



VILLAGE OF WILLIAMS BAY

250 Williams Street | PO Box 580 | Williams Bay | WI | 53191 | williamsbay.org

Phone: 262-245-2700

NOTICE

FINANCE & PERSONNEL (F&P) COMMITTEE MEETING MONDAY, JANUARY 17, 2022 AT 1:30 PM VILLAGE HALL COUNCIL ROOM

AGENDA

The following agenda items may be considered for Discussion, Consideration, or Action

- I. Call to Order
- II. Roll Call
- III. Farmland Lease
- IV. Emergency Medical Services (EMS)
- V. Adjourn

Don Parker

Finance & Personnel Chair

Requests from persons with disabilities, who need assistance to participate in this meeting or hearing, should be made to the Village Clerk's office in advance so the appropriate accommodations can be made.

Posted: 01/14/2022 5:00 PM

AGREEMENT FOR FARMLAND LEASE

THIS AGREEMENT, by and between the VILLAGE OF WILLIAMS BAY, Walworth County, Wisconsin, party of the first part, Lessor, and _____ of the second part, Lessee,

WITNESSETH, that Lessor does hereby lease, demise, and let unto Lessee so much of the following described premises, to-wit:

All of the previously tilled land lying and being in the North Half of the Southwest Quarter of Section 36, T2N, R16E, except the East 15 acres thereof and further excepting the Westerly 12.64 acres of which 12 acres are tillable, and which 12 acres are more particularly described as:

Commencing at the Southwest corner of the North $\frac{1}{2}$ Southwest $\frac{1}{4}$ of section 36, T2N, R16E, Town of Delavan, Walworth County, Wisconsin; Thence proceed North on the section line 66 feet, more or less, to the point of beginning of the premises herein described; thence proceed North 856 feet to a point on said section line; thence proceed East 643 feet to a point; thence south 856 feet to a point; thence West 643 feet to the point of beginning, being a point on the West centerline of said Section 36.

Except that part of the Northwest Quarter of the Southwest Quarter of Section 36 Township 02 North Range 16 East, Village of Williams Bay, Walworth County, Wisconsin, described on Exhibit "A":

There remaining a tillable area of approximately 47 acres.

TO HOLD FOR A TERM of three (3) years for the growing and harvesting season of 2022, 2023 and 2024, at an annual rental of _____ per acre, per season, being a total cash annual rental of _____ per year and shall be paid on or before March 1st of each year.

LESSOR MAY TERMINATE this Lease in part or in whole with ten (10) days written notice to Lessee, and if crops have been planted, Lessor may destroy Lessee's crops on all or any portion of the leasehold if Lessor determines to utilize some or all of the leasehold for public uses. If Lessor terminates the Lease after fall plowing and before April 15, Lessor shall pay Lessee only for the reasonable cost of fall plowing as determined by the Walworth County custom rate sheet. If Lessor destroys crops, then Lessor shall pay Lessee the reasonable value of the crop destroyed. Lessee agrees not to plant until April 15 to allow Lessor until April 15 to terminate all or any portion of this Lease without any obligation to Lessor except to reimburse fall plowing expenses as provided herein.

LESSEE SHALL agree to follow a farm conservation plan, approved by NRCS and/or the County Land Conservation Department. The Lessee cannot make physical changes to the property without written consent of the owner, as required by Wis. Stat. 704.05 (3). The Lessee must maintain existing conservation practices and is responsible for maintaining soil pH and fertility.

THE COVENANTS CONTAINED herein shall bind the parties and their respective heirs, personal representatives, administrators, successors and assigns, and this Agreement may not be transferred, assigned, or sublet without prior written consent of the Lessor.

IN WITNESS WHEREOF, the Lessor and Lessee have caused this
Agreement executed this _____ day of _____, 20____.

LESSOR: Village of Williams Bay

LESSEE:

LESSOR:

William Duncan, Village President

Attest:

Lori Peternell, Treasurer/Deputy Clerk

LESSEE:

By: _____

AGREEMENT

THIS AGREEMENT, by and between the VILLAGE OF WILLIAMS BAY, Walworth County, Wisconsin, party of the first part, Lessor, and Robert D. Nelson, W4711 Palmer Road, Lake Geneva, WI 53147, Walworth County, parties of the second part, Lessee,

WITNESSETH, that Lessor does hereby lease, demise, and let unto Lessee so much of the following described premises, to-wit:

