


**GENERAL FINANCIAL CONDITION
JEFFERSON COUNTY WISCONSIN
July 1, 2011**

Available Cash on Hand		
June 1, 2011	\$	(154,994.23)
June Receipts	\$	<u>5,532,807.16</u>
 Total Cash	\$	 5,377,812.93
 Disbursements		
General - June 2011	\$	4,037,191.85
Payroll - June 2011	\$	<u>1,853,835.32</u>
 Total Disbursements	\$	 <u>5,891,027.17</u>
 Total Available Cash	\$	 (513,214.24)
 Cash on Hand (in bank) July 1, 2011	\$	695,767.41
Less Outstanding Checks	\$	<u>1,208,981.65</u>
 Total Available Cash	\$	 (513,214.24)
 AIM Government & Agency Portfolio	\$	 3,990,887.82
 Local Government Investment Pool - General	\$	 16,691,433.28
 Institutional Capital Management	\$	 15,741,908.64
 Local Government Investment Pool -Clerk of Courts	\$	 160,828.45
 Local Government Investment Pool -Farmland Preservation	\$	 251,887.01
 Local Government Investment Pool -Parks/Liddle	\$	 <u>112,123.32</u>
	\$	 36,949,068.52
 2011 Interest - Super N.O.W. Account	\$	1,247.67
2011 Interest - L.G.I.P. - General Funds	\$	12,317.61
2011 Interest - ICM	\$	96,792.86
2011 Interest - AIM	\$	225.08
2011 Interest - L.G.I.P. - Parks /Carol Liddle Fund	\$	110.50
2011 Interest - L.G.I.P. - Farmland Preservation	\$	189.52
2011 Interest - L.G.I.P. - Clerk of Courts	\$	<u>121.01</u>
Total 2011 Interest	\$	111,004.25



JOHN E. JENSEN
JEFFERSON COUNTY TREASURER

RESOLUTION NO. 2011-____**Resolution authorizing conveyance to the City of Jefferson**

WHEREAS, the City of Jefferson currently has a sanitary sewer lift station on Woolcock Street across from the main County Highway Department facilities, and

WHEREAS, the City has made an Offer to Purchase county land on the southeast corner of Elizabeth and Woolcock Street to build a new lift station on a 30 foot by 35 foot parcel, which is also part of County Highway Department property, and

WHEREAS, the property the City desires has been appraised at \$2,400 with an additional \$1,200 for temporary use of adjacent property during the construction process, with the appraisal cost of \$250 to be divided between the parties,

NOW, THEREFORE, BE IT RESOLVED that the County Clerk is authorized to execute a deed conveying the above parcel as surveyed by the County Surveyor to the City of Jefferson if the City accepts the follow terms:

- 1) Price to be \$3,725;
- 2) Title to be as called for in lines 190-193 of the Offer to Purchase;
- 3) Description of the property, lines 182-184 of the Offer, is further set forth in Tom Wollin's survey dated June 30, 2011;
- 4) Property sold "as is";
- 5) City to accept in writing by July 22, 2011;
- 6) Closing within seven days of acceptance; and
- 7) All other terms of the offer are not part of this counteroffer.

Fiscal Note: The amount received constitutes unbudgeted revenue.

AYES _____

NOES _____

ABSTAIN _____

ABSENT _____

Requested by
Finance Committee

Addendum to Agenda 07-12-11

Phil Ristow: 07-07-11; 07-12-11

NARRATIVE APPRAISAL REPORT

VACANT LAND
1,050 SF

NORTH ELIZABETH AVE. & WEST WOOLCOCK St.
CITY OF JEFFERSON

Prepared By:

BUCHTA APPRAISAL COMPANY

411 Madison Avenue * Fort Atkinson, WI 53538

920-563-7604 * Fax: 920-563-8188

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LETTER OF TRANSMITTAL

June 29, 2011

Mr. Philip C. Ristow
Corporation Counsel
Jefferson County Courthouse
320 South Main Street
Jefferson, WI 53549

