



## Village of Oakfield – Wastewater Treatment Facility

Public Information Meeting  
March 5<sup>th</sup>, 2025

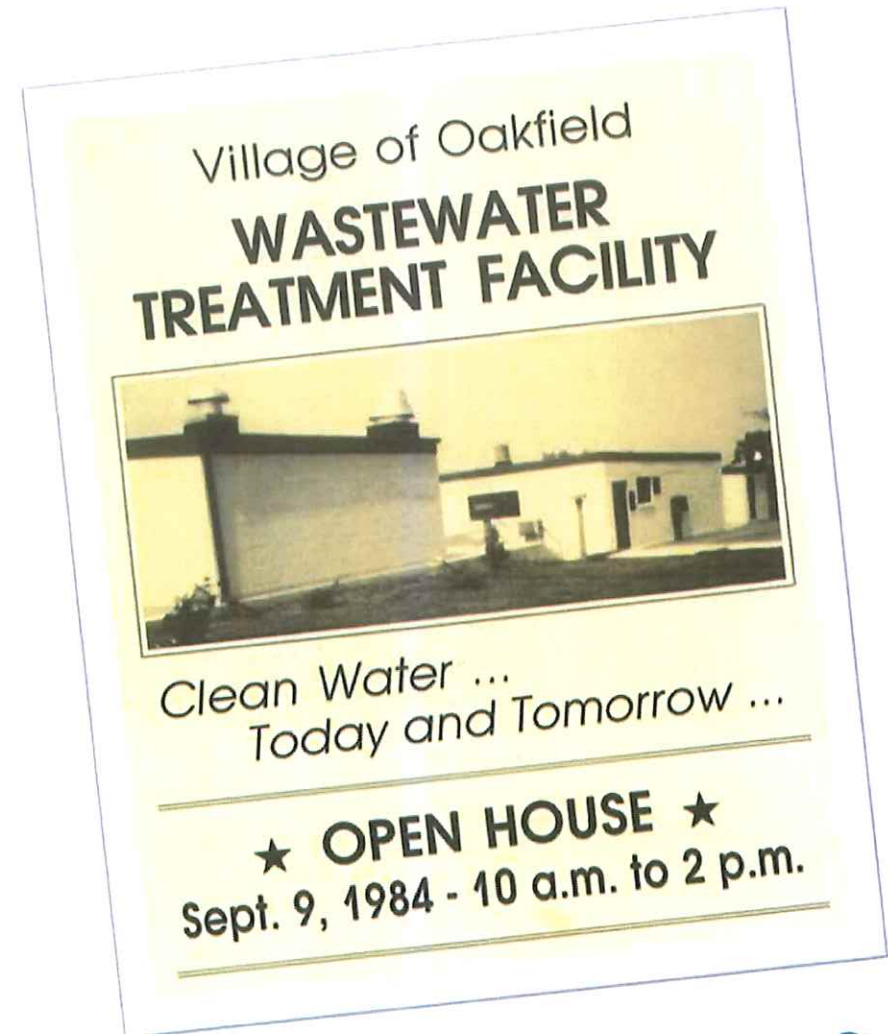


### Existing WWTF

- Existing plant opened in 1984
- Equipment upgrades have occurred on an as needed basis
- Village and the wastewater operators have done an excellent job keeping the plant running with the existing assets

### Upgrades to the Existing WWTF

- New infrastructure will meet phosphorus limits and **WPDES permit compliance**
- Accounts for estimated wastewater generation over the 20-year planning period
- Reuses as much existing infrastructure as possible
- Capacity for approximately ~95 additional homes

