if GASB 94 applies for your organization

GASB 94, *Public-Private and Public-Public Partnerships and Availability Payment Arrangements* provides guidance related to public-private and public-public partnerships (PPP) and availability payment arrangements (APA).

A PPP is an arrangement in which an entity contracts with an operator to provide public services by conveying control of the right to operate or use infrastructure or other capital asset. A common example of PPP is a service concession arrangement.

An APA is an arrangement in which an entity compensates an operator for services that may include designing, constructing, financing, maintaining, or operating an asset.

The City should start to identify any contracts that could meet either definition to ensure they are reviewed for applicability and accounted for correctly when the standard is effective. Initial steps include reviewing contracts that didn't meet the definition of a lease under GASB 87 and identifying any other agreements where the organization contracts with or partners with another entity to provide services.

Future accounting for subscription-based IT arrangements

Subscription-based IT arrangements include contracts that convey control of the right to use another party's IT software. It would not include any licensing arrangements that provide a perpetual license, which would still be accounted for as an intangible asset. Subscription-based IT arrangements are becoming more and more popular with IT vendors. This standard mirrors the new lease standard. The City will be able to utilize the systems put into place to implement the lease standard to properly account for these contracts. Common examples of these contracts in the utility industry include:

- Leasing space in the cloud
- GIS systems
- SCADA systems
- Some work order or inventory systems as well as some general ledger or billing systems

The City should work with its IT department and department managers to determine a population listing of contracts that would fall under this standard to determine the potential future impact to financial reporting.

Two-way audit communications

As part of our audit of your financial statements, we are providing communications to you throughout the audit process. Auditing requirements provide for two-way communication and are important in assisting the auditor and you with more information relevant to the audit.

As this past audit is concluded, we use what we have learned to begin the planning process for next year's audit. It is important that you understand the following points about the scope and timing of our next audit:

- a. We address the significant risks of material misstatement, whether due to fraud or error, through our detailed audit procedures.
- b. We will obtain an understanding of the five components of internal control sufficient to assess the risk of material misstatement of the financial statements whether due to error or fraud, and to design the nature, timing and extent of further audit procedures. We will obtain a sufficient understanding by performing risk assessment procedures to evaluate the design of controls relevant to an audit of financial statements and to determine whether they have been implemented. We will use such knowledge to:
 - Identify types of potential misstatements.
 - Consider factors that affect the risks of material misstatement.
 - Design tests of controls, when applicable, and substantive procedures.
- c. We will not express an opinion on the effectiveness of internal control over financial reporting or compliance with laws, regulations and provisions of contracts or grant programs.
- d. The concept of materiality recognizes that some matters, either individually or in the aggregate, are important for fair presentation of financial statements in conformity with generally accepted accounting principles while other matters are not important. In performing the audit, we are concerned with matters that, either individually or in the aggregate, could be material to the financial statements. Our responsibility is to plan and perform the audit to obtain reasonable assurance that material misstatements, whether caused by errors or fraud, are detected.

Our audit will be performed in accordance with auditing standards generally accepted in the United States of America.

We are very interested in your views regarding certain matters. Those matters are listed here:

- a. We typically will communicate with your top level of management unless you tell us otherwise.
- b. We understand that the governing board has the responsibility to oversee the strategic direction of your organization, as well as the overall accountability of the entity. Management has the responsibility for achieving the objectives of the entity.
- c. We need to know your views about your organization's objectives and strategies, and the related business risks that may result in material misstatements.
- d. We anticipate that the City will receive an unmodified opinion on its financial statements.
- e. Which matters do you consider warrant particular attention during the audit, and are there any areas where you request additional procedures to be undertaken?
- f. Have you had any significant communications with regulators or grantor agencies?
- g. Are there other matters that you believe are relevant to the audit of the financial statements?

Also, is there anything that we need to know about the attitudes, awareness and actions of the governing body concerning:

- a. The entity's internal control and its importance in the entity, including how those charged with governance oversee the effectiveness of internal control?
- b. The detection or the possibility of fraud?

We also need to know if you have taken actions in response to developments in financial reporting, laws, accounting standards, governance practices, or other related matters, or in response to previous communications with us.

With regard to the timing of our audit, here is some general information. If necessary, we may do preliminary financial audit work during the months of October-December, and sometimes early in January. Our final financial fieldwork is scheduled during the spring to best coincide with your readiness and report deadlines. After fieldwork, we wrap up our financial audit procedures at our office and may issue drafts of our report for your review. Final copies of our report and other communications are issued after approval by your staff. This is typically 6-12 weeks after final fieldwork, but may vary depending on a number of factors.

Keep in mind that while this communication may assist us with planning the scope and timing of the audit, it does not change the auditor's sole responsibility to determine the overall audit strategy and the audit plan, including the nature, timing and extent of procedures necessary to obtain sufficient appropriate audit evidence.

We realize that you may have questions on what this all means, or wish to provide other feedback. We welcome the opportunity to hear from you.

