

AGENDA
Notice of Regular Meeting
Sauk County Board of Supervisors
Tuesday, December 17, 2024 – 6:00 p.m.
County Board Meeting Room 326, 3rd Floor
West Square Building, Baraboo, WI 53913

Any person who has a qualifying disability that requires the meeting or materials at the meetings to be in an accessible location or format should contact the Sauk County Clerk's Office at 608-355-3286, between the hours of 8:00 AM and 4:30 PM, Monday through Friday, exclusive of legal holidays, at least 48 hours in advance of the meeting so that reasonable arrangements can be made to accommodate each request.

1. CALL TO ORDER AND CERTIFY COMPLIANCE WITH OPEN MEETING LAW

2. ROLL CALL

3. INVOCATION AND PLEDGE OF ALLEGIANCE

4. ADOPT AGENDA

5. ADOPT MINUTES OF PREVIOUS MEETINGS

6. GENERAL CONSENT AGENDA ITEMS

a. EXECUTIVE & LEGISLATIVE COMMITTEE:

- i. Resolution 93-2024 To Honor Brent R. Miller For Over Four (4) Years Of Service. (Pages 4-5)**

b. HEALTH CARE CENTER BOARD OF TRUSTEES:

- ii. Resolution 94-2024 To Commend Sherry Karstetter For More Than 30 Years Of Faithful Service To The People Of Sauk County. (Pages 6-7)**

7. SCHEDULED APPEARANCES

- a. Workforce Development Board of SCW 2024 Champion in Action Award recipients: Flambeau, Inc., Kruger Family Industries, McFarlane Manufacturing, Madison College, Milwaukee Valve, Primex Plastics, Seats, Inc., and T&T Consulting.**

8. PUBLIC COMMENT

- a. Registration form located on the table in gallery of County Board Room 326 – turn in to the County Board Vice Chair. During Public Comment, any person who is not a member of the body may comment on a specific item or issue that is on the agenda. Any comments not related to the agenda should be sent to the County Clerk to forward to the County Board.**

9. COMMUNICATIONS (All communications are attached to Granicus)

10. APPOINTMENTS

a. Families Come First/Comprehensive Community Services Coordinating Committee:

- i. Michelle Tipton, New Appointment, Citizen Member
2-year term – 12/17/2024 - 12/15/2026**

b. Health Resources Committee:

- i. Diane Reinfeldt, New Appointment, Citizen Member, Serving as R.N.
3-year term – 12/17/2024 - 12/21/2027**

c. Sauk County Library Board:

- i. Carolyne Kotchi-Aslaksen, Re-Appointment, Citizen Member
3-year term – 12/17/2024 - 12/21/2027**

- ii. Terrence Slack, Re-Appointment, Citizen Member
3-year term – 12/17/2024 - 12/21/2027

11. BILLS

12. CLAIMS

13. ELECTIONS

14. PROCLAMATIONS

15. REPORTS – INFORMATIONAL, NO ACTION REQUIRED

- a. Rebecca C. Evert, Sauk County Clerk – Rezoning petitions filed with the office of the Sauk County Clerk as a requirement of Wisconsin State Statutes 59.69(5)(e): none.
- b. Lisa Wilson, Sauk County Administrator
 - i. Administrator’s Report.
- c. Tim McCumber, County Board Chair
 - i. Board Chair Update.
 - ii. Proposed Rule Change: Committee Name Change Health Resources And Human Services Committee. (Pages 8-9)
 - iii. Discover Wisconsin Shorts: <https://vimeo.com/1038024036/51d33e8e6b?ts=0&share=copy>