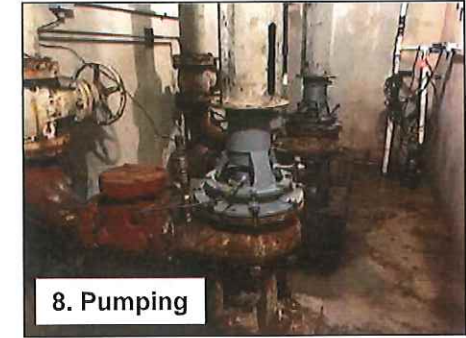
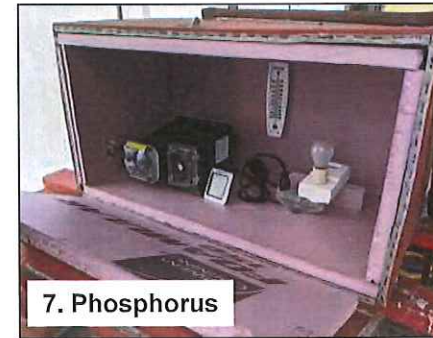
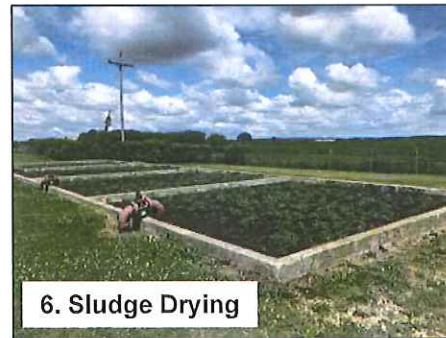
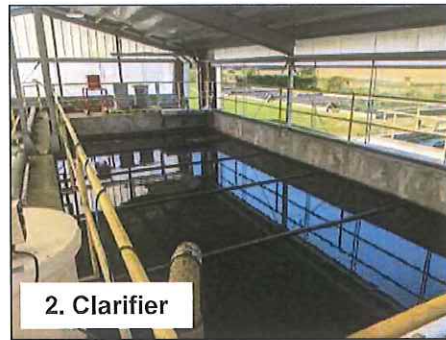


## History & Schedule

Description	Target Date
Submit Facilities Plan Report to DNR	COMPLETED November 2023
Design phase of project	COMPLETED September 2024
Submit plans/specs and apply to CWF program	COMPLETED September 2024
Bid and award construction project	COMPLETED October 2024-January 2025
Deadline to raise sewer user rates	March 2024
CWF loan closing	April – July 2025
Construction	April 2025 – October 2026

## Description of WWTF Upgrades

- \$9M upgrade to:
  - Meet new permit requirements
  - Save energy by replacing equipment
  - Become more environmentally friendly