CITY OF NEW BERLIN UTILITIES DEPARTMENT

Jim Hart
Utility Manager

Mark Welch
Utility Supervisor

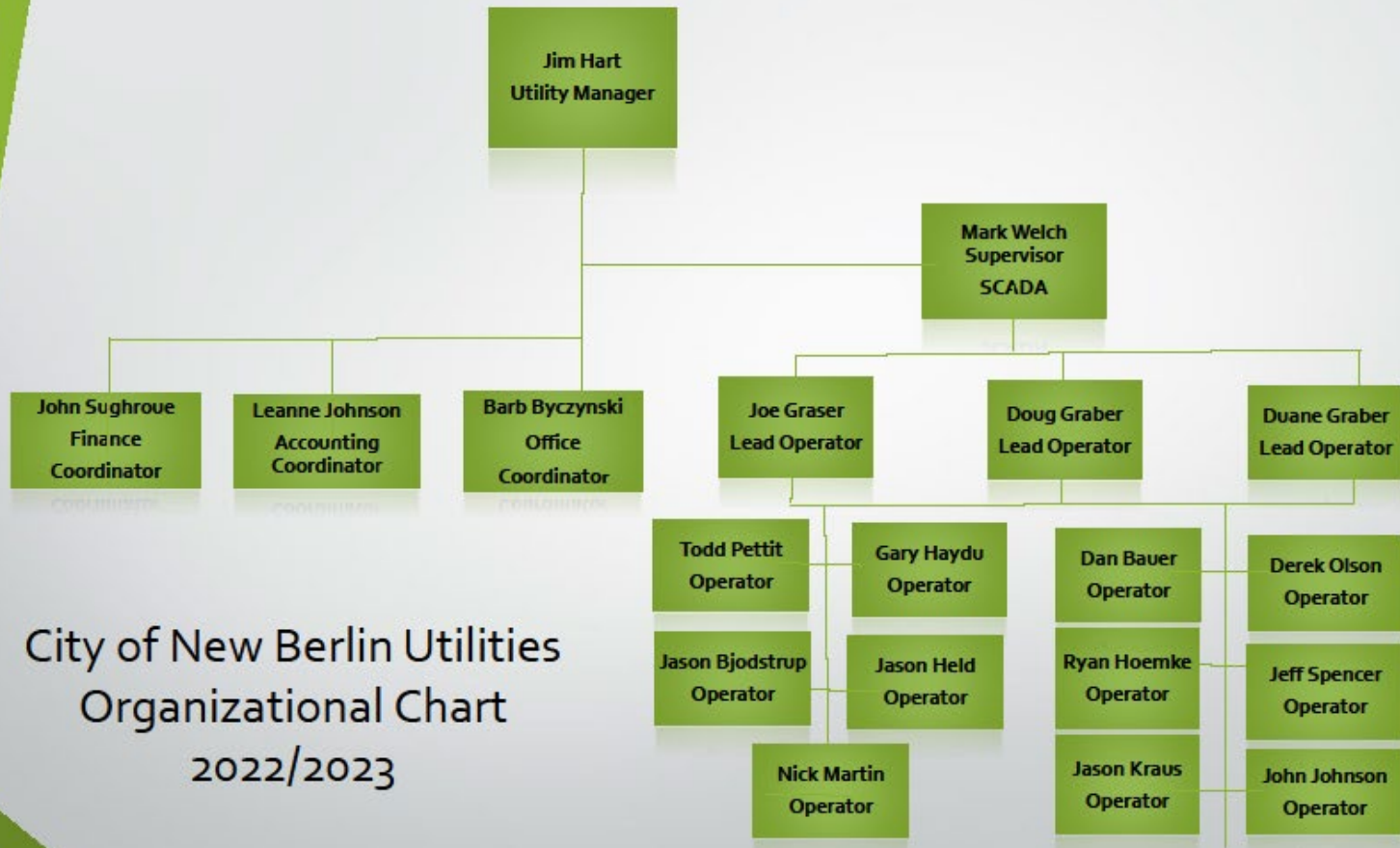
2022





UTILITY ADMINISTRATION & BILLING

DEPARTMENT STAFF



CHARGES

Residential Sewer Charges

Non-Metered Charges \$209.33

(\$168.68 unit & connection charge, plus average volume of 17,995 per quarter calculated by MMSD)

Stormwater Charge: \$15.00

Metered:

Unit & Connection Charge - \$168.68 per quarter

Volume Charge - \$2.2588 per 1,000 gallons

***For duplex, add another \$99.07 unit charges per quarter**

Availability Charges

All improved lots are charged for water and/or sewer availability.

Water Availability: \$8.00 per quarter

Sewer Availability \$69.61 per quarter

General Service - Metered Quarterly Charge - Water

5/8	Inch Meter	\$15.28	3	Inch Meter	\$101.15
3/4	Inch Meter	\$15.28	4	Inch Meter	\$166.32
1	Inch Meter	\$23.84	6	Inch Meter	\$245.00
1 1/4	Inch Meter	\$31.03	8	Inch Meter	\$368.62
1 1/2	Inch Meter	\$38.22	10	Inch Meter	\$530.45
2	Inch Meter	\$57.32	12	Inch Meter	\$692.27



Billing Periods:

1st Quarter	1-Jan to	31-Mar
2nd Quarter	1-Apr to	30-Jun
3rd Quarter	1-Jul to	30-Sep
4th Quarter	1-Oct to	31-Dec

Actual reading dates may vary.

Please call for exact dates, if desired.

Volume Charge - Water

First 35,000 gallons used per quarter - \$4.25 per 1,000 gallons

Next 465,000 gallons used per quarter - \$4.15 per 1,000 gallons

Over 500,000 gallons used per quarter - \$3.30 per 1,000 gallons

NO CHANGES FOR 2022

Private Fire Connection Charge

1	Inch	\$12.00
2	Inch	\$12.00
3	Inch	\$21.00
4	Inch	\$36.00
6	Inch	\$72.00
8	Inch	\$114.00
10	Inch	\$162.00
12	Inch	\$210.00



WATER

GENERAL WATER INFORMATION

The City of New Berlin Water Utility Service area is serviced by Milwaukee Water Works. The current contract expires in 2029, with a maximum of 6.5 MGD at this time.

New Berlin has not had any active ground water wells since 2012.

