



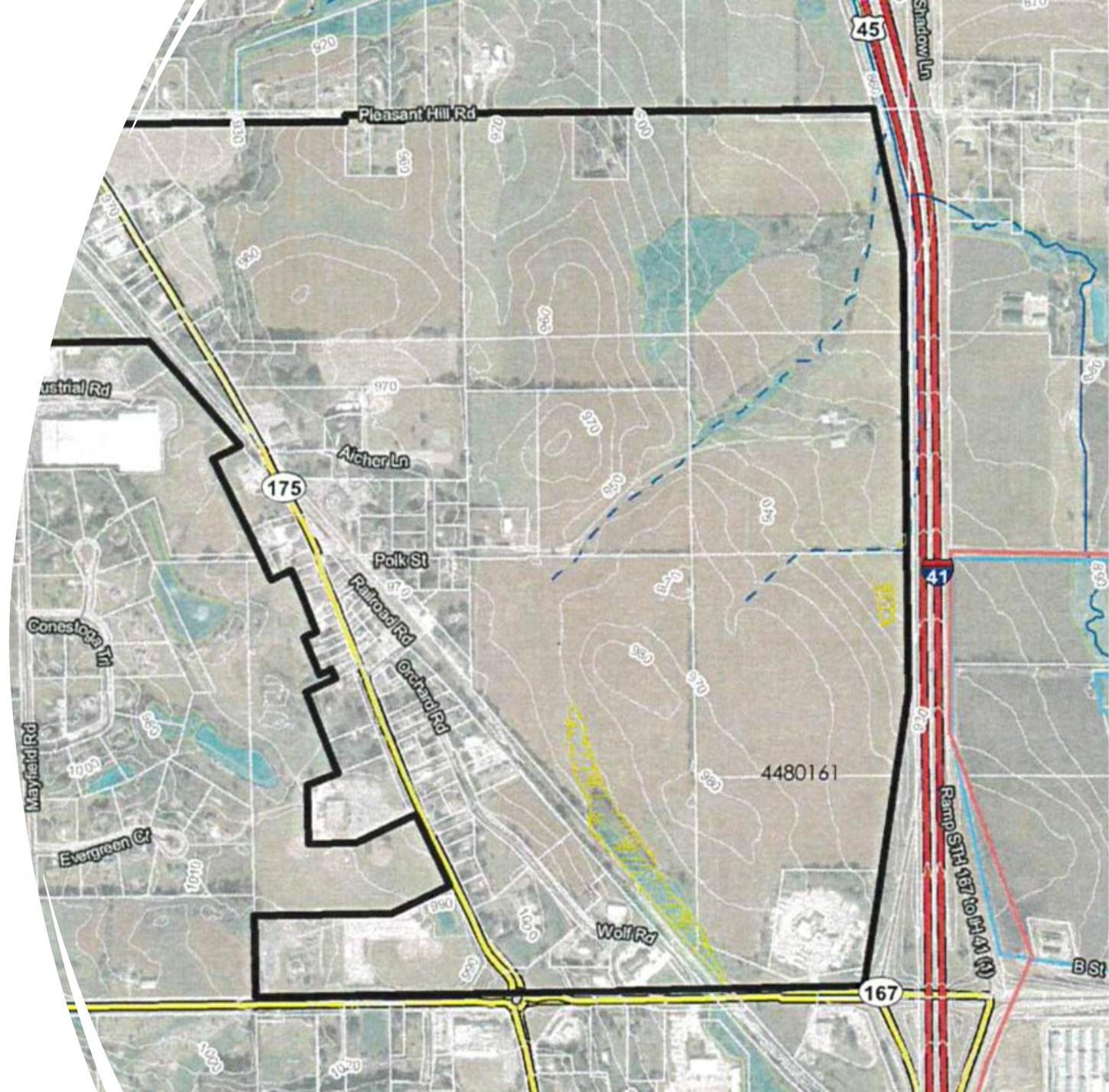
# Menomonee Falls Sewer/Water IGA

- Original 1992 agreement served Bancroft area until 2021
  - Average volume: 37,450 gpd
  - No volume limitations
  - Menomonee Falls paid same rate at Germantown - sewer and water
- Amended 2018 agreement added Grace Church/Grace Commons area
  - Average volume: 4,700 gpd (area not fully built out yet)
  - No volume limitations
  - Menomonee Falls pays same rate as Germantown - sewer and water
  - No expiration date on IGA
  - Germantown does not receive impact fees
- Systems are interconnected for emergency purposes
- Hydrants on Water St. can be interconnected for emergency purposes but are not connected for daily use.

# Description of Richfield Service Area

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- This area of Richfield cannot be annexed by Germantown under current State statute.
- While the additional areas in Richfield east of the subcontinental divide could technically be added, the physical limitations of the system make additional areas unfeasible.



