

OFFICIAL PROCEEDINGS
Dunn County Board of Supervisors
January 15, 2025 SESSION

The County Board of Supervisors of Dunn County met in person and via teleconference on Wednesday, January 15, 2025 at 7:00 p.m. The Board was called to order by Vice Chair Gary Stene, serving as Chair of the meeting. The Board recited the Pledge of Allegiance to the Flag. The County Clerk called the roll. Supervisors Gjestson, Calabrese, and Berndt, were excused. All other supervisors were present in person or online.

APPROVAL OF THE MINUTES

Supervisor Morehouse moved to approve the minutes of the November 12, 2024 County Board meetings, seconded by Supervisor Hedlund. Motion carried by a voice vote.

COMMUNICATIONS

Chair Stene recognized the passing of Jeff Reynolds (17 years with the Dunn County Sheriff's Department of Corrections) and John Smith from the Menomonie Police Department. In addition, the retirements of Nick Lang (30 years in Corporation Counsel office) and Brenda Ausman (37 years at Neighbors of Dunn County)

PUBLIC COMMENT

There were none.

APPOINTMENTS

Library Planning Committee

Clarella Hackett Johnson (Sand Creek) Library
Term expires April 2026
Appoint Tim Lauffer to replace Ron Score

Above Chair Appointments need Board Confirmation

City of Menomonie Sewer & Water Service Area Plan Advisory Committee

Term expires – when project complete
Appoint Chase Cummings as the County Representative

Nutrition Advisory Council

Term expires November 2026
Reappoint Gary Stene

Local Emergency Planning Committee

Term expires December 2025
Appoint Jason Spetz to replace Melissa Gilgenbach

Veteran Service Commission

Term expires November 2027
Reappoint Marlin Severson

Above Appointments are the Chair's

Supervisor Kneer moved to approve the appointments, seconded by Supervisor Vandermeulen. Motion carried by a voice vote.

REPORT OF COUNTY MANAGER

- A. Retirements of Troy Stowell (30 years, Surveyor's Office) and Vicki Wentz (20 years, Finance Department).
- B. Welcome of Tammy Traxler as the new County Planner/Zoning Administrator
- C. Purchase Orders Over \$40,000. There were four for a total of \$243,465.50
- D. Update on ERP
- E. 2024 County Sales Tax Revenue

REPORTS OF DEPARTMENTS

Dunn County Transit presented their annual reports. Questions were asked from the floor and responded to by the Transit Manager Austin Witt.

REPORT & RESOLUTION NO. 1

Supervisor Wilsey moved to approve resolution No. 1, Awarding a Performance Contract for Geothermal and Solar, seconded by Supervisor Vogl. Dan Dunbar provided an overview. Chair Stene asked if there were any questions. Questions were asked from the floor and responded to by County Administration. Motion to close debate made by Supervisor Hagen, seconded made by Morehouse. Motion carried by a roll call vote. Original Motion to approve carried by a roll call vote.

REPORT NO. 1

AWARDING A PERFORMANCE CONTRACT FOR GEOTHERMAL AND SOLAR

WHEREAS, the Dunn County Board of Supervisors recognizes the importance of reducing energy consumption and operating costs, conserving water resources, and ensuring compliance with state and local building codes; and

WHEREAS, Wisconsin Statute 66.0133 authorizes local governmental units to enter into performance contracts with qualified providers to achieve these goals; and

WHEREAS, the County Board has reviewed and evaluated proposals from qualified providers and has determined that Veregy is the most suitable provider for implementing geothermal and solar energy projects;

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

1. **Authorization:** The County Board authorizes the County Manager to enter into a performance contract with Veregy for the evaluation, recommendation, and implementation of geothermal and solar energy projects.

2. **Scope of Work:** The performance contract shall include the design, engineering, installation, and maintenance of geothermal and solar energy systems to reduce energy consumption and operating costs, conserve water resources, and ensure compliance with state and local building codes.
3. **Guarantee:** The performance contract shall include a guarantee specifying a minimum amount by which energy or operating costs will be reduced as a result of the installation, modification, or remodeling performed by Veregy.
4. **Funding:** The funding for the performance contract shall be derived from General Obligation Bonds that will be paid through the energy savings and grants from the State and Federal government. Veregy will provide additional funding if energy savings minimums are not met.
5. **Reporting:** The County Manager shall provide regular updates to the County Board on the progress of the geothermal and solar energy projects, including any cost savings achieved.