GENERAL WATER INFORMATION

Average Daily Flows

Water: 2.616 MGD Purchased from Milwaukee

Sewer: 4.42 MGD Returned in our Sanitary System

Last Five Years Consumption:

2021 - 954,678,914 Gallons

2020 - 943,567,539 Gallons

2019 - 897,864,374 Gallons

2018 - 959,770,020 Gallons

2017 - 940,313,792 Gallons

GENERAL WATER INFORMATION

IN THE CITY OF NEW BERLIN THERE ARE:

- ▶ 174.75 Miles of Water Main Lines
 - ▶ 8,485 Water Services
 - ▶ 2,119 Fire Hydrants
 - ▶ 3,447 Main Line Valves
- ▶ 10,212 Water & Sprinkler Customers

GENERAL WATER INFORMATION



Meter Change-Out Intervals

<u>15/20 Years</u>	4 Years	2 Years
5/8" T10	1 - 1/2 T10	3" MACH10
3/4" T10	2" T10	4" MACH10
1" T10	2" MACH 10	

Cross Connection Inspection Intervals/Meter Change Outs:

Residential - Every 20 Years

Commercial/Industrial - Depends on the size of the water meter and the potential hazard risk of the business. Usually 1,2 or 4 years in between inspections.

GENERAL WATER INFORMATION

- Softened water 2-4 grains of hardness
- Milwaukee water 8-12 grains of hardness
- New Berlin ground water 18-32 grains of hardness

New PSC Requirement – Type of service

- Lead & Copper Rule Revision

PUMP HOUSE INFORMATION



Grange Avenue Pump House
Milwaukee #1

12625 W. Grange Avenue
Standby generator on-site (#262)
Reserve capacity in towers and
reservoirs - 3.5 million gallons

Green Ridge Pump House #4
12400 W. Crawford Drive
Standby generator on-site (#260)
Manual by-pass switch installed in
Fall 2017 at both pump houses



These two pump houses supply water to the entire utility service area.

Together these booster stations can pump 6.336 MGD into our water system. Per our contract with Milwaukee Water Works, the utility is allowed 6.5 MGD.

All active pump houses and towers have 24 hour alarm system and camera monitoring.

PUMP HOUSE INFORMATION

Well #7

16450 W National Avenue

No standby generator on-site

Reservoir Capacity: 520,000 gallons

Built in: 1977

New booster pumps in 2022

Upgrade electrical system 2021



Valley View East Pump House

5155 S Sunny Slope Road

Standby generator on -site #255

Reservoir Capacity 538,000 gallons

Pump House built in: 1984

Tower Built in: 1984

Moved newer generator to site in 2022

PUMP HOUSE INFORMATION



Glen Park #2

3615 Cottonwood Road

Building was demolished, and property was sold in 2022

Rogers Drive Pump House #3

16100 W Rogers Drive

No Standby generator on-site

Reservoir Capacity 1,000,000 gallons

Built in: 1966

Electrical Transformer Upgrade in 2021



REQUIRED MAINTENANCE: WATER



Hydrant/Hydrant Valve

- Every public fire hydrant is inspected and/or operated at least once per year.
- Yellow caps on hydrants mean it is a private hydrant
- Yellow Reflective tape is put on hydrants for night time identification
- Repaired 141 hydrants in 2021

Mainline Valves

- The valves are inspected and/or operated every three (3) years. DNR has just changed this requirement to every 5-7 years, however, the Utility will continue to operate valves as if the three year requirement is in place for added reliability.

REQUIRED MAINTENANCE: WATER

DNR Survey

- Every three (3) years a representative of the DNR performs an inspection of all utility pumphouses, water towers and facilities to ensure the utility is in good working order.

Tower/Reservoir

- Every five (5) years all towers and reservoirs need to be cleaned and inspected. Reports for each need to be on file with the DNR.
- 2022 Inspection Completed By Dixon Engineering
- 2027 Painting and Tower Rehab Scheduled



REQUIRED MAINTENANCE: WATER

Water Samples

- 30 Coliform samples system wide/monthly
- 30 Lead & Copper samples, every three (3) years. The next testing will be in September 2023.
 - Last test was taken in 2020 and the results met all EPA MCL (Maximum Contaminant Level Allowed) requirement.

Unregulated Contaminant Monitoring Rule

- UCMR - 5: 2023

**See Consumer Confidence Report for actual test results.*

2021 WATER MAINTENANCE MONTHLY TOTALS

Assignment	Totals
Stop Box Inspected	115
Stop Box Repairs	13
Street Valves Inspected	847
Street Valve Operated	753
Meter Pulls Residential	669
Meter Pulls Comm/Industrial	404
New Meter Residential	3
Leak Tests	35
Final Reads	42
Hydrants Painted	105
Meter tested/Retired	1002
Cross Connection Reports	1068
Locates	5095



2021 MAJOR EXCAVATIONS

Water Main Breaks	11
Service Line Leak Repairs	7
Hydrant Replacements	2
Valve Repair/Replacements	8

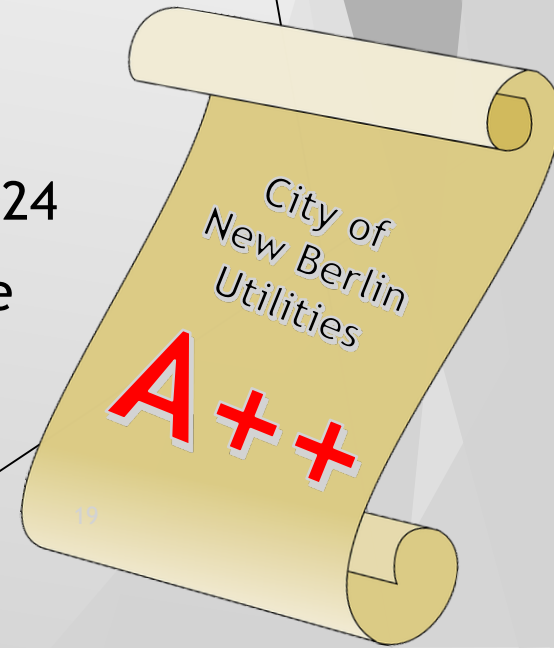


WATER UTILITY REPORTS

- ▶ Water Diversion Report Due March 1st. ✓
- ▶ Water Conservation Plan, Due March 1st. ✓
- ▶ Cross Connection Annual Survey Report, Due March 1st. ✓
- ▶ PSC Annual Report, Due March 31st. ✓
- ▶ Consumer Confidence Report (CCR), Due July 1st. ✓

In Progress:

- ▶ Lead and Copper Rule Revision, Due October 2024
- ▶ Risk and Resilience Report/Emergency Response
- ▶ Due 2026



METER READING

When are Meters Read?