## Raw Influent Wastewater Pumping



Existing Raw Influent Pumps



Example of New Raw Influent Pumps

## Screening – Manual vs. Automatic



Existing Screen – Manual Cleaning



Example of New Screen – Auto Cleaning

## Aeration – Energy Savings



Existing Aeration Blowers



Example of New Aeration Blowers

## Disinfection – Chemical vs. Ultraviolet Light



Example of New Disinfection System



Existing Disinfection System



## Phosphorus Removal – Temporary vs. Permanent



Example of New Chemical Feed System



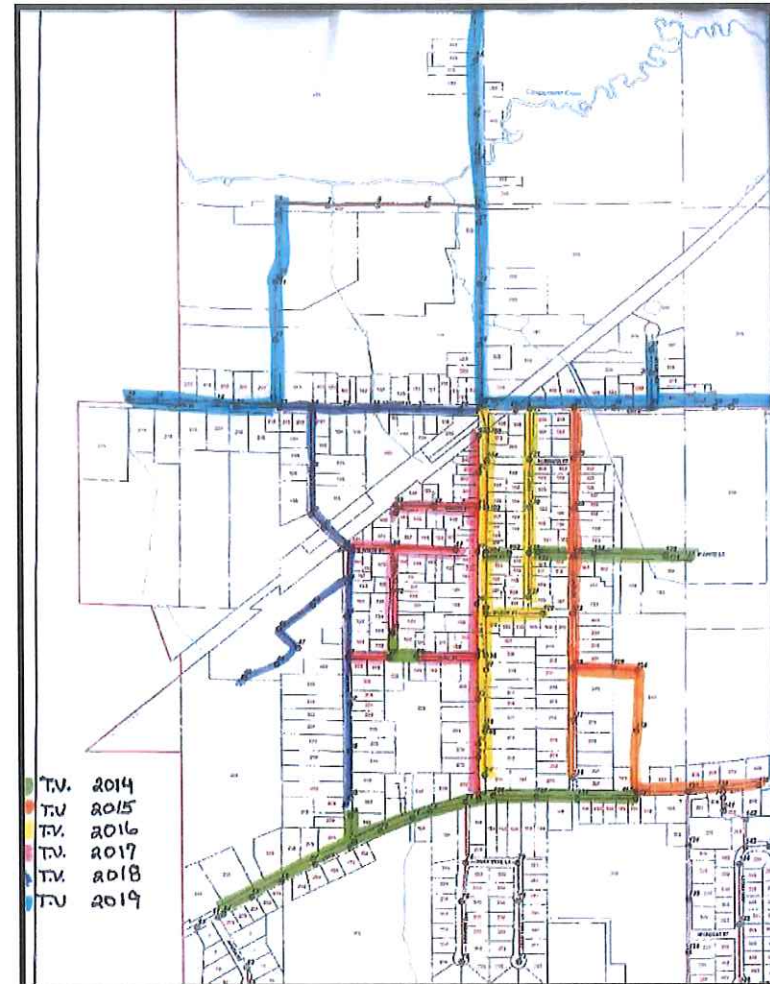
Temporary Chemical Feed System

## Oakfield WWTF – Proposed Upgrades Site Plan



## Proactive Community

- Sanitary Analysis (7-Year Plan)
  - History of Past Projects
    - Smoke testing
    - Evaluation of stormwater (surface drainage)
    - Manhole Inspection
  - DNR mandates
  - Resulted in lower flows to the WWTF, reducing the size requirements of treatment units
- Oakfield Projects
  - White Street
  - Main Street (North)
  - Church Street
  - Future Main Street (South)
  - Pressure Reducing Valve / Well Study
  - Surface Water Improvements





**Village of Oakfield, WI**  
**Sewer Rate Study Update & CWFL Closing**  
March 5, 2025 Public Information Meeting

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# Financing Options

## Option 1: Clean Water Fund Loan

## Option 2: Municipal Bond (Market Debt)

DNR/DOA Program

Sold Competitively as Muni Security

Non-prepayable

Prepayable upon call

Subsidized Interest Rate

Rate subject to market conditions

Level P&I

Open Structure

Subject to Application/SFY Timing

Can be done at any time

No Debt Service Reserve/Low COI

Debt Service Reserve/Add COI

Coverage Requirement 1.10x

Coverage Generally 1.25x

Project Eligibility Requirements

No eligibility criteria



# Debt Security

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- Utility pursuing WWTP Upgrade, investigating funding options and necessary revenue adjustments
  - ✓ Can legally issue the debt pledged on General Obligation or Revenue basis
    - V.O.O. has 5M of allowable General Obligation authority: majority or all will need to be issued on a Revenue Pledge
    - Revenue Pledge comes with certain covenants
    - **Revenue Bond Coverage** Vs. **"All-in" Debt Coverage**
  - ✓ More simply, do we need a rate adjustment adding debt service

## Debt Coverage

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- At the time of loan closure and annually, for every \$1 of debt service the utility must prove it has revenues available for debt service (RADS) at \$1.10 or greater.
  - ✓ RADS = Total utility revenues less cash operating expenses
  - ✓ Debt Coverage Ratio =  $\text{RADS} \div \text{Annual Debt Payment}$
- Therefore, lower annual debt payment mitigates rate adjustment
  - ✓ CWF Loan Program offers 30-year loans at 2.31%
  - ✓ 4.8% for 20-years in open market

# Revenue Adjustment Considerations

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- To close on Revenue Bonds

## Revenue Bond Coverage

- ✓ Need to prove 1.10 coverage based on last fiscal year at time of loan closure
  - 9.87M 30yr CWF Loan: need 554,294 rev. available for debt service
  - 2023: 140,301 actual rev. available for debt service
  - Revenue deficit: 413,993 (min. need 163% above 2023 sewer sales)

- Financial Sustainability

## "All-in" Debt Coverage

- ✓ Should include GO Debt to equation (none for sewer)
- ✓ Recommended above 1.10 for O&M or rev. fluctuations annually (200%)



