

ENROLLED ORDINANCE 174-028

APPROVE LEASE WITH WISDOT FOR WOODBURN
ROAD SALT STORAGE FACILITY

WHEREAS, the County Board has approved Department of Public Works Capital Project # 201401 – Construct Salt Storage Facility/Replace Brinemaker which contemplates the construction of a new 15,000 ton salt shed storage facility on County-owned property on Woodburn Road in the City of Waukesha in conjunction with WisDOT; and

WHEREAS, the County and WisDOT have entered into a certain 1st Revision to State/Municipal Agreement for a State – Let Highway Projection; Project I.D. 1060-62-00/70 dated November 8, 2018 whereby the parties have agreed to terms on the funding and construction of the new salt storage facility; and

WHEREAS, WisDOT will pay for approximately 91% of the total salt storage facility estimated construction costs and will be responsible for construction of the facility; and

WHEREAS, the County will contribute the land upon which the salt storage facility will be located together with any necessary additional funds collectively valued at approximately 9% of total estimated construction costs; and

WHEREAS, upon completion of construction of the salt storage facility the County will own the facility and will lease the salt storage facility to WisDOT rent free while retaining certain rights to use a portion of the facility for the County's own purposes; and

WHEREAS, it is necessary that the County and WisDOT execute a written lease agreement memorializing the parties' agreement for the lease of the constructed facility with an initial forty (40) year term and one or more optional ten (10) year renewal terms.

THE COUNTY BOARD OF SUPERVISORS OF THE COUNTY OF WAUKESHA ORDAINS that a lease agreement between the County and WisDOT regarding the Woodburn Road salt storage facility substantially in the form of the lease on file with the Waukesha County Corporation Counsel Office is in all respects approved.

BE IT FURTHER ORDAINED that the Waukesha County Corporation Counsel and the Director of the Department of Public Works or her designee is authorized to finalize negotiations with respect to the lease, and the Director of Public Works or her designee is authorized to execute the final lease agreement approved by Corporation Counsel and any other documents contemplated thereby or desirable to facilitate the transactions contemplated therein.

FISCAL NOTE
APPROVE LEASE WITH WISDOT FOR WOODBURN ROAD
SALT STORAGE FACILITY

This ordinance authorizes the Corporation Counsel and Director of Public Works to finalize a lease agreement between the county and the Wisconsin Department of Transportation (WisDOT) for a new salt storage facility located on county property near the Highway Operations Building and two existing salt storage facilities. The term of the agreement will be 40 years, with a renewal option for an additional 10 years.

The County Board approved funding for the county's share of the construction of a new salt storage facility and the installation of a replacement brinemaker in the 2018 capital budget (project #201401). Department management expects the brinemaker replacement portion of this project to be completed later in the year, and for both portions to be within the approved \$323,700 budget for the county's share of costs.

The lease will specify that the county will own the facility once it is constructed. WisDOT will be permitted to store salt there rent free in exchange for allowing the county to use 10% of the space for its salt storage.


The county will be responsible for maintenance and other ongoing operating expenses (e.g., utilities). Department management estimates that ongoing operating expenses, at least initially with a new facility, will be less than \$3,000 per year. WisDOT will partially fund these operating expenses through the state's Highway Maintenance County reimbursement process, similarly to how it funds costs for the two existing salt storage facilities located at the Woodburn Road site.

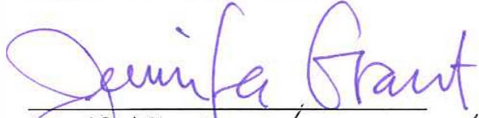



Linda Witkowski
Budget Manager
5/8/2019
BPD

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ROAD SALT STORAGE FACILITY

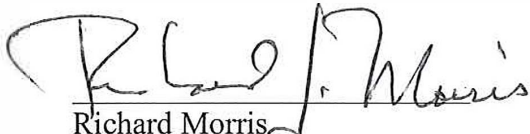
Presented by:
Public Works Committee


David W. Swan, Chair


Jennifer Grant


Keith Hammitt


Darlene M. Johnson


Richard Morris



Thomas J. Schellinger


Steve Whittow


Approved by:
Finance Committee



James A. Heinrich, Chair

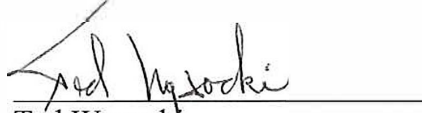

Timothy Dondlinger


Tyler J. Foti



Thomas A. Michalski


Richard Morris


Duane E. Paulson


Ted Wysocki

The foregoing legislation adopted by the County Board of Supervisors of Waukesha County, Wisconsin, was presented to the County Executive on:

Date: 5/30/19, 
Margaret Wartman, County Clerk

The foregoing legislation adopted by the County Board of Supervisors of Waukesha County, Wisconsin, is hereby:

Approved: X
Vetoed: _____

Date: 5/30/19, 
Paul Farrow, County Executive



Voting Results for Ordinance 174-O-031

Approve Lease With WisDOT For Woodburn Road Salt Storage Facility

Passed By Majority Vote

AYE: 25 NAY: 0

ABSENT: 0

D1 - Foti	AYE
D2 - Zimmermann	AYE
D3 - Morris	AYE
D4 - Batzko	AYE
D5 - Dondlinger	AYE
D6 - Walz	AYE
D7 - Grant	AYE
D8 - Michalski	AYE
D9 - Heinrich	AYE
D10 - Swan	Motion
D11 - Howard	AYE
D12 - Wolff	AYE
D13 - Decker	AYE

D14 - Wood	AYE
D15 - Mitchell	AYE
D16 - Crowley	AYE
D17 - Paulson	AYE
D18 - Nelson	AYE
D19 - Cummings	AYE
D20 - Schellinger	AYE
D21 - Gaughan	AYE
D22 - Wysocki	AYE
D23 - Hammitt	AYE
D24 - Whittow	AYE
D25 - Johnson	Second