

Resolution No: 40-08

**RESOLUTION TO APPROVE ENERGY SAVINGS PERFORMANCE CONTRACT
TO JOHNSON CONTROLS PURSUANT TO WIS. STAT. SECTION 66.0133**

WHEREAS, pursuant to Wisconsin Statute Section 66.133, Polk County may enter into a energy savings performance contract with persons, who are experienced in the design, implementation and installation of energy conservation and facility improvement measures, to reduce energy consumption and operating costs or enhance the protection of property of Polk County, including the implementation of such energy conservation measures; and

WHEREAS, Johnson Controls, Inc., is a qualified provider as defined by Wisconsin Statute Section 66.0133(1)(d), in that Johnson Controls, Inc is experienced in the design, implementation and installation of energy conservation and facility improvement measures and has the ability to provide labor and material payment and performance bonds equal to the maximum amount of any payments due under an energy savings performance contract entered into by such person; and

WHEREAS, at the request of Polk County Property Committee, Polk County has received from Johnson Controls, Inc. an energy analysis report that contains recommendations concerning the amount Polk County should spend on energy conservation and facility improvement measures; estimates of all costs of installation, modifications or remodeling, including costs of design, engineering, maintenance, repairs and financing; and a guarantee specifying a minimum amount by which energy or operating costs of Polk County will be reduced, if the installation, modification or remodeling is performed by Johnson Controls, Inc.

WHEREAS, attached hereto and incorporated herein is the Building Improvement Measure Summary Table for Polk County provided by Johnson Controls, Inc. that identifies the recommended energy conservation measures and associated annual savings and project costs; and

WHEREAS, attached hereto and incorporated herein is the Facility Cash Flow Analysis for Polk County provided by Polk County by Johnson Controls, Inc., that identifies the positive cash flow that Polk County would experience if the recommended energy conservation measures were implemented;

WHEREAS, pursuant to Wisconsin Statute Section 66.0133(4) and upon the recommendation of the Polk County Finance Committee, it is appropriate for Polk County to enter into a lease-purchase agreement, by way of a separate resolution, to fund the purchase and installation of energy conservation or facility improvement measures.

NOW, THEREFORE, BE IT RESOLVED that the Polk County Board of Supervisors finds, after reviewing the report provided by Johnson Controls, Inc., that the amount Polk County would spend on energy conservation and facility improvement measures recommended in the report is not likely to exceed the amount to be saved in energy and operation costs over the remaining useful life of the facilities to which such measures apply.

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BE IT FURTHER RESOLVED that the Polk County Board of Supervisors approves and awards an energy savings performance contract to Johnson Controls, Inc., a qualified provider that best meets the needs of Polk County in the provision of energy conservation and facility improvement measures.

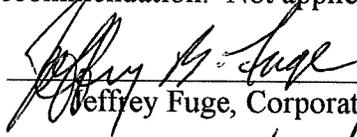
BE IT FURTHER RESOLVED that the Polk County Board of Supervisors authorizes the Parks, Buildings and Solid Waste Director to enter into, execute and administer the energy savings performance contract in all aspects on behalf of Polk County.

Funding Amount: Approximately \$365,000 to \$450,000 as further determined by separate funding resolution.

Funding Source: As determined by separate funding resolution

Finance Committee Advised: Not applicable on this resolution

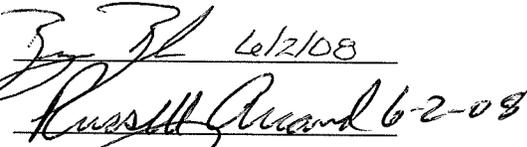
Finance Committee Recommendation: Not applicable on this resolution

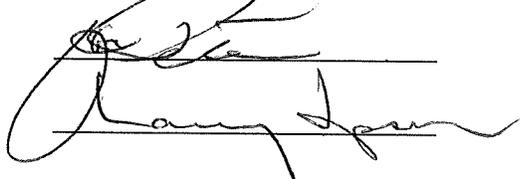
Approved as to form: 
Jeffrey Fuge, Corporation Counsel

Date Submitted to County Board: 6/17/08

County Board Action: Adopted w/new Cash Flow Analysis. Effective Date: Upon passage