# Impact to Avg. Res. User



Year	Sewer					Utility Bill (Annual)	Change Over Prior Year	% of MHI (100,804)	Year
	Increase	Sewer Vol. Charge <sup>1</sup> 1,000 Gal	Sewer User Charge <sup>1</sup> Gen Service	Utility Bill (Quarterly) <sup>2</sup>	Change Over Prior Year				
2023		7.07	66.71	\$ 151.55		\$ 606.20		0.60%	2023
2024	0.00%	7.07	66.71	\$ 151.55	\$ -	\$ 606.20	\$ -	0.60%	2024
2025	73.08%	12.24	115.46	\$ 262.31	\$ 110.76	\$ 1,049.23	\$ 443.03	1.04%	2025
2026	73.08%	21.18	199.85	\$ 454.01	\$ 191.70	\$ 1,816.04	\$ 766.81	1.80%	2026
2027	0.00%	21.18	199.85	\$ 454.01	\$ -	\$ 1,816.04	\$ -	1.80%	2027
2028	0.00%	21.18	199.85	\$ 454.01	\$ -	\$ 1,816.04	\$ -	1.80%	2028
2029	0.00%	21.18	199.85	\$ 454.01	\$ -	\$ 1,816.04	\$ -	1.80%	2029
2030	0.00%	21.18	199.85	\$ 454.01	\$ -	\$ 1,816.04	\$ -	1.80%	2030
2031	2.50%	21.71	204.84	\$ 465.36	\$ 11.35	\$ 1,861.45	\$ 45.40	1.85%	2031
2032	0.00%	21.71	204.84	\$ 465.36	\$ -	\$ 1,861.45	\$ -	1.85%	2032
2033	0.00%	21.71	204.84	\$ 465.36	\$ -	\$ 1,861.45	\$ -	1.85%	2033
<b>Total Change over planning period</b>					<b>\$ 313.81</b>	<b>\$ 1,255.25</b>			

**Notes:**

1. Current sewer volumetric rate is \$6.73 per 1,000 gallons and a quarterly service charge of \$63.53.
2. The usage is assumed to be 12,000 Gallons per quarter.

# Alternatives Considered

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- Use Cash on hand to downsize the debt 
  - ✓ All restricted cash as of 12/31/23
  - ✓ Funds from closing TIDs benefit future CWFL ineligible project with greater benefit to cost savings to end user
- GO pledge 
  - ✓ Only have 5M in GO Debt Capacity and would limit Village in the future if used, as this debt is not prepayable
  - ✓ Asked state for special loan structure to amortize over 5 years

# GO Option

Year	Sewer					Utility Bill (Annual)	Change Over Prior Year	% of MHI (100,804)	Year
	Increase	Sewer Vol. Charge <sup>1</sup> 1,000 Gal	Sewer User Charge <sup>1</sup> Gen Service	Utility Bill (Quarterly) <sup>2</sup>	Change Over Prior Year				
2023		7.07	66.71	\$ 151.55		\$ 606.20		0.60%	2023
2024	0.00%	7.07	66.71	\$ 151.55	\$ -	\$ 606.20	\$ -	0.60%	2024
2025	58.23%	11.19	105.56	\$ 239.80	\$ 88.25	\$ 959.20	\$ 353.00	0.95%	2025
2026	36.80%	15.30	144.40	\$ 328.05	\$ 88.25	\$ 1,312.20	\$ 353.00	1.30%	2026
2027	26.90%	19.42	183.25	\$ 416.30	\$ 88.25	\$ 1,665.20	\$ 353.00	1.65%	2027
2028	2.50%	19.91	187.83	\$ 426.71	\$ 10.41	\$ 1,706.83	\$ 41.63	1.69%	2028
2029	2.50%	20.40	192.53	\$ 437.38	\$ 10.67	\$ 1,749.50	\$ 42.67	1.74%	2029
2030	2.50%	20.91	197.34	\$ 448.31	\$ 10.93	\$ 1,793.24	\$ 43.74	1.78%	2030
2031	2.50%	21.44	202.27	\$ 459.52	\$ 11.21	\$ 1,838.07	\$ 44.83	1.82%	2031
2032	0.00%	21.44	202.27	\$ 459.52	\$ -	\$ 1,838.07	\$ -	1.82%	2032
2033	0.00%	21.44	202.27	\$ 459.52	\$ -	\$ 1,838.07	\$ -	1.82%	2033
<b>Total Change over planning period</b>					<b>\$ 307.97</b>	<b>\$ 1,231.87</b>			

