RESOLUTION AUTHORIZING AND APPROVING A MASTER EQUIPMENT LEASE/PURCHASE AGREEMENT

Resolution No. 41-08

WHEREAS, the County Board (the "Board") of Polk County, Wisconsin (the "County") hereby determines that the County is in need of certain equipment to meet the essential and operational needs of the County;

WHEREAS, the Board hereby determines that it is necessary, desirable and in the best interests of the County to enter into a Master Equipment Lease/Purchase Agreement (the "Lease") in substantially the form presented at this meeting of the Board to provide for the leasing by the County of various energy conservation equipment more particularly described in the supplement attached to the Lease (the "Equipment") from Bank of America, N.A. ("Lessor").

NOW, THEREFORE, BE IT RESOLVED by the County Board of the County that:

Section 1. Approval of the Acquisition of the Equipment. The Board hereby finds and determines, pursuant to the Constitution and laws of the State of Wisconsin, that the leasing of the Equipment from Lessor under the terms and provisions set forth in the Lease is essential, necessary, convenient and in furtherance of the County's purposes and in the best interests of the inhabitants of the County; and the Board hereby authorizes and approves the leasing of the Equipment, all under the terms and provisions of the Lease.

Section 2. Approval and Execution of the Lease. The Lease, in substantially the form presented to this meeting of the Board, is in all respects approved, authorized and confirmed, and Tonya L. Weinert, County Finance Director is authorized and directed to execute and deliver the Lease in substantially the form and with substantially the same content as presented to this meeting of the Board, for and on behalf of the County.

Section 3. Execution of Documents. The County Finance Director, and other appropriate officers or agents of the Board or the County, are hereby authorized to execute and deliver for and on behalf of the County any and all additional certificates, documents, instruments and other papers and to perform all other acts that they may deem necessary or appropriate, in order to implement and carry out the transactions and other matters authorized by this resolution.

Section 4. Qualified Tax-Exempt Obligations. The County hereby designates the Lease to be a "qualified tax-exempt obligation" pursuant to Section 265(b)(3) of the Internal Revenue Code of 1986, as amended.

Section 5. Conflicting Resolutions. All prior rules, orders and resolutions, or parts thereof, inconsistent with this resolution or with any of the documents hereby approved, are hereby repealed only to the extent of such inconsistency.

Section 6. Effective Date. This resolution shall be in full force and effect immediately upon its adopted in the manner provided by law.

Funding Amount: Not exceed $365,000 Funding Source: Equipment Lease

Date Property Committee Advised:	June 2, 2008
Property Committee Recommendation:	Passage
Date Finance Committee Advised:	May 28th, 2008
Finance Committee Recommendation:	Passage

Approved as to form: Jeffrey B. Fuge
Jeff Fuge, Corporate Counsel

Date Submitted to County Board: June 17, 2008

County Board Action: Adopted w/new cash flow Analysis Effective: Upon Passage

Submitted at the Recommendation of the Property Committee:

Russell Arcand 6-2-08
Russ Arcand

Mick Larsen
Mick Larsen

Larry Jepsen
Larry Jepsen

6/2/08
Bryan Beseler

Joan Peterson
Joan Peterson

Submitted at the Recommendation of the Finance Committee:

Gary Bergstrom

Mick Larsen
Mick Larsen

Brian Masters

6/2/08
Bryan Beseler

Kathryn Kienholz

This Resolution was enacted by the Polk County Board of Supervisors on June 17, 2008.

Bryan Beseler, Polk County Board Chairperson

Dated: _____

Attest: Catherine L. Albrecht
Catherine ~~A~~ L. Albrecht, County Clerk

Dated: 6/18/08

Polk County
Building Improvement Measure Summary Table

Project Selected	BIM #	Building	Building Improvement Measure (BIM) Description	Annual Savings: Utility Savings	Annual Savings: O & M Savings	Annual Savings: Total Annual Savings	Project Costs: Annual Service Cost	Project Costs: Total Project Cost	Project Costs: Estimated Utility Rebate	Project Costs: Net Project Cost
			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	$0	$6,000	$6,000	$3,500	$37,600	$0	$37,600
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	**Projects**
Financing Term (years)	12
Net Effective Interest Rate	4.03%
Principal	$362,159
Annual P&I Payments	$38,361
Annual Inflation Rate	3.5%
15 Year Positive Cash Flow	$203,294
20 Year Positive Cash Flow	$529,929

Fiscal Year	Project Costs			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
2009	$38,361	$3,500	$41,861	$29,601	$7,300	$0	$2,700	$39,601	($2,260)	($2,260)
2010	$38,361	$3,623	$41,983	$30,637	$7,556	$0	$0	$38,192	($3,791)	($6,050)
2011	$38,361	$3,749	$42,110	$31,709	$7,820	$0	$0	$39,529	($2,581)	($8,631)
2012	$38,361	$3,881	$42,241	$32,819	$8,094	$0	$0	$40,913	($1,328)	($9,960)
2013	$38,361	$4,016	$42,377	$33,968	$8,377	$0	$0	$42,345	($32)	($9,992)
2014	$38,361	$4,157	$42,518	$35,157	$8,670	$0	$0	$43,827	$1,309	($8,683)
2015	$38,361	$4,302	$42,663	$36,387	$8,974	$0	$0	$45,361	$2,698	($5,985)
2016	$38,361	$4,453	$42,814	$37,661	$9,288	$0	$0	$46,948	$4,135	($1,850)
2017	$38,361	$4,609	$42,969	$38,979	$9,613	$0	$0	$48,591	$5,622	$3,772
2018	$38,361	$4,770	$43,131	$40,343	$9,949	$0	$0	$50,292	$7,161	$10,933
2019	$38,361	$4,937	$43,298	$41,755	$10,297	$0	$0	$52,052	$8,755	$19,688
2020	$38,361	$5,110	$43,471	$43,216	$10,658	$0	$0	$53,874	$10,404	$30,091
2021	$0	$0	$0	$44,729	$11,031	$0	$0	$55,760	$55,760	$85,851
2022	$0	$0	$0	$46,295	$11,417	$0	$0	$57,711	$57,711	$143,562
2023	$0	$0	$0	$47,915	$11,816	$0	$0	$59,731	$59,731	$203,294
2024	$0	$0	$0	$49,352	$12,171	$0	$0	$61,523	$61,523	$264,817
2025	$0	$0	$0	$50,833	$12,536	$0	$0	$63,369	$63,369	$328,186
2026	$0	$0	$0	$52,358	$12,912	$0	$0	$65,270	$65,270	$393,456
2027	$0	$0	$0	$53,929	$13,300	$0	$0	$67,228	$67,228	$460,684
2028	$0	$0	$0	$55,546	$13,699	$0	$0	$69,245	$69,245	$529,929
Total - 20	**$460,328**	**$51,107**	**$511,434**	**$833,188**	**$205,476**	**$0**	**$2,700**	**$1,041,363**	**$529,929**	**$529,929**

Johnson Controls Confidential

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 by 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 (Jespen/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.)