Submitted at the Recommendation of the Property Committee


 6/2/08



**Polk County
Building Improvement Measure Summary Table**

Project Selected	BIM #	Building	Building Improvement Measure (BIM) Description	Annual Savings			Project Costs				Net Project Cost	
				Utility Savings	O & M Savings	Total Annual Savings	Annual Service Cost	Total Project Cost	Estimated Utility Rebate			
PERFORMANCE CONTRACTING PROJECTS												
x	1	Lib	Hot Water Boiler Replacement	\$1,924	\$500	\$2,424	\$0	\$42,690	\$1,500	\$41,190		
x	2	Lib	DX Cooling Unit Replacement	\$685	\$200	\$885	\$0	\$26,883	\$500	\$26,383		
x	3	GC	Chiller Piping Modification / Control Upgrade	\$1,575	\$0	\$1,575	\$0	\$18,987	\$500	\$18,487		
x	4	GC	VFD's Hot Water Heating Pumps	\$1,701	\$50	\$1,751	\$0	\$9,838	\$0	\$9,838		
x	5	JC	Convert to Interruptible Natural Gas Rate	\$10,000	\$0	\$10,000	\$0	\$37,200	\$0	\$37,200		
x	6	JC	Electric Booster Water Heater Replacement	\$3,406	\$0	\$3,406	\$0	\$24,626	\$200	\$24,426		
x	7	JC	Boiler Control Modifications	\$4,998	\$0	\$4,998	\$0	\$27,832	\$0	\$27,832		
x	8	All	Water Efficiency Improvements	\$5,069	\$0	\$5,069	\$0	\$29,084	\$0	\$29,084		
DEFERRED MAINTENANCE PROJECTS												
x	1	GC	Outdoor Air Damper Replacements	\$243	\$550	\$793	\$0	\$187,419	\$0	\$187,419		
x	2	GC	Cooling Tower Replacement									
MISC. / SERVICES												
x	1	All	Contingency									
x	2	All	Project Design/Development/Engineering									
x	3	All	Project Management									
x	4	All	Guarantee Monitoring									
totals				\$29,601	\$7,300	\$36,901	\$3,500	\$442,159	\$2,700	\$439,459		

Polk County Facility Cash Flow Analysis

Performance Contracting (PC)

Capital Expenditures \$442,159
HVAC Services (O&M) \$3,500

Funding

Utility Savings \$29,601
Operational Savings \$7,300
Estimated Utility Rebate \$2,700
Capital Reallocation, Deferred Maint. \$0
Project Buy down \$80,000

Financing Terms

Financing Term (years) 12
Net Effective Interest Rate 4.03%
Principal \$362,159
Annual P&I Payments \$38,361

Projects

12
4.03%
\$362,159
\$38,361

Projects

3.5%
15 Year Positive Cash Flow \$203,294
20 Year Positive Cash Flow \$529,929

Fiscal Year	Performance Contracting (PC)					Project Funding					Net Effect On Budget	Cumulative Effect On Budget	
	Loan Re-payment	JCI O&M Payment	Total Debits	Energy Savings	Operational Savings	Deferred Maint.	Misc. Rebates	Total Credits					
2008	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2009	\$38,361	\$3,500	\$41,861	\$29,601	\$7,300	\$0	\$2,700	\$39,601	\$0	\$0	\$0	\$0	\$0
2010	\$38,361	\$3,623	\$41,983	\$30,637	\$7,556	\$0	\$0	\$38,192	\$0	\$0	\$0	\$0	\$0
2011	\$38,361	\$3,749	\$42,110	\$31,709	\$7,820	\$0	\$0	\$39,529	\$0	\$0	\$0	\$0	\$0
2012	\$38,361	\$3,881	\$42,241	\$32,819	\$8,094	\$0	\$0	\$40,913	\$0	\$0	\$0	\$0	\$0
2013	\$38,361	\$4,016	\$42,377	\$33,968	\$8,377	\$0	\$0	\$42,345	\$0	\$0	\$0	\$0	\$0
2014	\$38,361	\$4,157	\$42,518	\$35,157	\$8,670	\$0	\$0	\$43,827	\$0	\$0	\$0	\$0	\$0
2015	\$38,361	\$4,302	\$42,663	\$36,387	\$8,974	\$0	\$0	\$45,361	\$0	\$0	\$0	\$0	\$0
2016	\$38,361	\$4,453	\$42,814	\$37,661	\$9,288	\$0	\$0	\$46,948	\$0	\$0	\$0	\$0	\$0
2017	\$38,361	\$4,609	\$42,969	\$38,979	\$9,613	\$0	\$0	\$48,591	\$0	\$0	\$0	\$0	\$0
2018	\$38,361	\$4,770	\$43,131	\$40,343	\$9,949	\$0	\$0	\$50,292	\$0	\$0	\$0	\$0	\$0
2019	\$38,361	\$4,937	\$43,298	\$41,755	\$10,297	\$0	\$0	\$52,052	\$0	\$0	\$0	\$0	\$0
2020	\$38,361	\$5,110	\$43,471	\$43,216	\$10,658	\$0	\$0	\$53,874	\$0	\$0	\$0	\$0	\$0
2021	\$0	\$0	\$0	\$44,729	\$11,031	\$0	\$0	\$55,760	\$0	\$0	\$0	\$0	\$0
2022	\$0	\$0	\$0	\$46,295	\$11,417	\$0	\$0	\$57,711	\$0	\$0	\$0	\$0	\$0
2023	\$0	\$0	\$0	\$47,915	\$11,816	\$0	\$0	\$59,731	\$0	\$0	\$0	\$0	\$0
2024	\$0	\$0	\$0	\$49,352	\$12,171	\$0	\$0	\$61,523	\$0	\$0	\$0	\$0	\$0
2025	\$0	\$0	\$0	\$50,833	\$12,536	\$0	\$0	\$63,369	\$0	\$0	\$0	\$0	\$0
2026	\$0	\$0	\$0	\$52,358	\$12,912	\$0	\$0	\$65,270	\$0	\$0	\$0	\$0	\$0
2027	\$0	\$0	\$0	\$53,929	\$13,300	\$0	\$0	\$67,228	\$0	\$0	\$0	\$0	\$0
2028	\$0	\$0	\$0	\$55,546	\$13,699	\$0	\$0	\$69,245	\$0	\$0	\$0	\$0	\$0
Total - 20	\$460,328	\$51,107	\$511,434	\$833,188	\$205,476	\$0	\$2,700	\$1,041,363	\$0	\$0	\$529,929	\$529,929	\$529,929