All of the previously tilled land lying and being in the North Half of the Southwest Quarter of Section 36, T2N, R16E, except the East 15 acres thereof and further excepting the Westerly 12.64 acres of which 12 acres are tillable, and which 12 acres are more particularly described as:

Commencing at the Southwest corner of the North $\frac{1}{2}$ Southwest $\frac{1}{4}$ of section 36, T2N, R16E, Town of Delavan, Walworth County, Wisconsin; Thence proceed North on the section line 66 feet, more or less, to the point of beginning of the premises herein described; thence proceed North 856 feet to a point on said section line; thence proceed East 643 feet to a point; thence south 856 feet to a point; thence West 643 feet to the point of beginning, being a point on the West centerline of said Section 36.

Except that part of the Northwest Quarter of the Southwest Quarter of Section 36 Township 02 North Range 16 East, Village of Williams Bay, Walworth County, Wisconsin, described on Exhibit "A":

There remaining a tillable area of approximately 47 acres.

TO HOLD FOR A TERM of three (3) years for the growing and harvesting season of 2021, 2022 and 2023, at an annual rental of TWO HUNDRED DOLLARS (\$200.00) per acre, per season, being a total cash annual rental of NINE THOUSAND FOUR HUNDRED DOLLARS (\$9400.00) per year and shall be paid on or before March 1st of each year.

LESSOR MAY TERMINATE this Lease in part or in whole with ten (10) days written notice to Lessee, and if crops have been planted, Lessor may destroy Lessee's crops on all or any portion of the leasehold if Lessor determines to utilize some or all of the leasehold for public uses. If Lessor terminates the Lease after fall plowing and before April 15, Lessor shall pay Lessee only for the reasonable cost of fall plowing as determined by the Walworth County custom rate sheet. If Lessor destroys crops, then Lessor shall pay Lessee the reasonable value of the crop destroyed. Lessee agrees not to plant until April 15 to allow Lessor until April 15 to terminate all or any portion of this Lease without any obligation to Lessor except to reimburse fall plowing expenses as provided herein.

LESSEE AGREES NOT to begin fall plowing until after a 3 (three) week notification period after the crops have been harvested in the fall. Lessee shall contact the Lessor in writing when crops are fully harvested in the fall of each year. The Lessor shall have 3 (three) weeks from the receipt of that notification to spread Village compost on the leasehold prior to fall plowing by the Lessee.

LESSEE SHALL keep the premises free from foul weeds in accordance with applicable weed laws and shall conduct farming operations in a good husband-like manner and shall not commit waste. At the termination of this lease, or any extension thereof, Lessee shall surrender possession of said premises in as good a condition as when received, ordinary wear and tear accepted.

THE COVENANTS CONTAINED herein shall bind the parties and their respective heirs, personal representatives, administrators, successors and assigns, and this Agreement may not be transferred, assigned or sublet without prior written consent of the Lessor.

IN WITNESS WHEREOF, the Lessor and Lessee have caused this Agreement executed this ____ day of _____, 20__.

LESSOR: Village of Williams Bay
LESSEE: Robert D. Nelson

LESSOR:

William Duncan, Village President

Attest:

Lori Peternell, Treasurer/Deputy Clerk

LESSEE:

By: _____
Robert D. Nelson

Village of Williams Bay
Emergency Medical Services

Proposal 1- Village of Fontana

On December 20, 2022, President Duncan and Trustee Vlach, along with WB staff, met with Fontana Officials to discuss a collaboration in providing emergency medical services. At that meeting, Fontana suggested that they would want the Village of Williams Bay to fund an additional 6 full-time AEMTs or Paramedics (in addition to the 7 paramedics that currently service Fontana). This would cost WB approximately \$550,000-\$600,000 annually.

Proposal 2- Village of Williams Bay

The Williams Bay Village Board discussed EMS at their board meeting on December 20, 2022. They discussed a counter proposal to Fontana that included:

1. Williams Bay would fund 3 full-time AEMT or Paramedics (approximately \$300,000). These new employees would be Fontana employees. This would provide 1 more additional staff person 24/7.
2. Williams Bay would allow Fontana to bill for all Williams Bay EMS calls and keep all revenue. This would offset the cost of Fontana employees responding to calls in Williams Bay.