Offered this 15th day of January, 2025, at Menomonie, Wisconsin.

Adopted on: January 15th, 2025

ATTEST:

Andrew Mercil, County Clerk

OFFERED BY THE FACILITIES COMMITTEE:
Ann Vogl, Chair

Approved as to Form and Execution:
Jim McMenemy, Corporation Counsel

Budget Impact: This project will include initial borrowing to build the project. Funds to pay the bonds will come from energy savings the county will realize due to the implementation. The contract will guarantee the energy savings and Veregy will cover additional costs if guaranteed savings are not realized. Additional revenue will be received from State and local grants.

Background Information: Growing concerns for the existing Heating, Ventilation Air Conditioning system in the Judicial center led to studies of the efficiency of the system and options to fund and replace the system. The studies recommended the implementation of a new Geothermal system for the Judicial Center and solar panels for the main campus. The addition of these new systems will provide energy savings equal to or better than the annual debt service payment. Additional credits from energy programs will be in excess of 3 million dollars. This solution will replace the existing HVAC system, result in no additional tax burden on residents, and provide future savings.

REPORT & RESOLUTION NO. 2

Supervisor Vogl moved to approve resolution No. 2, Resolution Authorizing the Sale of County-Owned Property on a Sealed Bid Basis, seconded by Supervisor Morehouse. Chair Stene asked if there were any question. Questions were asked from and responded to by county administration. Motion carried by a voice vote.

RESOLUTION NO. 2 A RESOLUTION AUTHORIZING THE SALE OF COUNTY-OWNED PROPERTY ON A SEALED BID BASIS

WHEREAS, Dunn County is the owner of certain real property located at E3900 Highway 29, Menomonie, Wisconsin 54751, herein referred to as the “Property.”

WHEREAS, it has been determined by the Dunn County Facilities Committee that it is in the best interest of the County to sell the Property, and

WHEREAS, pursuant to Wisconsin Statutes, the County is authorized to sell real property through a sealed bid process;

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

1. The County Board hereby authorizes and approves the sale of the Property located at E3900 Highway 29, Menomonie, Wisconsin 54751 by sealed bid, subject to the terms and conditions set forth in the sealed bid process and procedures.
2. The Dunn County Clerk is hereby directed to publish a notice of the sealed bid sale, which notice shall include a description of the Property, the deadline for submitting bids, and any other pertinent terms and conditions.
3. The Dunn County Facilities Committee shall review all bids received and recommend to the County Board the acceptance or rejection of any bid.
4. The County Board reserves the right to reject any and all bids received and may, at its discretion, withdraw the Property from sale at any time before the final acceptance of a bid.
5. The Dunn County Manager or other designated officer is authorized to take any and all actions necessary to facilitate the sale of the Property, including the execution of a sale agreement, deed, and any other documents required to complete the transaction.

Offered this 15th day of January, 2025, at Menomonie, Wisconsin

Adopted on: January 15, 2025

ATTEST:

Andrew Mercil, County Clerk

OFFERED BY THE FACILITIES
COMMITTEE:

Ann Vogl, Chair

Approved as to Form and Execution:
Jim McMenemy, Corporation Counsel

Budget Impact: The sale of the transfer station will provide revenue to the county and eliminate current costs to maintain the property.

Background Information: The Dunn County Transfer station has been vacant since the elimination of the Solid Waste Division. The Facilities Committee has determined sale of the property to be the best course of action and pursued a rezone of the property pending board approval. The property and structure are no longer able to be used for their original purpose and have been unused by the county for three years. With ongoing costs to maintain the property, an aging building, and expressed interest from third parties the committee has decided sale through a sealed bid process is the most appropriate way to move forward.

REPORT & RESOLUTION NO. 3

Supervisor Shakleton moved to approve resolution No. 3, Resolution Authorizing the Sale of County-Owned Property, seconded by Supervisor Vogl. Chair Stene asked if there were any questions. Questions were asked from the floor and responded to by County Administration. Supervisor Kneer moved to refer back to the Facilities Committee, seconded by Supervisor Laufer. Discussion commenced from the floor. Supervisor Kneer rescinded the motion to refer back to Committee, agreed to by Supervisor Laufer. Discussion on the original motion to approve resumed. Supervisor Wilsey requested a roll call vote. Motion carried by a roll call vote.