POLK COUNTY BOARD OF SUPERVISORS
6:30 p.m., Tuesday, June 17, 2008
Polk County Government Center - County Board Room
Balsam Lake, WI 54810

Chairman Beseler called the meeting of the Polk County Board of Supervisors to order at 6:30 p.m.

County Clerk informed the Chair that notice of the amended agenda was posted in three public buildings, mailed to all of Polk County media, published in the county's legal paper, Tri County and Indianhead Advertisers and posted on the county's website the week of June 9, 2008 and that the seconded amended agenda was posted in 3 public buildings and faxed to all Polk County Media before noon on June 16, 2008 and published on the county website. Corporation Counsel verified that sufficient notice of the meeting was given.

Roll call was taken by County Clerk, Cathy Albrecht. 22 present, Supr. Rediske absent.

Supervisor Gamache offered prayer.
Chairman Beseler led the Pledge of Allegiance.

Motion (Larsen/Stoneking) to approve the agenda. Chairman Beseler struck Res. L from the agenda. Motion carried.

Motion (Arcand/Jepsen) to approve the minutes of May 20, 2008. Motion carried.

Chairman Beseler ruled the motion to approve the agenda entailed the assumption that the Rules of Order were suspended to approve the amended agenda. No objection.

Public comments were given. **Motion (Masters/Jepsen) to suspend the 3 minute rule for the speaker Chris Nelson. Motion carried.**

A presentation on Community Referral Agency was given by Amanda Jensen.

There was no report of the Finance Director.

Motion (Larsen/Masters) to go into closed session pursuant to Wisconsin State Statute 19.82(1)(g) to confer with legal counsel who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is involved. Roll call vote. 22 yes 1 absent. Motion carried.

Those present other than Supervisors were: Jeff Fuge, Mindy Dale, Tom Misfeldt, Lois Hoff, Andrea Jerrick and Cathy Albrecht.

Motion (O'Connell/Larsen) to return to open session. Motion carried by a unanimous voice vote.

Chair called a 10 minute break.
Meeting resumed. Supr. Luke absent.

Res. 40-08 To Approve Energy Savings Performance Contract to Johnson Controls Pursuant to Wis. Stat. Section. 66.0133 Motion (Larsen/Keinholz) to adopt Res. 40-08. Supr. Luke joined the meeting.

Debbie Peterson, Director of Parks, Buildings and Solid Waste addressed the resolution. Mark DeLong of Johnson Controls gave a presentation.

Motion (Bergstrom/O'Connell) to amend the resolution by replacing the Facility Cash Flow Analysis with the updated Facility Cash Flow Analysis that was handed out. Motion carried by a unanimous voice vote.

Res. 40-08 as amended was adopted by a unanimous voice vote.

Res. 41-08 Authorizing and Approving a Master Equipment Lease/Purchase Agreement Motion (Newville/Jepsen) to adopt Res. 41-08. Motion (O'Connell/Jepsen) to amend the resolution by replacing the Facility Cash Flow Analysis with the updated Facility Cash Flow Analysis that was handed out. Motion carried by a unanimous voice vote. Res. 41-08 as amended was adopted by a unanimous voice vote.

Res. 42-08 Dog Claim Motion (Stoneking/Jepsen) to adopt Res. 42-08. Res. 42-08 was adopted by a voice vote.

