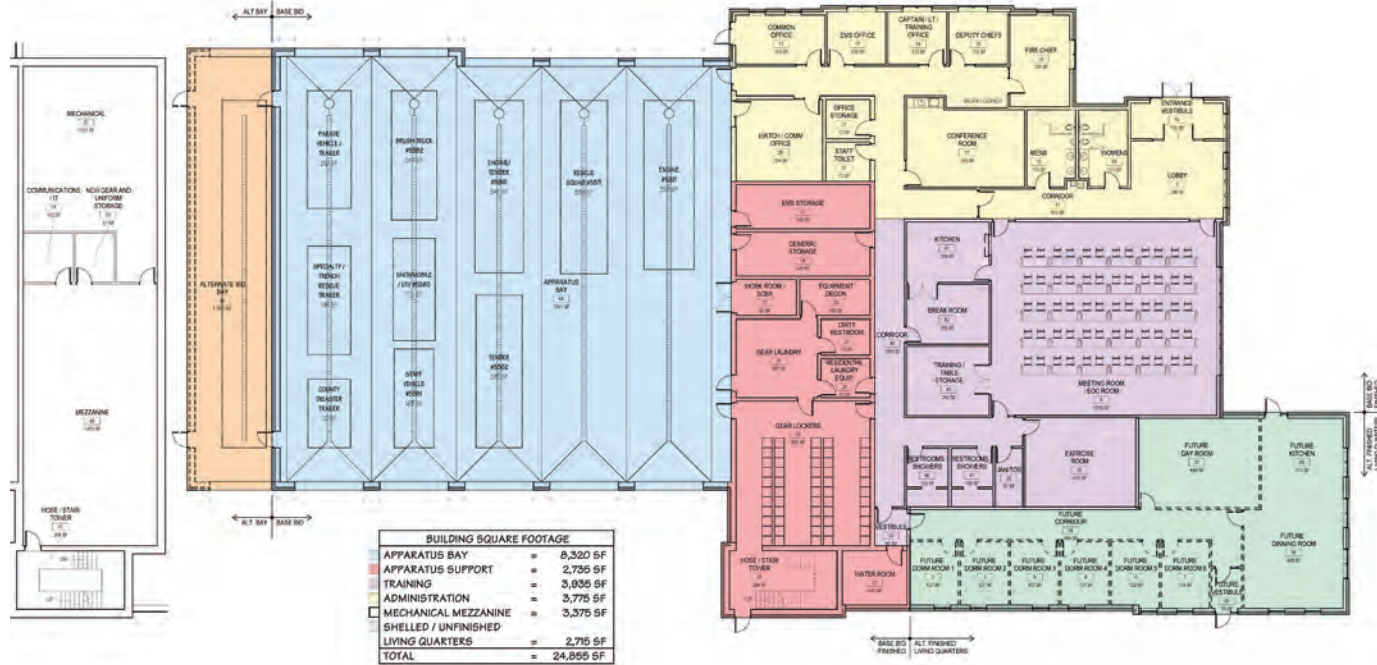


BREAKDOWN OF CAPITAL PROJECTS

New Fire Station Capital Costs

I. Site Acquisition		
Site Acquisition	\$0	Site Already Purchased
II. Site Development		
Site Improvements (hardscape)	\$710,603	All Exterior Site Work, Hardscapes, Stormwater, etc.
III. Building Construction Costs		
Fire Station as Programmed	\$4,206,600	Construction of the Building
Living Quarters Shell	\$309,350	Shell of Living Quarters Only
Sub total	\$4,515,950	
IV. Furniture Fixtures and Equipment		
FF&E	\$189,494	Furniture, Fixtures, Vehicle Exhaust, Etc.
V. Communications and Technology		
Communications	\$47,374	Radio, Repeaters, Alerting, Etc.
AV Equipment	\$15,000	Training Room
Sub total	\$62,374	
VI. Contingencies, Inflation and Other Costs		
Inflation to Mid-point of Construction	\$284,991	3% to 5%, Assume spring/summer of 2019 construction start
Owners Contingency	\$299,241	Unforeseen Conditions, Owner Changes, etc.
Sub total	\$584,232	
VII. Other Project Costs		
Other Costs	\$411,333	A/E Fees, Materials Testing, Geo-technical Testing, Etc.
TOTAL REFERENDUM COST	\$6,473,985	