RESOLUTION NO. 3
A RESOLUTION AUTHORIZING THE SALE OF COUNTY-OWNED PROPERTY

WHEREAS, Dunn County is the owner of certain real property located at:

LOT 2, OF CERTIFIED SURVEY MAP NUMBER 4459, VOLUME 22 PAGE 59 OF
SURVEYS RECORDED AS DOCUMENT NUMBER 630320 , BEING PART OF THE
NORTHWEST NORTHWEST AND PART OF THE NORTHEAST NORTHWEST OF
SECTION 30 AND PART OF THE SOUTHWEST SOUTHWEST AND PART OF THE
SOUTHEAST SOUTHWEST OF SECTION 19 ALL IN TOWN 28 NORTH RANGE 12 WEST,
CITY OF MENOMONIE, DUNN COUNTY, WISCONSIN.

herein referred to as the “Property.”

WHEREAS, it has been determined by the Dunn County Facilities Committee that it is in the best interest of the County to sell the Property, and

WHEREAS, pursuant to Wisconsin Statutes, the County is authorized to sell real property;

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

1. The County Board hereby authorizes and approves the County Manager to negotiate with a developer for the potential sale of the Property, subject to the final approval of the County Board of the terms agreed upon by the parties.
2. The County Manager may negotiate the sale price, terms of sale, and other relevant conditions, and may take such further action as deemed necessary to effectuate the sale.
3. The County Manager shall report regularly to the County Board on the progress of negotiations with the developer, or as otherwise requested by the Board. Any final agreement resulting from the negotiations shall be presented to the County Board for approval prior to the execution of the sale.

Offered this 15th day of January, 2025, at Menomonie, Wisconsin.

Adopted on: January 15, 2025

ATTEST:
Andrew Mercil, County Clerk

OFFERED BY THE FACILITIES
COMMITTEE:
Ann Vogl, Chair

Approved as to Form and Execution:
Jim McMenemy, Corporation Counsel

Budget Impact: The preliminary agreement will not impact the budget, but will dedicate staff time to the project. An eventual sale of the property will result in a on-time revenue to the county and eliminate an annual rent payment paid to the Neighbors of Dunn County of about \$500 a year.

Background Information: The parcel in this resolution was developed by the sale of the county land to Prevea Clinic. A developer contacted County administration with interest in developing the parcel. The idea to sell the parcel has been discussed at the facilities committee and appraisal information and negotiation strategies discussed in closed session. The committee is forwarding this resolution to determine if the board has interest in pursuing this sale. This resolution will authorize the county manager to work with a developer to determine the terms of a sale. The final sale will come back to the board once both parties have agreed to terms.

REPORT & RESOLUTION NO. 4

Supervisor Bauer moved to approve resolution No. 4, Endorsing 24-7 Telcom for BEAD Project Units South of Highway 170, seconded by Supervisor Larry Bjork. An overview was provided by County Administration. Chair Stene asked if there were any questions. There were none. Motion carried by a voice vote.

RESOLUTION NO. 4 ENDORSING 24-7 TELECOM FOR BEAD PROJECT UNITS SOUTH OF HIGHWAY 170

WHEREAS, Broadband, Equity, Access, and Deployment program (BEAD) funding is available for unserved and underserved households and businesses, within Dunn County;

WHEREAS, the Broadband Equity, Access, and Deployment (BEAD) Program has been established to provide significant funding to expand high-speed internet access across the United States;

WHEREAS, the BEAD Program aims to bridge the digital divide by ensuring that all Americans, regardless of their geographic location, have access to reliable and affordable broadband services;

WHEREAS, the availability of BEAD funding is crucial for supporting infrastructure projects that will enhance connectivity for underserved and unserved households and businesses in Dunn County;

WHEREAS, the purpose of BEAD funding includes promoting economic growth, improving educational opportunities, and enhancing healthcare services through better internet access;

WHEREAS The Dunn County Board of Supervisors recognize that broadband connectivity and reliability is critical infrastructure for health, safety, and quality of life for all community residents to participate in the full benefits of our society and economy, including access to telemedicine, educational, and economic opportunities.