**Meters are read in the months of
February, May, August &
November**

**10,212 Radio Read Meters (RTR)
3 Manually Read Meters**



Billing Periods:

- 1st Quarter: January 1 to March 31st**
- 2nd Quarter: April 1st to June 30th**
- 3rd Quarter: July 1st to September 30th**
- 4th Quarter: October 1st to December 31st**

METER READING & DATA PROFILES

How Does Meter Reading Work?

After meter readings take place in February, May, August and November, all the readings are reviewed.

Normal Consumption:

Bill runs through normal process

Action Categories:

High Usage

Zero Usage

Consecutive Days Usage

CURRENT & UPCOMING WATER UTILITY PROJECTS



WATER UTILITY PROJECTS

2021

- Westmoor Farm Paving Project
 - \$100,000

2022

- Moorland Road Water Main Rehabilitation Project
 - \$6,683,545.00
- Well #7 Booster Pumps Replacement Project (from 2021)
- Demolished Glen Park Pump House - Sold Lot
- Finished Electrical Upgrade Project (from 2021)



MOORLAND ROAD WATER MAIN REHAB PROJECT



MOORLAND ROAD WATER MAIN REHAB PROJECT



MOORLAND ROAD WATER MAIN REHAB PROJECT

Play Moorland Road Video Here



WASTEWATER



WASTEWATER INFORMATION

- ▶ 11,550 Wastewater Customers
- ▶ 183.4 Miles of Sewer Main
- ▶ 6 Miles of Force Main
- ▶ 4,605 Manholes in System



REQUIRED REPORTS

MMSD - CMOM Report

Capacity Management Operations and Maintenance Program

June 30th ✓

DNR - CMAR Report

Compliance Maintenance Annual Report

June 30th ✓

Flow Monitoring

March 15th - October 15th



MAINTENANCE



Per agreement with MMSD, the Utility shall clean (Jetting) and CCTV (Closed Circuit TV) its entire service area every 5-7 years.

- ▶ Monthly & restaurant problem manhole inspection list - 26 Locations
- ▶ Quarterly problem manhole inspection list - 40 Locations
- ▶ Restaurant manhole inspection list - 12 Locations
- ▶ Customer request - Basement back-ups - 12 Locations

2021 SEWER MONTHLY MAINTENANCE TOTALS

Assignment	Totals
Sewer Line Cleaning	136,229
Manhole Cleaning	691
Sewer Lines CCTV'd	158,476
Manholes Inspected CCTV'd	775
Manhole Lid Change Out	18
Manholes Repaired	12
Restaurant Manhole Inspection	191
Monthly Problem Manholes	320
Quarterly Problem Manholes	160



CURRENT & UPCOMING SEWER UTILITY PROJECTS



SEWER UTILITY PROJECTS

2022

Westridge L.S. Upgrade
Project

\$1,480,600

Dye Water Testing Project

\$67,295.00

Rogers Drive Rehab Project

4372,865.00

2023

PPI/I Regal Manor
Lateral Rehab Project

\$1,586,000.00



WESTRIDGE LIFT STATION REHAB PROGRESS



WESTRIDGE LIFT STATION REHAB PROGRESS



UTILITY PROJECTS

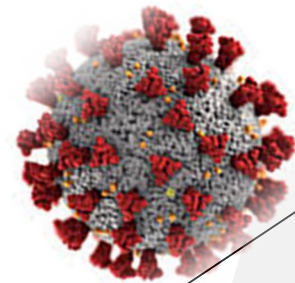


Westridge Lift Station Rehabilitation Project



2021 COVID-19

- In home meter changes were cancelled/held to a minimum to avoid customer uneasiness.
- Staff continuously cleaned office, shop vehicles with bleach mixture and other disinfectants.
- Hand sanitizer was given to all staff for their work vehicles and around office for constant sanitizing.
- UV Germicide lights were used to kill bacteria on a bi-weekly basis in the office.
- Work schedules were scattered to avoid groupings of employees.
- Temperatures were taken on a daily basis.
- Face masks were worn.
- Continued protocol has been followed through 2021/22



City of New Berlin Utility Department



SEE YOU NEXT YEAR...

THE END

LEASE AGREEMENT

This Lease Agreement ("Agreement") is made and entered into this _____ day of August, 2022, by and between the CITY OF NEW BERLIN, a Wisconsin municipal corporation, with its principal office and place of business located at 3805 South Casper Drive, New Berlin, Wisconsin, 53151 (hereinafter referred to as the "City") and Star of Bethlehem Evangelical Lutheran Church, a Wisconsin non-profit corporation, with its principal office and place of business located at 3700 South Casper Drive, New Berlin, Wisconsin, 53151 (hereinafter referred to as the "Church").