Dear Mr. Ristow:

Pursuant to your request, the following is a limited appraisal summary report on the property located along North Elizabeth Avenue at the intersection with West Woolcock Street in the City of Jefferson, Jefferson County, WI. The property is a 1.145-acre lot which is owned by Jefferson County. The City of Jefferson wishes to purchase a 30' x 35' area in the NWly corner for the construction of a new walk-in lift station. Also, the City of Jefferson is to acquire an 80' x 80' Construction Easement for the right to operate necessary equipment and for the right of ingress and egress as long as required for such public purpose. This easement is to terminate upon completion of the construction of the lift station.

On June 13, 2011, I made a physical inspection of the property and conducted market investigations to provide you with an opinion of the Market Value of the fee simple property rights of the resources offered here.

The subject property is a level, rectangular shaped lot which is 30' x 35' or 1,50 SF. This lot is part of a larger 49,866 SF (1.145-acres) which is improved with (2) metal cold storage buildings. The area to be acquired is a 30' x 35' lot in the NWly corner of the parcel. Access will be off of North Elizabeth Avenue and Woolcock Street. The buildings will not be affected by the acquisition by the City of Jefferson and are not considered in this report.

The property is located along North Elizabeth Avenue at the intersection with West Woolcock Street on the north side of the City of Jefferson. The Central Business District of the City of Jefferson is within 4-blocks Sly. North Main Street (STH "26") is 2-blocks Ely and is the main north/south artery traveling through the city.

This property type appears to have a marketing time of 1-year or less.

The report consists of:

- This Letter of Transmittal
- A Summary of important Facts and Conclusions
- A narrative section containing a description of the property, a presentation of the valuation procedures, and my opinion of the subject property's estimated market value.

Attached is an addenda containing photographs, subject and location maps, and the qualifications of your appraiser. This report is subject to the attached assumptions and limiting conditions, including the hazardous material disclaimer.

Based on the investigation and analysis, my findings would lead me to believe that the Market Value of the real estate as of June 13, 2011 would be:

THREE THOUSAND SIX HUNDRED (\$3,600.00) DOLLARS

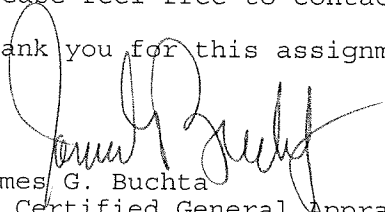
Final market value is allocated as follows:

Land Acquired	\$2,400.00
Construction Easement	<u>\$1,200.00</u>
Total	\$3,600.00

I have not investigated the title to or any liabilities against the property appraised.

Should you have any questions, or if I can be of further assistance to you, please feel free to contact me directly.

Thank you for this assignment.