**Notes:**

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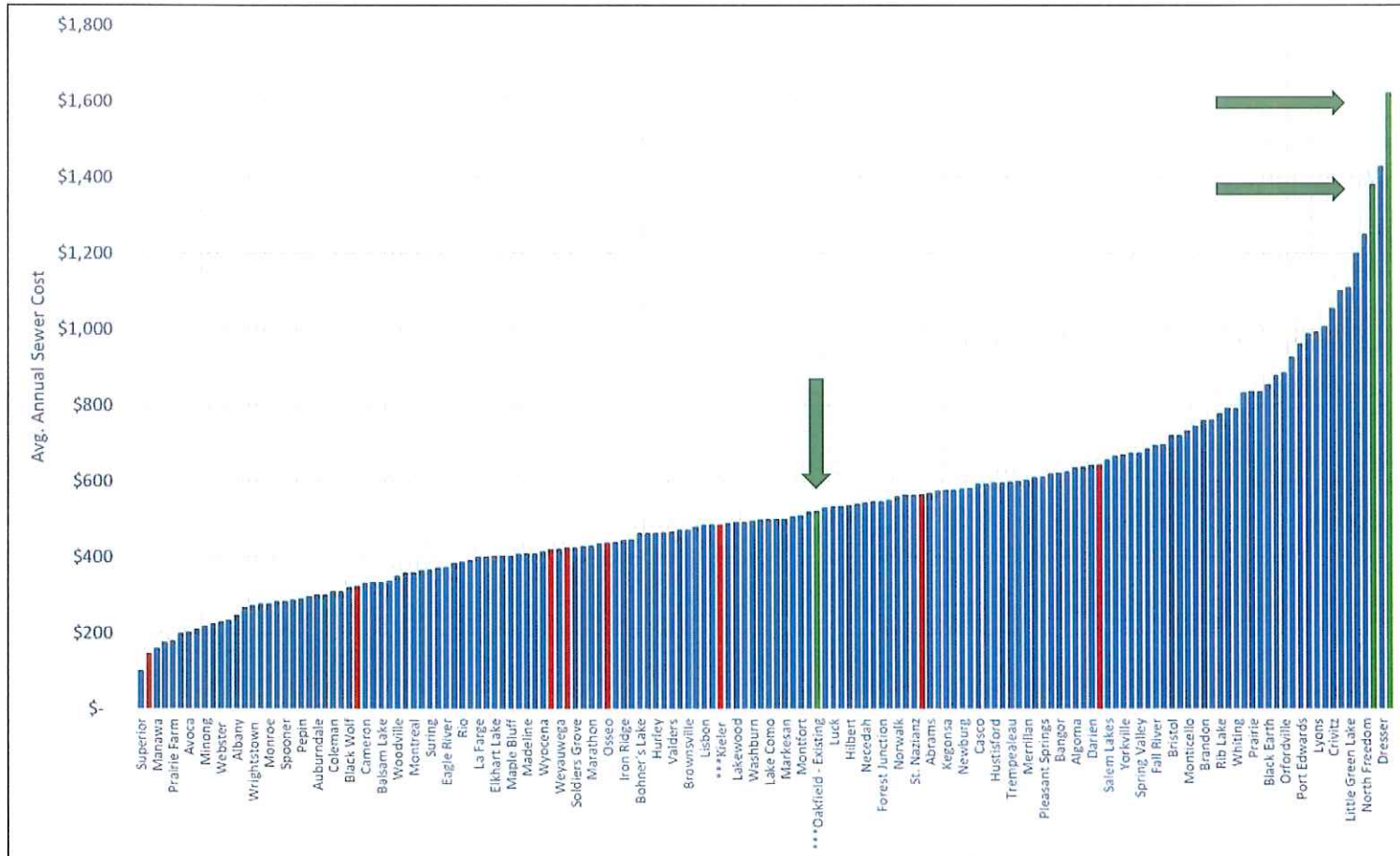
Questions?