WHEREAS, the City of New Berlin Municipal Campus is located at 3805 South Casper Drive and Malone Park is adjacent thereto; and

WHEREAS, the Church has applied to the City of New Berlin Department of Community Development for a permit to utilize the City's parking lots for overflow parking related to an event that the Church intends to conduct on August 28, 2022 at its Church complex at 3700 South Casper Drive; and

WHEREAS, the City is agreeable to permitting the use of its parking areas at City Hall for said event, subject to the approval by the City of New Berlin Common Council, as well as the terms and conditions of this Agreement.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties do hereby covenant and agree as follows:

1. The Church shall be permitted to use the south public parking area at City Hall (hereinafter the "Parking Area") on August 28, 2022 solely for the purpose of accommodating parking needs for the Church as associated with their Event.
2. Notwithstanding the foregoing, the City is reconstructing Casper Dr adjacent to City Hall and, therefore, said work may impact the use of the parking area.
3. The Church warrants and represents that the Parking Area will only be used for public parking purposes and that no other activities may be engaged in thereon without the expressed written permission of the City.
4. The Church further warrants and represents that all activities engaged in at the Parking Area on said dates shall be in conformance with applicable City Ordinances, Wisconsin State Statutes and regulations of other governmental entities with jurisdiction.
5. The Church shall supervise the operation of the Parking Area throughout the duration of its use thereof and will restore the Parking Area to the condition that existed before the commencement of the event.
6. The Church agrees to hold the City, its officers, employees, agents and assigns harmless and will indemnify the City as and against any and all claims, actions, demands, causes

of action and costs and expenses, including actual attorney fees, arising from the City's approval of this Agreement and the Church's use of the Parking Area at New Berlin City Hall as provided for hereunder.

7. The Church warrants and represents that it will repair any damage done to the Parking Area during the course of its use as provided for under this Agreement. Said repairs shall be completed as soon as reasonably practical, but not less than thirty (30) days following notice by the City of the damage.

8. The Church agrees to obtain liability insurance coverage to insure its use and that of the public of the Parking Area as provided for hereunder. Said liability insurance coverage shall provide limits of not less than \$1,000,000.00 per occurrence and \$2,000,000.00 in the aggregate. The Church shall provide a valid endorsement issued by the insurer, indentifying the City as an Additional Insured on said policy on a primary, non-contributory basis.

9. This Agreement shall be governed and construed in accordance with the laws of the State of Wisconsin.

10. This Agreement may be terminated in the event of breach by either party upon thirty (30) days written notice.

11. This Agreement represents the complete understanding of the parties with respect to the subject matter set forth herein and may only be modified by written agreement executed by both parties and approved by the New Berlin Common Council.

12. This Agreement may not be assigned without the expressed written consent of the City of New Berlin.

CITY:
City of New Berlin

CHURCH:
Star of Bethlehem Lutheran Church

By: _____
David Ament, Mayor

By: _____

Print Name & Title

By: _____
Rubina R. Medina, City Clerk



REQUESTED ACTION STATEMENT

TO: Common Council
Mayor Dave Ament

FROM: Gregory Kessler, AICP – Director of Community Development

RE: Requested Action Statement for approval of public bids for the New Berlin Activity and Recreation Center Phase II.

DATE: August 23, 2022

REQUESTED ACTION:

- 1) Reject the bid for contract package #17 from Schmidt Custom Floors for \$67,693. The bidders were non-responsive as they did not submit a bid security and did not acknowledge addendums #1 and #2.
- 2) The approval of public base bids excluding bid package #9 and #17 and accepting no alternates totaling \$10,871,660 for phase II of the New Berlin Activity and Recreation Center. The City shall direct that pursuant to our contract with our Construction Manager Moore Construction Services that they award contracts for 17 bid packages for the New Berlin Activity and Recreation Center to the lowest responsive, responsible bidders.
- 3) The approval of a contract between the City of New Berlin and Moore Construction for the construction management for the New Berlin Activity and Recreation Center subject to review and approval by the City Attorney.

FISCAL IMPACT: The funds to be used are from CIP account 04252900-61130-C2022 Activity and Recreation Center. The total for these bids is \$10,871,660.

Moore construction will require a 5% construction management fee based on the contract total. This will be paid through the overall project budget of \$13,970,000. All contracts are to be reviewed and approved by the City Attorney following approval of this RAS by the Common Council.

SOURCE OF FUNDS: Account #: 04252900-61130-C2022 – Recreation Center

RATIONALE/BACKGROUND: The Common Council had approved moving forward with the conceptual master planning of both the building and site in March of 2020. Since that time, work has been completed on preparing a site plan, interior layouts, utility routing and architecture for Phase I of the project. Phase I remodeled the existing former Walmart space and transformed it into the new home for the City's recreation programming while also providing a space for other community programs and room rentals.

The City officially closed on the property purchase on August 12, 2020. The City's purchase included approximately 25,000 square feet of vacant building, 45% of the entire former Walmart site area (only area of the site that was suitable for a building expansion), 52% of the entire parking lot, and 100% of the National Avenue & Wall Street frontages. The address for the Activity and Recreation Center is 15321 W. National Avenue after the parcel was divided in two. Phase 1 remodeled the existing space, while Phase 2 will be a building expansion to the north for basketball/volleyball courts, an elevated running track and additional rooms for recreation programming.

Phase 1 of the project was completed and opened to the public June 4th, 2022. Construction of phase II will commence this fall with an anticipated completion date of the first quarter of 2024.

New Berlin Rec Center



Project: New Berlin Rec Center Phase II	
#1 CONCRETE	
CONTRACTOR	BASE BID AMOUNT
Marriott Construction	\$ 640,800.00
Oostburg	\$ 708,148.00
Superior	\$ 594,750.00
Superior	\$ 594,750.00
#2 MASONRY	
CONTRACTOR	BASE BID AMOUNT
Arteaga	\$ 117,200.00
Paun Construction	\$ 117,610.00
Superior Masonry Builders	\$ 121,400.00
KMI Construction	\$ 167,688.00
TVJ Masonry	\$ 139,900.00
Arteaga	\$ 117,200.00
#3 GENERAL TRADES/CARPENTRY	
CONTRACTOR	BASE BID AMOUNT
Selzer-Ornst Construction	\$ 1,333,400.00
John Beres Builders	\$ 1,340,016.00
Selzer-Ornst Construction	\$ 1,333,400.00