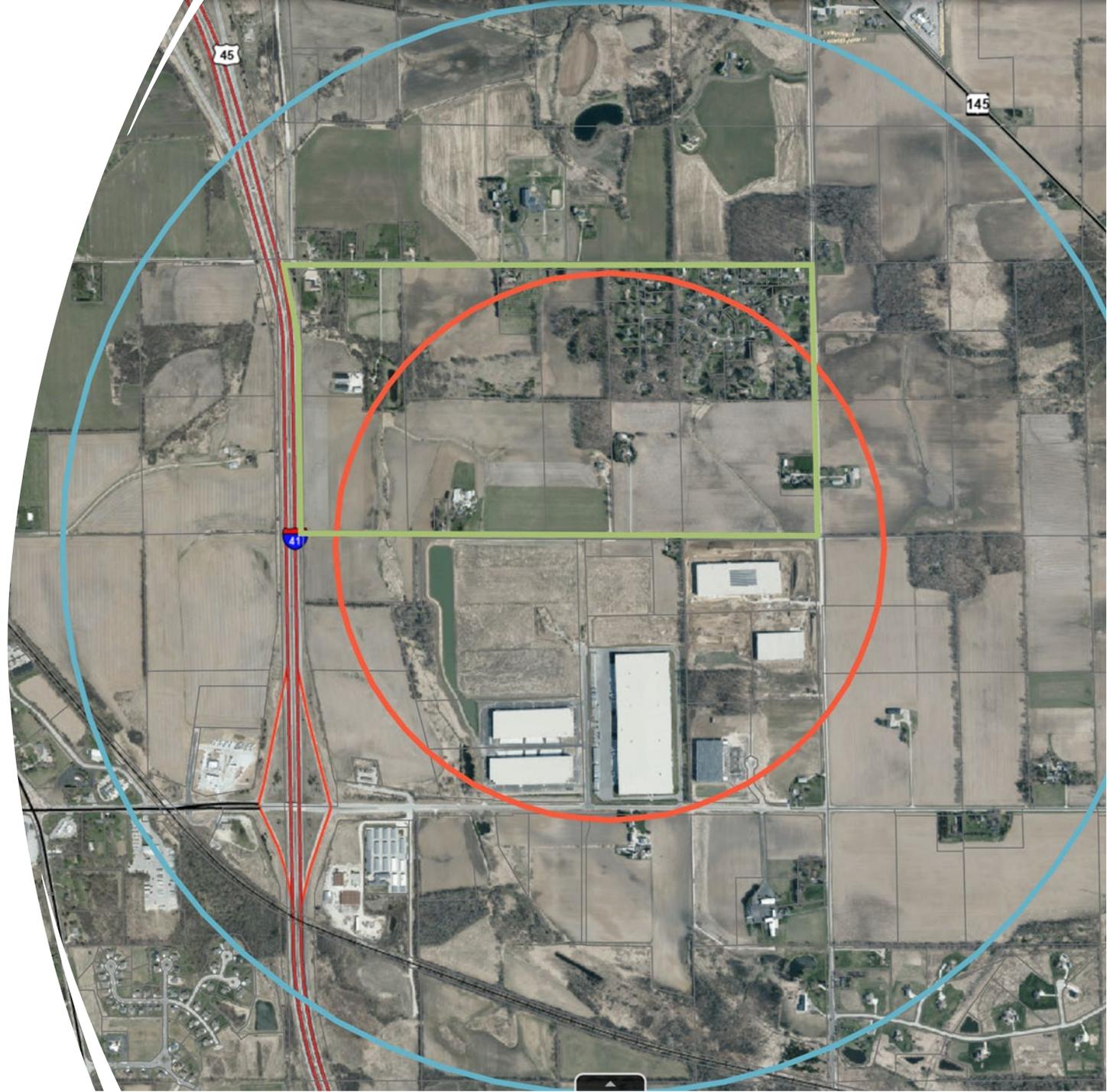
# Rockfield Shallow Well Decision

- Change from Deep to Shallow Well Reviewed and approved by DNR
- Shallow Well testing based on directions from DNR and monitored by independent consultant hydrogeologist and engineers
- Contract change from Deep to Shallow well reviewed and approved by Public Works & Highway Committee and Village Board
- Change from Deep to Shallow Well reduces cost of well house/radium treatment equipment, yet to be constructed by \$900,000. Recent bond issuance was reduced by \$900,000 to reflect those savings.
- Change from Deep to Shallow Well will reduce annual operating expenses by an estimated \$62,000 when well is operational. Savings will increase net operating earnings, increasing funding for infrastructure replace and reducing need for future rate increases.

# Germantown Residential Well Protection Escrow

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- Shallow well analysis completed by Village contracted hydrologist and engineers, and reviewed and approved by DNR hydrologists and engineers.
- Analysis indicates Rockfield well is very unlikely to impact residential wells.
- Any potential impact is unrelated to Richfield IGA
- 83 houses included in 1 mile area; 42 in ½ mile radius; 57 in IGA
- \$100,000 from Richfield and \$100,000 from Germantown included in escrow.
- Insurance coverage unlikely to be cost effective.



# Process for Requesting Escrow Funds

- Process similar to other claims against Village.
- Submit request to Director of Public Works.
- Director of Public Works reviews claim for validity and alternatives for remediation.