Res. 43-08 To Enter into Mutual Aid Agreement for County Emergency Management Assistance with St. Croix County Motion (O'Connell/Jepsen) to adopt Res. 43-08. Res. 43-08 was adopted by a unanimous voice vote.

Res. 44-08 Addressing Impacts of "Mandated Unfunded Programs" Motion (Peterson/Sample) to adopt Res. 44-08. Motion (Caspersen/Newville) to refer back to the Finance Committee and bring forth a recommendation next meeting. Motion carried by a unanimous voice vote.

Res. 45-08 Placement of Wireless 911 Surcharges into Budget Repair Bill Motion (O'Connell/Masters) to adopt Res. 45-08. Res. 45-08 was adopted by a unanimous voice vote.

Res. 46-08 Support of Governor Doyle's "25X25" Goals for Energy Independence Motion (Stoneking/Schmidt) to adopt Res. 46-08. Chair recognized Jeff Peterson as Chair of Renewable Energy Committee to speak to the resolution. Res. 46-08 was adopted by a voice vote.

Res. 47-08 Adoption of Annual Reports Policy Motion (Newville/Jepsen) to adopt Res. 47-08. Motion (Schmidt/Brown) to amend the policy by changing "A" by changing number "6" to "7" and adding a Number 7 – Summary of Services Provided. Motion carried by a voice vote. Motion (Messicci/Stoneking) to add to "B" that the budget numbers could be in Excel or Quatro Pro. Motion failed. Motion (Arcand/Messicci) to amend by changing "C" Time Frames to one month later so that April would be May, May would be June and June would be July. Motion carried by a unanimous voice vote. Res. 47-08 as amended was adopted by a unanimous voice vote.

Res. 48-08 To Develop Bargaining Policy and Guidelines Motion (Sample) Res. 48-08 failed for lack of second.

Res. 49-08 To Authorize Lake Planning Grant-Wild Goose Lake Water Quality and Biological Inventory Motion (Newville/Larsen) to adopt Res. 49-08. Tim Ritten, Land and Water Resources Director, addressed the resolution. Res. 49-08 was adopted by a unanimous voice vote.

Res. 50-08 To Authorize Lake Planning Grant-Ward Lake Water Quality and Biological Monitoring Motion (Jepsen/Messicci) to adopt Res. 50-08. Res. 50-08 was adopted by a unanimous voice vote.

Chair called a 10 minute break.
Meeting resumed.

Motion (O'Connell/Bergstrom) to approve the following appointments:

	Committee Name	Term End
Tim Strohbusch	Human Service Board	June-11
Jeff Peterson	Board of Adjustments	June-11
Tim Laux	Board of Adjustments	June-11
Mick Larsen	Lake District - Amery Lakes P&R	May-10
Kathryn Kienholz	Lake District - Antler Lake P & R	May-10
Diane Stoneking	Lake District - Apple River P & R	May-10
Carl Holmgren	Lake District - Balsam Lake P & R	Jun-10
Dean Johansen	Lake District - Big Butternut Lake Management	May-10
Herschel Brown	Lake District - Big Round Lake P & R	May-10
Neil Johnson	Lake District - Cedar Lake P & R	May-10
Arthur Gamache	Lake District - Church Pine, Round, and Big Lake P & R	May-10
Kathryn Kienholz	Lake District - Half Moon Lake P & R	May-10
Bob Dueholm	Lake District - Largon Lake P & R	May-10
Larry Jepsen	Lake District - Long Lake P & R	May-10
Herschel Brown	Lake District - Pipe & North Pipe Lake P & R	May-10
Ken Sample	Lake District - White Ash Lake P & R	May-10
Rob Rorvick	LEPC	Apr-10
Kathy Poirier	LEPC	Apr-10
Dan Gullickson	LEPC	Apr-10
Bonnie Leonard	LEPC	Apr-10
Greg Marsten	LEPC	Apr-10
Carol Buck	LEPC	Apr-10
Kathleen Glunz	LEPC	Apr-10

Motion (Masters) to amend the appointments by striking Peterson and inserting Jim Ganley. Chair ruled motion out of order because these are appointments of the Chair so another name cannot be submitted.

Appointments were approved by a voice vote.

Motion (Larsen/Schmidt) to accept the annual reports of Forestry, Lime Quarry, County Clerk, Highway, Aging, Veterans Service and Sheriff. Motion carried by a unanimous voice vote.

Annual reports presented to the board were County Treasurer, Land Information, Library Federation and Land & Water Resources.

Supervisor reports were given with update on Committees.
 Chairman's and Administrative Coordinator's report was given.
 Motion (Newville/Larsen) to adjourn. Motion carried. (9:50 p.m.)