PROPOSED FLOOR PLAN



ESTIMATED TAX IMPACT

REFERENDUM AMOUNT

\$6,500,000

ESTIMATED AVG MILL RATE OVER 20 YEARS

\$.25/\$1,000 of Assessed Value

TAX IMPACT ON PROPERTY WITH FAIR MARKET VALUE OF:

\$100,000 Property

Annual Impact **\$25.00**
Monthly Impact **\$2.09**

\$150,000 Property

Annual Impact **\$37.50**
Monthly Impact **\$3.13**

\$200,000 Property

Annual Impact **\$50.00**
Monthly Impact **\$4.17**

\$300,000 Property

Annual Impact **\$75.00**
Monthly Impact **\$6.25**

Note: Planning estimates only. Significant changes in market conditions will require adjustments to current financing plan. Rates subject to change.

PROPOSED SITE PLAN AND EXTERIOR RENDERING



TOWN OF GREENVILLE REVALUATION & ASSESSMENTS

HOW DOES THE REVALUATION IMPACT PROPERTY TAXES?

The increase in assessed value does **NOT** mean your taxes will increase by an equal amount. *Example: A 20% increase in value does NOT increase your taxes by 20%.*

The Town's tax rate will **decrease** to reflect the increase in total assessed value.

The Town does **NOT** receive more tax dollars from a revaluation.

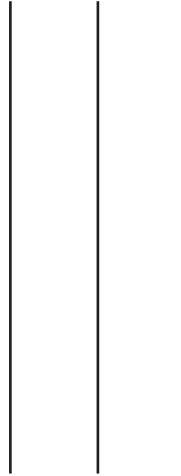
$$\frac{\text{Total Tax Levy}}{\text{Municipal Assessed Value}} = \text{Tax Rate}$$

(Note: Municipal Assessed Value is shown with an upward arrow, and Tax Rate is shown with a downward arrow.)

WHY NOW AND WHY DO THESE NEEDS EXIST?

The needs and the challenges facing the Greenville Fire and Safety department and our community are not unique. The emergency vehicles have increased in size and complexity since the current fire station was built. The requirements and public expectations placed on our volunteer and full-time fire and safety personnel has increased dramatically over that same time period. The number of calls for service has increased and the environment in which we expect our emergency responders to work in has become increasingly more dangerous. The incidence and risk of several types of cancers is significantly higher for emergency personnel who we rely upon to preserve both life and property of those who live, work, or visit our community. The needs of this department has been well documented in studies dating back to 2010. The current Fire and Safety station no longer meets the needs of the department or our community and a new fire station will significantly add to the safety of those who serve.

The 2015 referendum included two other projects (Town Hall and Public Works) for a total of 10.5 million. The current referendum being considered specifically addresses the needs of the Fire and Safety department independently for an estimated cost of 6.5 million. The cost to construct a new modern fire station has been reduced with this new design and will overcome current and future challenges of the department and community for well over the next 50 years. The costs to construct a new fire station will increase by 3 to 5 percent annually until it is built. The majority of residents surveyed support the need for key aspects of this specific project.



REFERENDUM QUESTION 1

Shall the Town of Greenville, Outagamie County, Wisconsin be authorized to issue pursuant to Chapter 67 of the Wisconsin Statutes, general obligation bonds in an amount not to exceed \$6,500,000 for the public purpose of financing the constructing and equipping of a new Fire and Safety Building?

VISIT OUR WEBSITE

TownofGreenville.com

The Greenville Facilities Committee

- Andy Peters
- Dean Culbertson
- Greg Kippenhan
- Amy Vosters
- Dan Dibbs
- Brad Borgen
- Larry Bentle
- Tim Lambie
- Eric Kitowski

Questions, comments or concerns can be directed to:
Town Administrator - Joel Gregozeski
920.757.5151

joelig@townofgreenville.com



TOWN OF GREENVILLE, WI

NEW FIRE & SAFETY BUILDING



VOTE

AUGUST 14, 2018