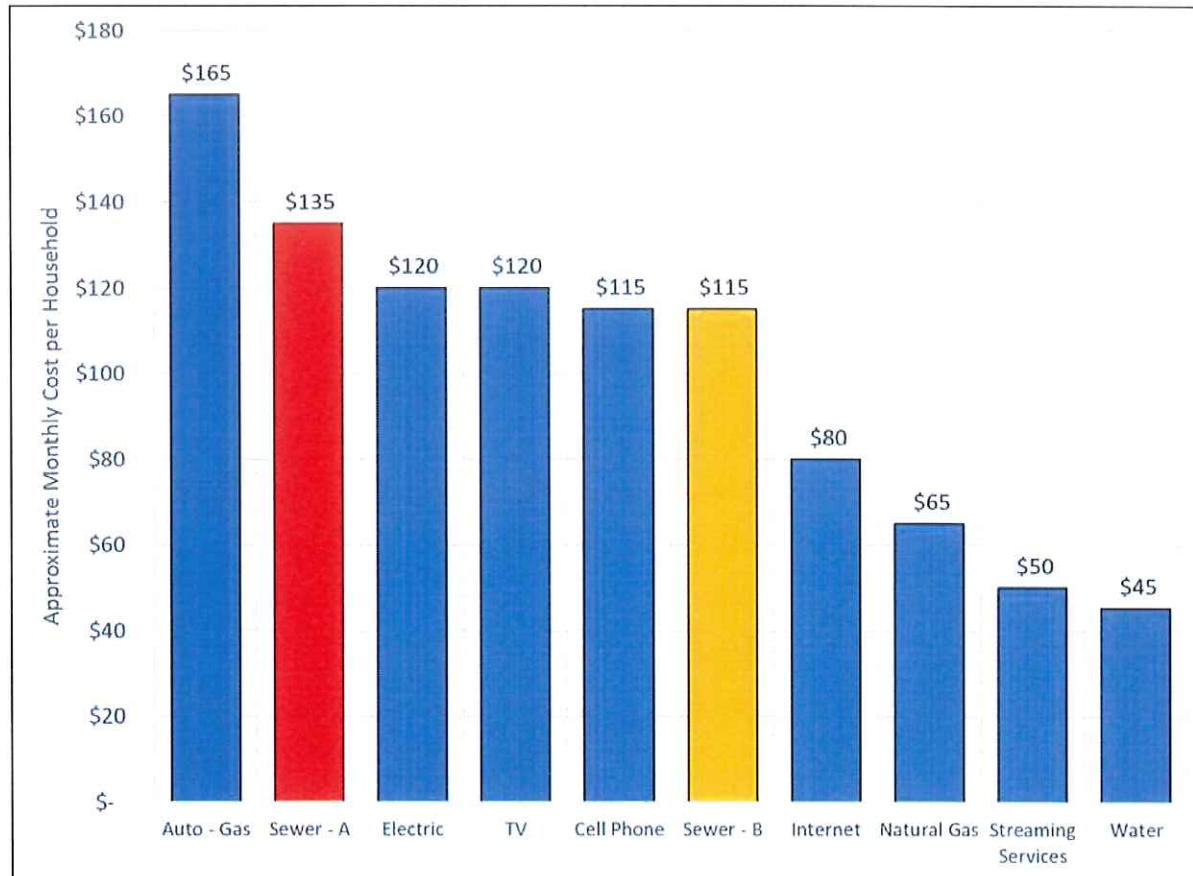
## Alternate Funding and Financing Avenues

- USDA Rural Development (RD)
  - Community wide MHI required to be < 80% of WI MHI
  - WI MHI = \$56,440
  - Oakfield = >\$100,000
  - **Ineligible**
- Community Development Block Grant (CDBG)
  - Grants of up to \$1,000,000 with a 2:1 Grant to Local Fund Match
  - DOA requires that at least 51% of the population be in the “low-to-moderate” range
  - Oakfield = 33.5%
  - **Ineligible**
- Appropriation Fund Request – Senator Baldwin
  - Village and MSA held three (3) meetings with Baldwin staff to request funding
  - **Unsuccessful**

## Sewer User Rates in WI – Population between 500 – 2,000



## Sewer vs. Other Utilities



**\$4.5 per day to  
remove and treat  
wastewater from  
your home**