16. UNFINISHED BUSINESS

17. NEW BUSINESS

- a. Discussion and Action on October 21st, 2024, Ethics Inquiry Board finding of an ethics code violation by Supervisor Waldon – The Board will determine the appropriate penalty for the violation.
- b. Discussion and Action on October 21st, 2024, Ethics Inquiry Board finding of an ethics code violation by Supervisor Stehling – The Board will determine the appropriate penalty for the violation.
- c. **EXECUTIVE & LEGISLATIVE COMMITTEE:**
 - i. **Resolution 95-2024** To Disallow The Claim Of Sauk County Citizens For Senior Care, U.A., Thomas Kriegl & Judy Brey. (Pages 10-25)
- d. **FINANCE, PERSONNEL & INSURANCE AND LAND RESOURCES & EXTENSION COMMITTEES:**
 - i. **Resolution 96-2024** To Authorize A Contract With Ayres Associates, Inc. For The Acquisition Of Orthophotography And Amend The 2025 Budget. (Pages 26-28)
- e. **FINANCE, PERSONNEL AND INSURANCE COMMITTEE:**
 - i. **Resolution 97-2024** To Approve The Liability, Property, And Workers Compensation Coverage, Insurance, Carrier, And Premiums For Sauk County. (Pages 29-31)
- f. **HEALTH RESOURCES COMMITTEE AND FINANCE, PERSONNEL & INSURANCE COMMITTEE:**
 - i. **Resolution 98-2024** To Amend The 2025 Budget And Accept Funding From The Medical College Of Wisconsin Advancing A Healthier Wisconsin Endowments Community-Led Seed Grant To Support The Public Health Workforce By Introducing Artificial Intelligence Tools (AI) To Help Speed Up Document Review And Save Time. (Pages 32-34)
- g. **LAND RESOURCES & EXTENSION COMMITTEE:**
 - i. **Resolution 99-2024** Authorizing The Application And Implementation Of The Healthy Lakes And Rivers Program. (Pages 35-36)
 - ii. **Resolution 100-2024** Authorizing A Cropland Lease Agreement At The Sauk County Health Care Center. (Pages 37-41)

- h. Consider motion to convene in closed session pursuant to Wis. Stat. s. 19.85(1)(g) "Conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved," to wit: Sauk County Citizens for Senior Care, U.A., et. al. v Sauk County (Sauk County Case 24CV451).

The Board will reconvene in open session following the closed session, after a break to allow for audio and video recording to be setup. The Board may have discussion and take official action on matters discussed in closed session regarding the lawsuit filed against Sauk County by the Sauk County Citizens for Senior Care, U.A., et. al. v Sauk County (Sauk County Case 24CV451) or other action as required as a result of the closed session.

i. **EXECUTIVE & LEGISLATIVE COMMITTEE:**

- i. **Possible Action On Resolution 101-2024** Affirming And Ratifying Previous Official Action Of The Board Of Supervisors Authorizing The Sale Of The Sauk County Health Care Center And Matters Related Thereto.

18. REFERRALS

19. NEW AGENDA ITEMS (NO DISCUSSION). SUBMIT IN WRITING OR BY E-MAIL NEW BUSINESS ITEMS TO THE COUNTY ADMINISTRATOR AS SOON AS POSSIBLE FOR RULE III.A. REFERRAL.

20. ADJOURNMENT

Respectfully,



Tim McCumber
County Board Chair

County Board Members, County Staff & The Public – Provide the County Clerk a copy of:

1. Informational handouts distributed to Board Members
2. Original letters and communications presented to the Board.

www.co.sauk.wi.us

Agenda mail date via United States Postal Service: December 12th, 2024

Agenda Preparation: Tim McCumber, County Board Chair, jointly with the County Clerk and the County Administrator.

s:/admin/Co Bd Agendas/2024/ctybdagendaDECEMBER2024

Resolution to Honor Brent R. Miller for Over Four (4) Years of Service

Resolution Offered by the Executive and Legislative Committee

Resolved by the Board of Supervisors of Sauk County, Wisconsin:

BACKGROUND: It is the custom of the Sauk County Board of Supervisors to recognize employees who have served the people of Sauk County with distinction. Brent R. Miller has faithfully served as the inaugural County Administrator for over four (4) years, providing exemplary leadership and dedication to the county's administrative functions and constituent needs. Brent retired from his position with Sauk County on November 15, 2024.