New Berlin Rec Center



#4 ROOFING & SHEETMETAL	
CONTRACTOR	BASE BID AMOUNT
Nations Roof	\$ 588,500.00
Nations Roof	\$ 588,500.00
#5 ALUMINUM/METAL COMPOSITE PANELS	
CONTRACTOR	BASE BID AMOUNT
Muza Sheet Metal	\$ 217,135.00
Corcoran Glass	\$ 252,439.00
#REF!	\$ 217,135.00
#6 ALUMINUM ENTRANCES & STOREFRONTS	
CONTRACTOR	BASE BID AMOUNT
Milwaukee Plate Glass	\$ 420,000.00
Milwaukee Plate Glass	\$ 420,000.00
#7 GYPSUM BOARD	
CONTRACTOR	BASE BID AMOUNT
Davco	x 314,250
Olympic	\$ 421,000.00
#REF!	\$ 421,000.00

New Berlin Rec Center



#8 WOOD GYM FLOORING	
CONTRACTOR	BASE BID AMOUNT
Prostar Surfaces	\$ 294,000.00
Schmidt Custom Floors	\$ 487,750.00
Basemen Brothers	\$ 430,672.00
Prostar Surfaces	\$ 294,000.00
#9 ELEVATOR	
CONTRACTOR	BASE BID AMOUNT
	\$ -
#10 FIRE SUPPRESSION	
CONTRACTOR	BASE BID AMOUNT
Blair Fire Protection	\$ 173,600.00
Automatic Fire Systems	\$ 101,359.00
Design Build Fire Protection	\$ 114,440.00
Automatic Fire Systems	\$ 101,359.00

New Berlin Rec Center



#11 PLUMBING	
CONTRACTOR	BASE BID AMOUNT
Braden Plumbing	\$ 303,000.00
Joe Debelak	\$ 278,958.00
IK Mechanical	\$ 330,100.00
Mid City	\$ 384,840.00
JM Brennan	\$ 384,900.00
Joe Debelak	\$ 278,958.00
#12 HVAC	
CONTRACTOR	BASE BID AMOUNT
Lee Mechanical	\$ 1,331,750.00
JF Ahern	\$ 1,151,981.00
H&H Mechanical	\$ 1,400,000.00
Mid City	\$ 1,269,900.00
Southport	\$ 1,079,000.00
Butters Fetting	\$ 1,980,000.00
JM Brennen	\$ 1,290,000.00
Sure Fire	\$ 1,095,000.00
J&H Heating	\$ 1,205,000.00
Southport	\$ 1,079,000.00

New Berlin Rec Center



#13 ELECTRICAL	
CONTRACTOR	BASE BID AMOUNT
Circle Electric	\$ 888,500.00
Giraffe Electric	\$ 980,225.00
NSI Electric	\$ 900,000.00
MCR	\$ 1,079,950.00
KW Electric	\$ 1,180,000.00
Circle Electric	\$ 888,500.00
#14 EARTHWORK	
CONTRACTOR	BASE BID AMOUNT
D&L Grading	\$ 314,250.00
Heitman	\$ 438,979.00
Veit	\$ 289,870.00
Willkomm Excavating	\$ 367,450.00
Veit	\$ 289,870.00
#15 ASPHALT	
CONTRACTOR	BASE BID AMOUNT
PLM	x172,207
Wolf Paving	\$ 166,969.50
Payne and Dolan	\$ 145,771.90
Payne and Dolan	\$ 145,771.90

New Berlin Rec Center



#16 CONCRETE PAVING	
CONTRACTOR	BASE BID AMOUNT
Stark Paving	\$ 214,650.00
Stark Paving	\$ 214,650.00
#17 SYNTHETIC TURF	
CONTRACTOR	BASE BID AMOUNT
Schmidt Custom Floors	67693x
	\$ -
#18 ALUMINUM ORNAMENTAL FENCING	
CONTRACTOR	BASE BID AMOUNT
Northway Fence	\$ 26,300.00
Centry Fence	x31,230
Northway Fence	\$ 26,300.00
#19 SITE UTILITIES	
CONTRACTOR	BASE BID AMOUNT
Willkomm Excavating	\$ 91,110.00
BV Tetzlaff	\$ 92,600.00
Joe Debelak	\$ 66,851.00
DF Tomasini	\$ 74,763.00
Midcity	\$ 118,500.00
Joe Debelak	\$ 66,851.00

RESOLUTION NUMBER 22-14**A RESOLUTION AMENDING THE 2022 CAPITAL PROJECTS BUDGET**

WHEREAS, the bids for the New Berlin Activity and Recreation Center Phase II came in over the original budgeted amount. Construction of phase II will commence this fall with an anticipated completion date of the first quarter of 2024. Additional funds will be needed to complete the project and stay on schedule.

WHEREAS, It was determined that the Capital Projects Budget had to be amended to complete phase II.

NOW THEREFORE BE IT RESOLVED, by the Common Council of the City of New Berlin that the Capital Projects Fund Budget be amended as follows:

EXPENDITURES

04252900-61130-C2022	ACTIVITY & RECREATION CENTER	\$2,500,000
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REVENUES

04011800-49505-C2022	BOND PROCEEDS	\$2,500,000
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BE IT FURTHER RESOLVED that the City Clerk is hereby directed to publish this resolution in the Waukesha County NOW within 10 days of adoption by the Common Council.

RESOLUTION ADOPTED by the New Berlin Common Council this 23rd day of August 2022.