Proposal 3- Village of Fontana

On January 11, 2022, Williams Bay received an email from Fontana Administrator, Theresa Loomer, regarding the latest proposal. Fontana agrees with the proposal from Williams Bay with 1 exception. They want the new employees to be Williams Bay employees rather than Fontana employees. They strongly urge the Village to hire 4 employees instead of 3 because of the Kelly day schedule that they use in Fontana. The additional employee would also reduce overtime. These employees would be housed at the Fontana fire station and Chief Nitsch would be their direct supervisor.

Proposal 4- Village of Williams Bay

On January 14, 2022, the Protective Services Committee met to discuss the proposal from Fontana. The committee made a unanimous recommendation to the Village Board to hire 4 paramedics or lower level and enter into an intergovernmental agreement with the Village of Fontana for EMS. The committee also made a motion to pass this item onto the Finance and Personnel Committee to find the funding for the 4 employees.

*Fontana has a Protection Committee meeting scheduled for Monday January 17, 2022, and they would like to present this to the committee for a recommendation to their Village Board. The Village Board meets on February 7, 2022.

Williams Bay EMS Internal Staffing Cost Analysis

Village Position	FT Hours	Hourly Wage	Annual Salary	FICA 6.20%	Medicare 1.45%	WRS 7.50%	Liability WC Ins.	Health	Family Insurance			Benefit Total Cost	Salary and Benefits Total	Cost Per Hour
FT Paramedic -5 year	2575	\$23.00	\$59,225.00	\$3,671.95	\$858.76	\$4,441.88	\$2,676.00	\$17,345.28	\$678.84	\$217.32	\$150.00	\$30,040.03	\$89,265.03	\$34.67
FT Paramedic- 5 year	2575	\$23.00	\$59,225.00	\$3,671.95	\$858.76	\$4,441.88	\$2,676.00	\$17,345.28	\$678.84	\$217.32	\$150.00	\$30,040.03	\$89,265.03	\$34.67
FT Paramedic- 5 year	2575	\$23.00	\$59,225.00	\$3,671.95	\$858.76	\$4,441.88	\$2,676.00	\$17,345.28	\$678.84	\$217.32	\$150.00	\$30,040.03	\$89,265.03	\$34.67
FT Paramedic- 5 year	2575	\$23.00	\$59,225.00	\$3,671.95	\$858.76	\$4,441.88	\$2,676.00	\$17,345.28	\$678.84	\$217.32	\$150.00	\$30,040.03	\$89,265.03	\$34.67
Annual Total Cost			\$236,900.00									\$120,160.11	\$357,060.11	

Note:

This spreadsheet is for budgeting purposes only and assumes all 4 paramedics that are hired have a minimum of 5 years of experience.

The hourly wage will mirror Fontana's hourly wage.

Paramedic- 1 year	\$21.00
Paramedic- 3 year	\$22.00
Paramedic- 5 year	\$23.00

Williams Bay EMS Internal Staffing Cost Analysis

Village Position	FT Hours	Hourly Wage	Annual Salary	FICA 6.20%	Medicare 1.45%	WRS 7.50%	Liability WC Ins.	Health	Family Insurance			Benefit Total Cost	Salary and Benefits Total	Cost Per Hour
Full Time AEMT -5 year	2575	\$21.00	\$54,075.00	\$3,352.65	\$784.09	\$4,055.63	\$2,562.00	\$17,345.28	\$678.84	\$217.32	\$150.00	\$29,145.80	\$83,220.80	\$32.32
Full Time AEMT- 5 year	2575	\$21.00	\$54,075.00	\$3,352.65	\$784.09	\$4,055.63	\$2,562.00	\$17,345.28	\$678.84	\$217.32	\$150.00	\$29,145.80	\$83,220.80	\$32.32
Full Time AEMT- 5 year	2575	\$21.00	\$54,075.00	\$3,352.65	\$784.09	\$4,055.63	\$2,562.00	\$17,345.28	\$678.84	\$217.32	\$150.00	\$29,145.80	\$83,220.80	\$32.32
Full Time AEMT- 5 year	2575	\$21.00	\$54,075.00	\$3,352.65	\$784.09	\$4,055.63	\$2,562.00	\$17,345.28	\$678.84	\$217.32	\$150.00	\$29,145.80	\$83,220.80	\$32.32
Annual Total Cost			\$216,300.00									\$116,583.21	\$332,883.21	

Note:

This spreadsheet is for budgeting purposes only and assumes all 4 AEMTs that are hired have a minimum of 5 years of experience.

The hourly wage will mirror Fontana's hourly wage.

AEMT- 1 year \$18.50
AEMT- 3 year \$19.25
AEMT- 5 year \$21.00