James G. Buchta
WI Certified General Appraiser #97

JGB/hmv

Jefferson County Geographic Inform



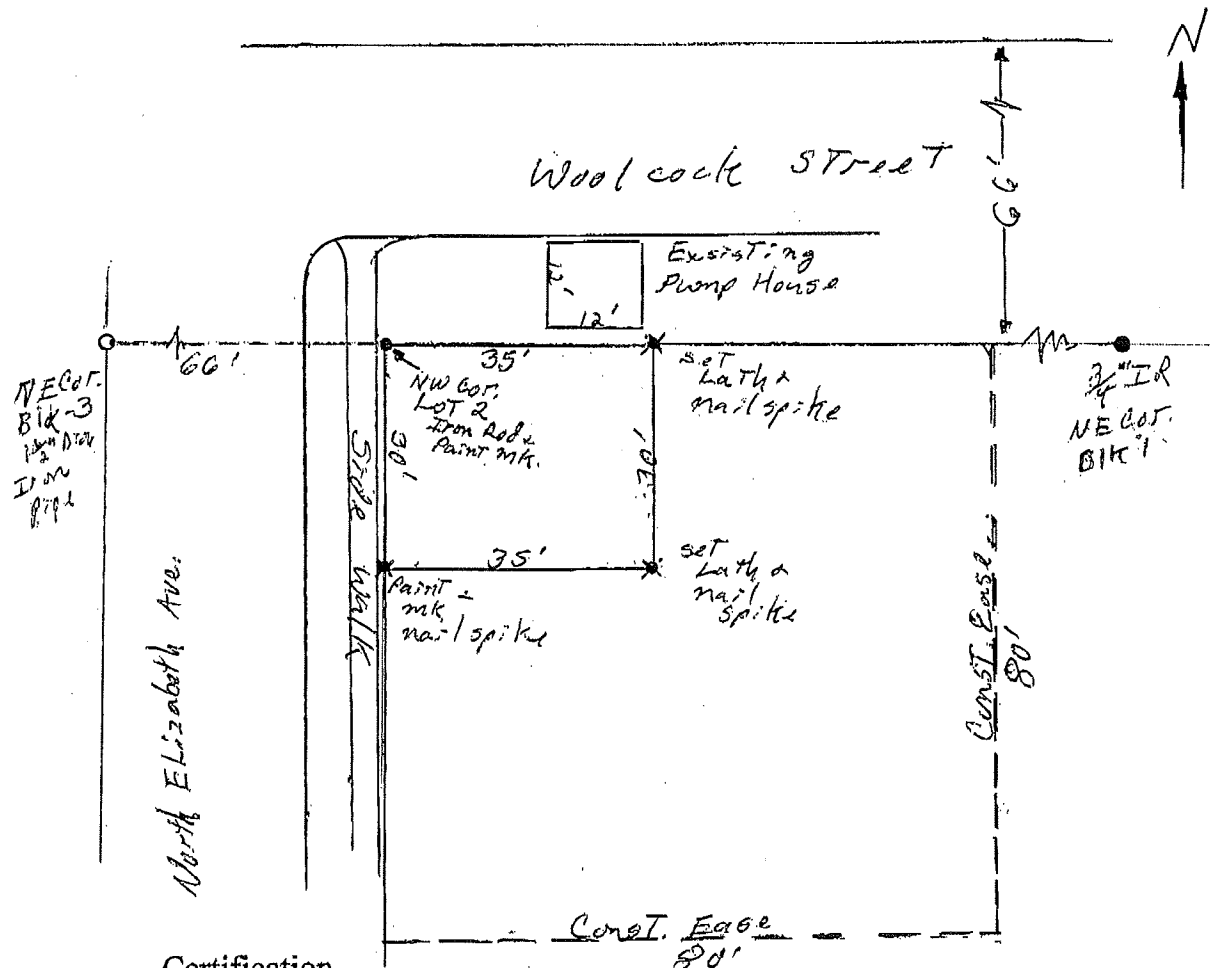
Proposed Sale of Land to City of Jefferson for a Sewage Pump Station, Located in the NW corner of Lot 2, Block 2, Christ's Addition, Section 2, T6N R14E, City of Jefferson, Wisconsin

Description

Commencing at the NW corner of Lot 2 Block 2, Christ's Addition, Thence Easterly along the North line of said Lot 2, 35 feet' Thence South 30 feet; Thence West 35 feet to the West line of said Lot 2; Thence Northerly, along The west line of Lot 2, 30 feet to the NW Corner of Lot 2. Containing 1050 Square Feet or .0241 acre.

Temporary Construction Easement

Commencing at the NW corner of Lot 2; Thence 80 feet East; Thence 80 feet South; Thence 80 feet West; Thence 80 feet North to the NW corner of Lot 2.



Certification

I, Thomas R. Wollin, a Registered Land Surveyor, hereby certify that I have Surveyed and mapped the above described parcel.

Dated 6/30/2011

Prepared for the
Corporation Counsel

Thomas R. Wollin