David Ament, Mayor

Countersigned:

Rubina R Medina, City Clerk



741 N. Grand Ave., #210
Waukesha, WI 53186

P 262.896.8080
W bridgeslibrarysystem.org

To: Chief Elected Officials/Administrators in Municipalities with Libraries, Library Directors
From: Karol Kennedy, Bridges Library System Director
Re: Waukesha County Library Tax Exemption Notice
Date: August 18, 2022

Annually Waukesha County sets a special levy for library services. The funds are distributed to the county's public libraries to compensate them for use by non-residents. State law (ss. 43.64(2) Wisc. Statutes) provides that municipalities with libraries may avoid double taxation and exempt themselves from this special levy if they meet certain conditions:

- Exempting library municipalities must levy and expend an amount equal to or greater than the mill rate set by Waukesha County in the preceding year with the exception of joint libraries whose participating municipalities have an alternate option for exempting which is to levy and expend an amount not less than the average of the previous 3 years (ss.43.64 (2)(c)).
- Exempting library communities are required to provide written notification to the county annually.
- The County Code requires that the notification be from the **local governing body** rather than from the clerk alone.
- The County Code also requires a deadline of September 30 so that the County Executive Budget available to supervisors and the general public can properly reflect the county library taxation levels in the Adopted Budget in November.
- Exempting communities must also have a library that meets or exceeds minimum service levels and quality assurance standards (as revised by the new county library plan and formally adopted by the Waukesha County Board of Supervisors in 2022) which are certified by the library board. (The libraries have already received their standards certification letters.)

If you would like to exempt your municipality from the Waukesha County library tax, the form (on page 2), ***Request for Exemption from Waukesha County Library Levy 2022 Tax for 2023 Purposes*** must be completed, approved by the Municipality's governing body, signed, and returned to Bridges Library System no later than September 30, 2022. A copy of your adopted municipal ordinance or resolution certifying that your library appropriation meets or exceeds the requirements is also required. Email submission is acceptable as long as the form includes the actual signature.

Thank you for providing library services to our citizens. Strong libraries build strong communities and your commitment to support your library is vital and valued!

Request for Exemption from Waukesha County Library Levy 2022 Tax for 2023 Purposes

Name of Community:

Name of library:

We recognize that, pursuant to 43.64 of Wisconsin Statutes, to obtain an exemption from the 2022 county library levy for 2023 purposes, the municipality must certify that during budget year 2023, its library will be provided and be allowed to expend no less than the county library tax rate in the prior year, \$0.229096 per \$1,000 Equalized Value.

In the case of a joint library, an alternate exemption option exists pursuant to ss 43.64 (2) (c). Under this language, each participating municipality in the joint library has the option to certify that during its budget year 2023, the library will be provided and allowed to expend no less than the average of the funding levels of the previous 3 years.

We further recognize that, pursuant to state law, listed funding must be only from municipal sources, not the entire library budget. Reported amounts must exclude fines, fees, and other revenues. Capital expenditures are excluded as well.

I am authorized to certify that the governing body of the municipality has enacted an ordinance or resolution pledging that it will appropriate and allow the library to expend no less than a rate of \$0.229096 per \$1,000 of the actual state Equalized Value amount for the community that was published by the state on August 9, 2022 or, in the case of a joint library whose municipality may choose this option, that the participating municipality will appropriate and allow the library to expend no less than the average of the funding levels of the previous 3 years.

The community meets its requirement stated above and is therefore eligible for exemption from the 2022 Waukesha County library levy.

Name and Title of Person filling out this form:

Signature

Date

This form, along with a copy of the municipal resolution/ordinance, must be filed no later than September 30, 2022.

Send to:

Bridges Library System

741 N. Grand Avenue, Suite 210

Waukesha, WI 53186

Or email to kkennedy@bridgeslibrarysystem.org

- RESOLUTION NO. 22-15 -
RESOLUTION OF ELIGIBILITY FOR EXEMPTION
FROM THE 2022 COUNTY LIBRARY TAX LEVY FOR 2023 PURPOSES

WHEREAS, The City of New Berlin seeks an exemption from the county library tax and must submit a Notice of Exemption to the Bridges Library System; and

WHEREAS, Pursuant to §43.64 Wisconsin Statutes, in order to obtain an exemption from the 2022 County library levy for 2023 purposes, the City of New Berlin must certify that during budget year 2023, its library will be provided and be allowed to expend no less than the County rate in the prior year; and

WHEREAS, Pursuant to state law, listed funding must be only from municipal sources, not the entire library budget and reported amounts must exclude fines, fees and other revenues and capital expenditures are excluded as well; and

WHEREAS, Said Notice of Exemption must be supported by a duly enacted ordinance or resolution of the governing body of the City of New Berlin.

NOW, THEREFORE, BE IT RESOLVED That the Common Council of the City of New Berlin does hereby pledge that it will appropriate and allow the library to tax at a rate of at least \$0.229096 per \$1,000 of equalized valuation.

BE IT FURTHER RESOLVED That the Mayor is authorized to sign and submit the Notice of Exemption in the name of the City to the Bridges Library System.

Dated at New Berlin, Wisconsin this 23rd day of August 2022.

APPROVED:

David A. Ament, Mayor

Countersigned:

Kenneth A. Harenda II
Common Council President

RESOLUTION NUMBER 22-17

**A RESOLUTION TO APPROVE THE APPLICATION & BORROWING
FOR THE RECREATION CENTER FINANCING IN THE AMOUNT OF
\$13,970,000**

By the provisions of Sec. 24.66 of the Wisconsin Statutes, all municipalities may borrow money for such purposes in the manner prescribed, and,

By the provisions of Chapter 24 of the Wisconsin Statutes, the Board of Commissioners of Public Lands of Wisconsin is authorized to make loans from the State Trust Funds to municipalities for such purposes. (Municipality as defined by Sec. 24.60(2) of the Wisconsin Statutes means a town, village, city, county, public inland lake protection and rehabilitation district, town sanitary district created under Sec. 60.71 or 60.72, metropolitan sewerage district created under Sec. 200.05 or 200.23, joint sewerage system created under Sec. 28.143(4), school district or technical college district.)