- Director of Public Works makes recommendation to Public Works & Highways Committee for decision.
- If resident disagrees with Public Works & Highway Committee, they can appeal to full Board.
- If resident disagrees with Board decision, they can file a court claim.

# Rockfield Road Deep Well Alternative

- Rockfield Road Well could be drilled deeper. However, many additional costs would be incurred and DNR and PSC approvals would be needed.
- Estimated cost to convert well to Deep Well would be \$1.3 million.
- Additional Deep Well could be constructed and blended with Shallow well, however significant volume would still be needed from Shallow Well.
- Risk of impact on residential wells from the Shallow Well is very low. Risk of impact on residential wells from Deep Well would be lower.

# Sewer Capacity Questions

- Current capacity at Goldendale and Freistadt is 5.39 mgd. Richfield would be allowed maximum. 0.7 mgd.
- 0.7 mgd was calculated to preserve adequate capacity plus a cushion, based on maximum potential buildout in 2050 plan.
- Capacity at MMSD connection is 22.5 mgd and current flow is 2.6 mgd. Richfield agreement would add maximum of 0.7 mgd.
- Routing of sewer/water through the Freistadt District eliminates potential capacity bottlenecks in sewer/water systems.

# Potential for Dead End Water Main

- Current design for water mains do not include any dead ends.
- Since final design would not be done until/unless IGA is approved, we don't know for certain if there will be any dead-end mains.
- We currently have dead end mains in Germantown that we manage through flushing and regular maintenance.