WHEREAS, The Dunn County Board of Supervisors has established a broadband committee in 2022;

WHEREAS a countywide survey of broadband needs and issues was conducted in 2016 and 2022 and found large portions of the county were unserved and residents stated affordability was a significant factor to adoption;

WHEREAS The Dunn County Board of Supervisor's Broadband Committee has made recommendations for broadband infrastructure, identifying an area north of the Village of Wheeler in the Town of Hay River and an area between the Village of Colfax and The Village of Elk Mound in the Town of Colfax for Fiber Optic Service at an affordable price, and a commitment to serve the residents of the area.

WHEREAS 24-7 Telcom is seeking BEAD endorsement for all project units in Dunn County that exist South of Highway 170.

WHEREAS 24-7 Telcom is interested in addressing the broadband access and affordability priorities identified by our broadband committee.

WHEREAS, 24-7 Telcom has partnered with Dunn County on 21 Grants in the County since 2017.

WHEREAS, 24-7 Telcom has a proven record of accomplishments providing broadband in Dunn County for 25 years,

NOW, THEREFORE, BE IT RESOLVED that The Dunn County Board of Supervisors endorses 24-7 Telcom's application for BEAD funding for the for all project units in Dunn County that exist South of Highway 170

BE IT FURTHER RESOLVED, that Dunn County Board of Supervisors directs its clerk to draft and provide a letter to the Public Service Commission of Wisconsin and the applicant outlining this endorsement and verifying the applicant and geographic location affected, which shall include the minutes from this meeting.

Offered this 15th day of January, 2025, at Menomonie, Wisconsin.

Adopted on: January 15, 2025

ATTEST:
Andrew Mercil, County Clerk

OFFERED BY THE BROADBAND
TASKFORCE:
Robert Bauer, Chair

Approved as to Form and Execution:
Jim McMenemy, Corporation Counsel

Budget Impact: There is no Budget impact for this resolution.

Background Information: For many years Broadband connectivity has been a priority of Dunn County. The BEAD grants are a once in a lifetime opportunity to provide broadband to all residents of Dunn County. This endorsement will improve 24-7's ability to provide services to many residents of Dunn County and all residents South of Highway 170.

REPORT & RESOLUTION NO. 5

Supervisor Bauer moved to approve resolution No. 5, Endorsing Mosaic Technologies for BEAD Project units North of Highway 170; seconded by Supervisor Bjork. An overview was provided by County Administration. Chair Stene asked if there were any questions. There were none. Motion carried by a voice vote.

RESOLUTION NO. 5 ENDORING MOSAIC TECHNOLOGIES FOR BEAD PROJECT UNITS NORTH OF HIGHWAY 170

WHEREAS, Broadband, Equity, Access, and Deployment program (BEAD) funding is available for unserved and underserved households and businesses, within Dunn County;

WHEREAS, the Broadband Equity, Access, and Deployment (BEAD) Program has been established to provide significant funding to expand high-speed internet access across the United States;

WHEREAS, the BEAD Program aims to bridge the digital divide by ensuring that all Americans, regardless of their geographic location, have access to reliable and affordable broadband services;

WHEREAS, the availability of BEAD funding is crucial for supporting infrastructure projects that will enhance connectivity for underserved and unserved households and businesses in Dunn County;

WHEREAS, the purpose of BEAD funding includes promoting economic growth, improving educational opportunities, and enhancing healthcare services through better internet access;

WHEREAS The Dunn County Board of Supervisors recognize that broadband connectivity and reliability is critical infrastructure for health, safety, and quality of life for all

community residents to participate in the full benefits of our society and economy, including access to telemedicine, educational, and economic opportunities.

WHEREAS, The Dunn County Board of Supervisors has established a broadband committee in 2022;

WHEREAS a countywide survey of broadband needs and issues was conducted in 2016 and 2022 and found large portions of the county were unserved and residents stated affordability was a significant factor to adoption;

WHEREAS The Dunn County Board of Supervisor's Broadband Committee has made recommendations for broadband infrastructure, identifying an area north of the Village of Wheeler in the Town of Hay River and an area between the Village of Colfax and The Village of Elk Mound in the Town of Colfax for Fiber Optic Service at an affordable price, and a commitment to serve the residents of the area.

WHEREAS Mosaic Technologies is seeking BEAD endorsement for all project units in Dunn County that exist North of Highway 170.

WHEREAS Mosaic Technologies is interested in addressing the broadband access and affordability priorities identified by our broadband committee.

WHEREAS, Mosaic Technologies has partnered with Dunn County on Grants for the Town of Otter Creek, Sand Creek, and Grant.

