

Resolution No. 37-16

Resolution to Approve Purchase of Lands for County Highway Facility and Create a Capital Project Account for a Highway Facility Project

TO THE HONORABLE SUPERVISORS OF THE COUNTY BOARD OF THE COUNTY OF POLK:

Gentlemen:

WHEREAS, the Polk County Board of Supervisors is responsible for the long-term maintenance and condition of Polk County's infrastructure; and

WHEREAS, an independent engineering analysis has determined that the current Highway Department facility has long passed its useful life and has become obsolete, inefficient and a potentially hazardous workplace; and

WHEREAS, that same analysis has recommended that Polk County construct a new Highway Department facility that, at a minimum, replaces the current, 83-year-old facility; and

WHEREAS, Polk County has the opportunity to invest in a new Highway Department facility without an increase in property taxes for debt service; and

WHEREAS, to replace this facility requires first that an appropriate site be identified and purchased; and

WHEREAS, that same engineering firm has made an assessment of potential sites in close proximity to the current Government Center to maximize operational efficiency and made a recommendation for the site proposed to be purchased by this resolution; and

WHEREAS, the Polk County has adequate surplus funds to finance such a purchase in part due to proceeds from the sale of other property; and

WHEREAS, the Executive Committee of the Polk County Board of Supervisors has agreed that it is in the best long-term interest of Polk County to construct a new Highway Department facility on lands to be procured on recommendation of the County Administrator; and

WHEREAS, pursuant to Polk County Policy No. 916, *Management of County-Owned Non-Tax Forfeiture Real Estate*, the County Administrator has reviewed appraisal and land feasibility study reports concerning parcels previously identified by the Executive Committee as viable highway facility site options; and,

WHEREAS, after consulting the Executive Committee on the results of said reports and concerning the long term needs of the County for a county highway facility has recommended acquisition of the property identified as Polk County Parcel Identification Number 106-00536-0000; and

WHEREAS, it is in standard audit best practices to establish a Capital Project Account for purposes of designation and appropriation of funds and expenses, including land acquisition and future transactions related to a highway facility project.

36 “NOW, THEREFORE, BE IT RESOLVED that the Polk County Board of Supervisors authorizes the
37 purchase of land, consisting of the southerly 20 acres of Parcel #106-00536-0000, a 31.5 acre parcel
38 owned by Elliot S. Paulsen and Karen M. Paulsen Trust, Elliot S. Paulsen and Karen M. Paulsen,
39 Trustees, and physically located north and west of the intersection of State Road 46 and County
40 Trunk Highway I in the village of Balsam Lake, Polk County, and having an approximate legal
41 description of

42 Part of the Southeast Quarter of the Southeast Quarter, all in Section 4, Township 34
43 N, Range 17 West of the 4th Principal Meridian, Village of Balsam Lake, Polk
44 County, Wisconsin, described as follows:

45 Commencing at the Southeast Corner of said Section 4; thence N00°08'50"W, along
46 the east line of Section 4, 752.38 feet, thence N88°02'23"W 77.78 feet to the
47 westerly right of way of State Highway 46, as described in document number
48 302349 recorded in volume 239 page 238, Polk County Register of Deeds, to the
49 Point of beginning; thence continuing N88°02'23"W 1229.06 feet to the west line of
50 said Southeast Quarter of the Southeast Quarter, thence S00°47'14"W along the
51 west line of said Southeast Quarter of the Southeast Quarter, 707.02 feet to the
52 northerly right of way of County Road I, as described in document number 288175
53 recorded in volume 206 page 207, Polk County Register of Deeds, thence
54 S88°02'23" E along said northerly right of way, 1143.41 feet to a point on the
55 westerly right of way of State Highway 46, thence N46°29'12"E along said right of
56 way, 147.55 feet, thence continuing along said westerly right of way N01°06'44"W
57 602.54 feet to the point of beginning.

58 Said described parcel contains 871,342 square feet (20 acres) more or less.

59 BE IT FURTHER RESOLVED that the Polk County Board of Supervisors directs the County
60 Administrator to purchase said lands in the name of Polk County in an amount not to exceed the
61 appraisal value of \$60,000, plus payment of deferred special assessments in a sum not to exceed
62 \$47,057.54, costs of real estate transfer fees and recording and upon other terms and conditions as
63 negotiated by the Executive Committee.”

64 BE IT FURTHER RESOLVED that the Polk County Board of Supervisors authorizes the
65 creation of a Capital Project Account for purposes of tracking revenues and expenses related
66 to a highway facility project.

67 BE IT FURTHER RESOLVED that the Polk County Board of Supervisors authorizes the allocation
68 of the appraised value and an appropriate sum for payment of the deferred special assessment from
69 the Polk County Unassigned Fund Balance to the Highway Facility Capital Project Account.

70 BE IT FURTHER RESOLVED that the Polk County Board of Supervisors authorizes appropriate
71 expenditures from the Highway Facility Capital Project Account, after said transfer, for land
72 acquisition and related costs.

73 BE IT FURTHER RESOLVED that, pursuant to Wisconsin Statute Section 65.90(5)(a), the Polk
74 County Board of Supervisors directs the Clerk to cause to be published notice of the transfer
75 authorized herein by Class 1 notice within 10 days of passage of this resolution.

Funding Source/ Funding Amount:	Highway Department Fund Balance:\$ _____ Asset Fund Transfer: \$ _____ Authorized Purchase Price: \$ _____
Date Reviewed as to Appropriations:	September 8, 2016
General Government Committee Recommendation as To Appropriation:	Signed: <i>s/Dean Johansen</i> <i>Dean Johansen</i>
Effective Date:	Upon Passage
Dated Submitted To County Board	September 20, 2016
Submitted By:	_____ _____ _____
Review By County Administrator: <input checked="" type="checkbox"/> Recommended <input type="checkbox"/> Not Recommended <input type="checkbox"/> Reviewed Only <i>s/ Andrea Jerrick, Deputy Cty. Administrator</i> Dana Frey, County Administrator	Review By Corporation Counsel: <input checked="" type="checkbox"/> Approved as to Form <input checked="" type="checkbox"/> Recommended <input type="checkbox"/> Not Recommended <input type="checkbox"/> Reviewed Only <i>s/ Malia Malone</i> Malia T. Malone, Assistant Corporation Counsel

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Acknowledgement of County Board Action

Mark As Appropriate:

At its regular business meeting on September 20, 2016, the Polk County Board of Supervisors considered and acted on the above resolution, Resolution No. 37-16: Resolution To Approve Purchase of Lands for County Highway Facility, as follows:

- Adopted by two-thirds of the entire board of supervisors by a vote of 14 in favor and 1 against.
- Adopted by unanimous vote.
- Defeated by a vote of _____ in favor and _____ against.
- Defeated by voice vote.
- Action Deferred by Procedural Action, as follows: _____

SIGNED BY:

Dean Johansen
Dean Johansen, County Board Chairperson

Attest: _____

Carole T. Wondra, County Clerk

Certification of Publication

On the 5th day of October, 2016, notice of the transfers authorized in the above resolution was published by Class 1 Notice pursuant to Chapter 985, Wisconsin Statutes, in the Inter-County Leader.

Carole T. Wondra
Carole T. Wondra, County Clerk

Dated: October 7th, 2016

by Stephanie M Fansler