# Approval Process for Sewer

IGA Approval

SEWRPC Sewer  
Service Boundary  
Approval

MMSD Sewer  
Service Boundary  
Approval

DNR Approval

# Approval Process for Water

**IGA  
Approval**

**PSC  
Approval**

**DNR  
Approval**

# Sewer/Water Implementation Cost Analysis

## Richfield

- Engineering/Design Costs
- Permitting Costs
- 50% of ROW Acquisition
- Construction Costs
- Inspection Costs
- Contingency Costs
- Estimated \$9 million costs + ROW Acquisition costs to be negotiated

## Germantown

- In-kind staff time
- 50% of ROW Acquisition to be negotiated
- Only potential out of pocket cost will be ROW Acquisition costs

# Germantown Sewer/Water Operating Cost Analysis

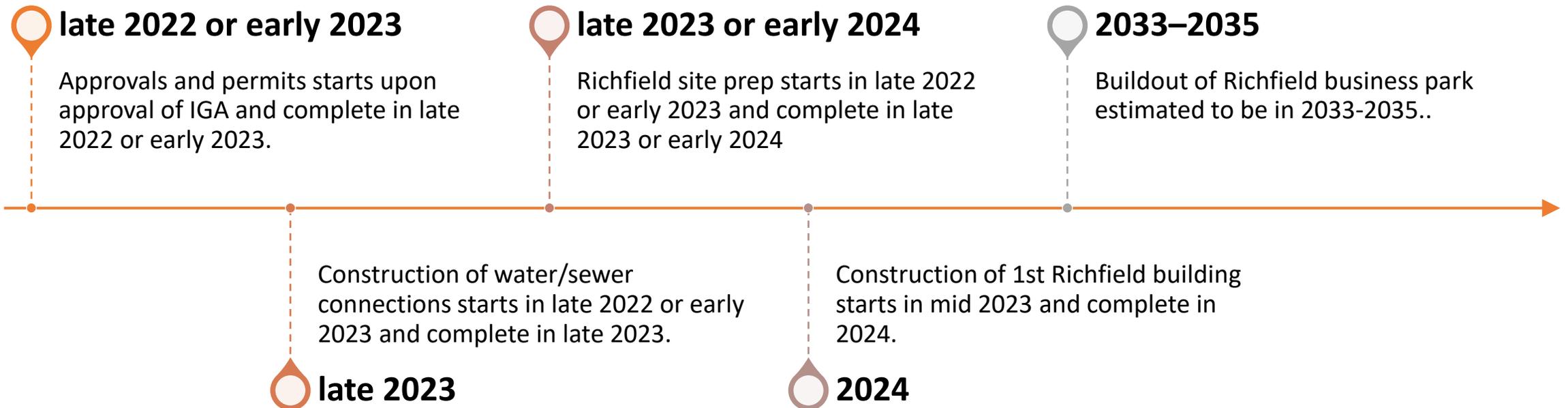
## Marginal Annual Revenues

- Initial estimated water revenues \$39,000 annually and estimated at \$390,000 at full capacity.
- Initial estimated sewer revenues - \$110,000 and \$970,000 at full capacity.
- Estimated impact fees of \$120,000 for sewer and \$25,000 for water

## Marginal Annual Expenses

- Initial estimated water expenses - \$1,500 year initially and \$80,000 per year at full capacity .
- Initial estimated sewer expenses - \$3,600 and \$95,000 at full capacity.
- No significant additional expenses for billing/administration
- Revenues above operating expenses to be used for infrastructure replacement.

# Project Timeline



# ROW Acquisition

- Process
  - Initial conversation with property owners complete
  - Identify preferred route for ROW with Plan Commission/Village Board
  - Discuss potential terms for ROW acquisition with property owners
  - Negotiate final terms to be approved by Village Board
- Rationale for 50/50 cost share
  - Germantown determines route for ROW
  - ROW is large enough for a future road over sewer/water lines
  - Cost of full ROW is probably not eligible project cost for Richfield TID

# Tangible Benefits to Germantown Residents

- Improvements to Rockfield Road after construction of water extension
- Sewer/water connections available in Freistadt District
- ROW for road through Freistadt District
- Stable sewer/water bills
- Richfield willing to include Library agreement in IGA