WHEREAS, Mosaic Technologies has a proven record of accomplishments in Dunn County for 67 years,

NOW, THEREFORE, BE IT RESOLVED that The Dunn County Board of Supervisors endorses Mosaic Technologies' application for BEAD funding for the for all project units in Dunn County that exist North of Highway 170

BE IT FURTHER RESOLVED, that Dunn County Board of Supervisors directs its clerk to draft and provide a letter to the Public Service Commission of Wisconsin and the applicant outlining this endorsement and verifying the applicant and geographic location affected, which shall include the minutes from this meeting.

Offered this 15th day of January, 2025, at Menomonie, Wisconsin.

Adopted on: January 15, 2025

ATTEST:

Andrew Mercil, County Clerk

OFFERED BY THE BROADBAND
TASKFORCE:

Robert Bauer, Chair

Approved as to Form and Execution:
Jim McMenemy, Corporation Counsel

Budget Impact: There is no budget impact for this resolution.

Background Information: For many years Broadband connectivity has been a priority of Dunn County. The BEAD grants are a once in a lifetime opportunity to provide broadband to all residents of Dunn County. This endorsement will improve Mosaics ability to provide services to many residents of Dunn County and all residents North of Highway 170.

REPORT & ORDINANCE NO. 6

Supervisor Morehouse moved to approve ordinance No. 6, Amending the Comprehensive Zoning Ordinance, Town of Menomonie, seconded by Supervisor Kneer. Supervisor Quinn provided an overview. Chair Stene stated this was the second reading and asked if there were any questions. There were none. Motion carried by voice vote.

REPORT NO. 6

The Planning, Resource and Development Committee respectfully submits the following report to change the zoning designation of following described 10-acre property owned by Dunn County in the Town of Menomonie from General Agriculture (GA) to General Commercial (GC):

Lot 1 of Certified Survey Map No. 929, recorded in Volume 3, Page 323 as Document No. 389094, being a part of the Southeast One-Quarter of Section 21, Town 28 North, Range 13 West, Town of Menomonie, County of Dunn, State of Wisconsin. Parcel Number: 1701622813213400001. Physical Address: E3900 State Road 29, Menomonie, Wisconsin.

FINDINGS OF FACT AND RECOMMENDATION

A Class II notice was published in the Colfax Messenger and Tribune Press Reporter on September 18 and September 25, 2024, establishing a public hearing on October 2, 2024. Based on the evidence received in the public hearing and the testimony from the petitioner, and in consideration of the factors set forth in the Dunn County Comprehensive Zoning Ordinance the committee concluded to recommend to the County Board of Supervisors said request for amendment be approved, for the following reasons: (1) The proposal fits the neighborhood's development pattern; (2) The proposal is not detrimental to wetlands, floodplain, or the County's Farmland Preservation Plan; and (3) The rezoning and proposed use is consistent with Dunn County's Comprehensive Plan.

Dated this 15th day of January 2025, at Menomonie, Wisconsin.

ORDINANCE NO. 7

AMENDING THE COMPREHENSIVE ZONING ORDINANCE, TOWN OF MENOMONIE

The Dunn County Board of Supervisors does hereby ordain as follows:

The Comprehensive Zoning Ordinance for the County of Dunn, Wisconsin is hereby amended by rezoning the above-described property:

**FROM
GENERAL AGRICULTURE (GA)
to**

GENERAL COMMERCIAL (GC)

The official zoning map of the Town of Menomonie on file in the Environmental Services Department shall be amended in accordance with this ordinance.

This ordinance shall be effective upon passage and publication as provided in Section 59.14 of the Wisconsin Statutes. This ordinance shall not be codified.

Offered this 15th day of January 2025, at Menomonie, Wisconsin.

Adopted on: January 15, 2025

Published on: January 22, 2025

ATTEST:
Andrew Mercil, County Clerk

Approved as to Form and Execution:
Jim McMenemy, Corporation Counsel

OFFERED BY THE BROADBAND
TASKFORCE:
Robert Bauer, Chair

COUNTERSIGNED:
Kelly McCullough, Chair
Dunn County Board of Supervisors

Announcements were made from the floor. The Chair declared the meeting adjourned at 9:55p.m.

Respectfully submitted,
ANDREW MERCIL,
DUNN COUNTY CLERK