THEREFORE, BE IT RESOLVED, that the Sauk County Board of Supervisors, who met in regular session, hereby expresses its sincere appreciation and commends Brent R. Miller for his over four (4) years of dedicated service to the residents of Sauk County; and

BE IT FURTHER RESOLVED that the Chair of the Sauk County Board of Supervisors is hereby directed to present Brent R. Miller with an appropriate certificate of commendation as a symbol of our esteem and gratitude for his service.

Approved for presentation to the County Board by the Executive and Legislative Committee, this 3rd day of December 2024.

Consent Agenda Item: [X] YES [] NO

Fiscal Impact: [X] None [] Budgeted Expenditure [] Not Budgeted

Vote Required: Majority = _X_ 2/3 Majority = _____ 3/4 Majority = _____

The County Board has the legal authority to adopt: Yes _X_ No _____ as reviewed by the Corporation Counsel, [Signature], Date: 12.11.2024

Offered and passage moved by:

[Signature] Chair Tim McCumber [X] Aye [] Nay [] Abstain [] Absent

[Signature] Vice-Chair John Deitrich [X] Aye [] Nay [] Abstain [] Absent

[Signature] Supervisor Lynn A. Eberl [X] Aye [] Nay [] Abstain [] Absent

[Signature] Supervisor Brian Peper [X] Aye [] Nay [] Abstain [] Absent

[Signature] Supervisor Marty Krueger [X] Aye [] Nay [] Abstain [] Absent

[Signature] Supervisor Dennis Polivka [X] Aye [] Nay [] Abstain [] Absent

56 _____ Aye Nay Abstain Absent

57 Supervisor Mark "Smooth" Dettler


58  _____ Aye Nay Abstain Absent

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60 Supervisor Patricia Rego

61  _____ Aye Nay Abstain Absent

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63 Supervisor Sheila Carver

64  _____ Aye Nay Abstain Absent

65 Fiscal Note: None 

67 MIS Note: None

RESOLUTION # 94 -2024

Resolution to Commend Sherry Karstetter for More Than 30 Years of Faithful Service To The People of Sauk County.

Resolution offered by the Health Care Center Board of Trustees

Resolved by the Board of Supervisors of Sauk County, Wisconsin:

BACKGROUND: It is the custom of the Sauk County Board of Supervisors to recognize individuals who have served the people of Sauk County with distinction. Sherry Karstetter faithfully served the people of Sauk County in the Activity Therapy Department and as a Certified Nursing Assistant. Sherry Karstetter was an essential team member to the Sauk County Health Care Center and all of Sauk County for over 30 years.

THEREFORE, BE IT RESOLVED, by the Sauk County Board of Supervisors, met in regular session, that the Sauk county Board of Supervisors express its sincere appreciation and admiration for Sherry Karstetter and her over 30 years of faithful service to the people of Sauk County.

AND, BE IT FURTHER RESOLVED, that the Chairman of the Sauk County Board of Supervisors is hereby directed to present Sherry Karstetter an appropriate symbol of our appreciation for service to the people of Sauk County.

Approved for presentation to the County Board by the Health Care Center Board of Trustees Committee, this 17th day of December 2024.

Consent Agenda Item: [X] YES [] NO

Fiscal Impact: [X] None [] Budgeted Expenditure [] Not Budgeted

Vote Required: Majority = _____ 2/3 Majority = _____ 3/4 Majority = _____

The County Board has the legal authority to adopt: Yes _____ No _____ as reviewed by the Corporation Counsel, _____, Date: _____.