# 2050 Comprehensive Land Use Plan

- 2050 Comprehensive Land Use Plan is approximately 75% complete
- Rural Preservation District could be expanded south and west, reducing sewer/water service area in Germantown
- Calculations for sewer/water capacity in agreement were based on “worst case” scenario of highest potential sewer/water service area in Germantown

# Traffic Impact Analysis

- Joint Traffic Impact Analysis (Richfield, Germantown, Washington County) completed on March 16, 2021 and DOT contributed review comments to final report
- Germantown, Richfield and Washington County staff have had numerous meetings with DOT Southeast Region staff in Waukesha to plan for upgrades
- Findings of Analysis
  - Holy Hill Road needs to be widened to four lanes and stop light added at Holy Hill & Goldendale by 2035 (construction starting now)
  - No modifications to Holy Hill interchange with I41 required before 2040
  - DOT has scheduled resurfacing of Holy Hill overpass for 2024. They are considering a reconstruction of the overpass instead
- DOT staff have indicated Federal approval would be required for an additional interchange at Freistadt Road

# Economic Impact Analysis Economic Development Washington County

- Current Washington County Industrial Vacancy Rate of 2.3%
- Countywide Capital Investment of \$377 million
- Total of 3,388 jobs created with an average salary of \$53,936
  - 910 jobs in Germantown with an average salary of \$55,110
- Estimated purchases of \$265,085,000
  - Estimated purchases of \$39,660,970 in Germantown
- Estimated 1,057 new residents and an additional \$16,507,486 in property value
  - 158 new residents in Germantown and an additional \$2,469,785 in property values
- 203 additional Washington County students

## Potential for Richfield/Germantown Competition

- Richfield business park has capacity for 3 million square feet
- Remaining land in Richfield service area, outside of business park, available for development is small scale industrial, single family and interchange commercial
- Gateway Business Park has approximately 2.5 million square feet completed or under construction with space for an additional 1.2 million square feet
- Construction of infrastructure in Freistadt District would open additional land in Germantown for mixed use development
- Germantown has few, if any, spaces available for large scale development proposed in Richfield
- In the event of competition for new development between the two communities, contributed infrastructure would create an economic advantage for Germantown

# Fire Department Calls

	2020	2021
Germantown Responses in Richfield	4	5
Richfield Responses in Germantown	34	28

# Police Department Calls

	2021	2022 YTD
Germantown Responses to Richfield	8	1
Germantown Responses to Other Communities	12	3

# Village of Richfield Questions

- What other communities has Richfield discussed sewer/water with? **Jackson**
- What was the estimated cost for Richfield to install their own sewer/water? **\$40 million**
- Has Richfield ever done a study on the impact sewer/water would have on environment, wetlands, native plants and animals? **Completed wetland delineation for property under consideration**
- Has Richfield ever completed a Hydrology Study to assess whether they could put in their own sewer/water? **No, doesn't make financial sense for the limited area under development.**
- Has Richfield, or would Richfield, put the issue of sewer/water service to their residents on a referendum? **No, Richfield has not put the question of sewer/water service to their residents on a referendum. They do not have any plans to do so.**
- Could Richfield get ARPA funds from Washington County? Washington contributed \$125,000 for increase height of Rockfield tower. **While eligible under ARPA rules, Washington County has not set aside any additional ARPA funds for sewer/water expansion.**

# Washington County Questions

- Would Washington County fund Richfield's sewer/water? Washington County contributed \$125,000 to increase height of water tower. **Washington County has not set aside any additional funds for sewer/water service.**
- What is Washington County's role in IGA? **Washington County is not a party to this IGA and has no role.**
- Is Washington County providing any funding to Richfield or Germantown? **Washington County has contributed to increase the Rockfield Water Tower height and to the Traffic Impact Analysis**

# IGA Monitoring & Reporting

- Public Works Director can provide Quarterly Report on planning, design and construction of connections to Public Works & Highways Committee until project completion
- After completion of connections, Village Administrator can provide annual report on operating revenues and expenses related to IGA to General Government & Finance Committee