THEREFORE, BE IT RESOLVED, that the City of New Berlin, in the County of Waukesha, Wisconsin, borrow from the Trust Funds of the State of Wisconsin the sum of Thirteen Million Nine Hundred Seventy Thousand and 00/100 Dollars (\$13,970,000) for the purpose of financing a recreation facility and for no other purpose.

The loan is to be payable within 2 years from the 15th day of March preceding the date the loan is made. The loan will be repaid in annual installments with interest at the rate of 4.50 percent per annum from the date of making the loan to the 15th day of March next and thereafter annually as provided by law.

RESOLVED FURTHER, that there shall be raised and there is levied upon all taxable property, within the City of New Berlin, in the County of Waukesha, Wisconsin, a direct annual tax for the purpose of paying interest and principal on the loan as they become due.

RESOLVED FURTHER, that no money obtained by the City of New Berlin by such loan from the state be applied or paid out for any purpose except **financing a recreational facility** without the consent of the Board of Commissioners of Public Lands.

RESOLVED FURTHER, that in case the Board of Commissioners of Public Lands of Wisconsin agrees to make the loan, that the mayor and clerk of the City of New Berlin, in the County of Waukesha, Wisconsin, are authorized and empowered, in the name of the City to execute and deliver to the Commission, certificates of indebtedness in such form as required by the Commission, for any sum of money that may be loaned to the City pursuant to this resolution. The mayor and clerk of the City will perform all necessary

actions to fully carry out the provisions of Chapter 24 Wisconsin Statutes, and these resolutions.

RESOLVED FURTHER, that this preamble and these Resolutions and the aye and no vote by which they were adopted, be recorded, and that the clerk of this City forward this certified record, along the application for the loan, to the Board of Commissioners of Public Lands of Wisconsin.

BE IT FURTHER RESOLVED that the City Clerk is hereby directed to publish this resolution in the Waukesha County NOW within 10 days of adoption by the Common Council.

RESOLUTION ADOPTED by the New Berlin Common Council this 23rd day of August 2022.

David Ament, Mayor

Countersigned:

Rubina R. Medina, City Clerk

Resolution No. 22-18

RESOLUTION PROVIDING FOR THE SALE OF APPROXIMATELY \$7,895,000 GENERAL OBLIGATION PROMISSORY NOTES, SERIES 2022A

WHEREAS the City of New Berlin, Waukesha County, Wisconsin (the "City") is presently in need of approximately \$7,895,000 for public purposes, including paying the cost of capital improvement projects, including City buildings and grounds projects, parks and public grounds projects, municipal equipment, street improvement projects, community development projects and equipment of the fire department.

WHEREAS it is desirable to borrow said funds through the issuance of general obligation promissory notes pursuant to Chapter 67, Wisconsin Statutes.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City that:

Section 1. Issuance of the Notes. The City shall issue its General Obligation Promissory Notes, Series 2022A in the approximate amount of \$7,895,000 (the "Notes") for the purposes above specified.

Section 2. Sale of the Notes. The Common Council hereby authorizes and directs that the Notes be offered for public sale. At a subsequent meeting, the Common Council shall consider such bids for the Notes as may have been received and take action thereon.

Section 3. Notice of Sale. The City Clerk (in consultation with Ehlers & Associates, Inc. ("Ehlers")) be and hereby is directed to cause notice of the sale of the Notes to be disseminated in such manner and at such times as the City Clerk may determine and to cause copies of a complete Notice of Sale and other pertinent data to be forwarded to interested bidders as the City Clerk may determine.

Section 4. Official Statement. The City Clerk (in consultation with Ehlers) shall cause an Official Statement to be prepared and distributed. The appropriate City officials shall determine when the Official Statement is final for purposes of Securities and Exchange Commission Rule 15c2-12 and shall certify said Official Statement, such certification to constitute full authorization of such Official Statement under this resolution.

Adopted, approved and recorded August 23, 2022.

David A. Ament
Mayor

ATTEST:

Rubina R. Medina
City Clerk

(SEAL)

Resolution No. 22-19

RESOLUTION PROVIDING FOR THE SALE OF APPROXIMATELY \$14,435,000 GENERAL OBLIGATION REFUNDING BONDS, SERIES 2022B

WHEREAS, the City of New Berlin, Waukesha County, Wisconsin (the "City") expects to approve on the date hereof a State Trust Fund Loan for the public purpose of paying costs related to an activity and recreation center;

WHEREAS, if the full amount of the State Trust Fund Loan is fully drawn, the City will be in need of an amount not to exceed \$14,435,000 for the public purpose of refunding the State Trust Fund Loan; and

WHEREAS it is desirable to borrow said funds through the issuance of general obligation refunding bonds pursuant to Chapter 67, Wisconsin Statutes.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City that:

Section 1. Issuance of the Bonds. The City shall issue its General Obligation Refunding Bonds, Series 2022B in the approximate amount of \$14,435,000 (the "Bonds") for the purpose above specified.

Section 2. Sale of the Bonds. The Common Council hereby authorizes and directs that the Bonds be offered for public sale. At a subsequent meeting, the Common Council shall consider such bids for the Bonds as may have been received and take action thereon.

Section 3. Notice of Sale. The City Clerk (in consultation with Ehlers & Associates, Inc. ("Ehlers")) be and hereby is directed to cause notice of the sale of the Bonds to be disseminated in such manner and at such times as the City Clerk may determine and to cause copies of a complete Notice of Sale and other pertinent data to be forwarded to interested bidders as the City Clerk may determine.

Section 4. Official Statement. The City Clerk (in consultation with Ehlers) shall cause an Official Statement to be prepared and distributed. The appropriate City officials shall determine when the Official Statement is final for purposes of Securities and Exchange Commission Rule 15c2-12 and shall certify said Official Statement, such certification to constitute full authorization of such Official Statement under this resolution.

Adopted, approved and recorded August 23, 2022.

David A. Ament
Mayor

ATTEST:

Rubina R. Medina
City Clerk

(SEAL)