Offered and passage moved by:

Bryant Hazard, Supervisor Aye Nay Abstain Absent

Joan Fordham, Supervisor Aye Nay Abstain Absent

Rebecca Klitzke, Supervisor Aye Nay Abstain Absent

Lynn Eberl, Supervisor Aye Nay Abstain Absent

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Cindy Bodendein, Citizen Member

Aye Nay Abstain Absent

Dana Horkan-Gant, Citizen Member

Aye Nay Abstain Absent

Fiscal Note: No Fiscal Impact. *[Signature]*

MIS Note: No Information Systems Impact.

PETITION FOR COUNTY BOARD RULE AMENDMENT

Petition for County Board Rule Amendment offered by Supervisor Rego

BACKGROUND:

Update language related Health Resources (HR) to Health and Human Services (HHS). The current name of the committee was created during the consolidation of committees and during the initial process there were as many as five (5) departments assigned to this committee. Public Health and Human Services would reflect the two (2) departments this committee serves. This would also embody many other counties and Wisconsin Counties Association (WCA) when these two departments are combined as departments and/or committees.

THEREFORE, IT IS PROPOSED THAT RULE IV. COMMITTEES, B. STANDING COMMITTEES OF THE BOARD

Line 576 Health Resources be replaced with HEALTH AND HUMAN SERVICES

Approved for presentation to the County Board by the Health Resources Committee, this 12 day of November, 2024

Approved for presentation to the County Board by the Executive & Legislative Committee, this ___ day of _____, 2024

Vote Required: Majority = ___ 2/3 Majority = ___ 3/4 Majority = ___

The County Board has the legal authority to adopt: Yes [X] No ___ as reviewed by the Corporation Counsel, [Signature], Date: 11.11.2024

Offered and passage moved by:

Health Resources Committee

[Signature] Pat Rego, Chair [X] Aye [] Nay [] Abstain [] Absent

[Signature] Joan Fordham, Vice Chair [X] Aye [] Nay [] Abstain [] Absent

[Signature] Supervisor David Clemens [X] Aye [] Nay [] Abstain [] Absent

[Signature] Supervisor Rebecca Kitzke [X] Aye [] Nay [] Abstain [] Absent

[Signature] Supervisor Thomas Dorner [X] Aye [] Nay [] Abstain [] Absent

51 Renee Mikonowicz Aye Nay Abstain Absent

52 Renee Mikonowicz

53 Dr. Eleanor Vita Aye Nay Abstain Absent

54 Dr. Eleanor Vita

55 _____ Aye Nay Abstain Absent

56 Vacant

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60 **Executive & Legislative Committee**

61 Tim McCumber Aye Nay Abstain Absent

62 Tim McCumber, Chair

63 John Deitrich Aye Nay Abstain Absent

64 John Deitrich, Vice Chair

65 Supervisor Dennis Polivka Aye Nay Abstain Absent

66 Supervisor Dennis Polivka

67 _____ Aye Nay Abstain Absent

68 Supervisor Mark "Smooth" Detter

69 Supervisor Lynn Eberl Aye Nay Abstain Absent

70 Supervisor Lynn Eberl

71 Supervisor Pat Rego Aye Nay Abstain Absent

72 Supervisor Pat Rego

73 Supervisor Marty Krueger Aye Nay Abstain Absent

74 Supervisor Marty Krueger

75 Supervisor Sheila Carver Aye Nay Abstain Absent

76 Supervisor Sheila Carver

77 Supervisor Brian Peper Aye Nay Abstain Absent

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90 Fiscal Note: None Just

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92 MIS Note:

RESOLUTION # 95-2024

Resolution to disallow the claim of Sauk County Citizens for Senior Care, U.A., Thomas Kriegl & Judy Brey.

Resolution offered by the Executive & Legislative Committee

Resolved by the Board of Supervisors of Sauk County, Wisconsin:

BACKGROUND: Sauk County Citizens for Senior Care, U.A., Thomas Kriegl & Judy Brey (see the attached Exhibit A). The Notice of Claim challenges the decision of the Sauk County Board to sell the Sauk County Health Care Center. The Notice of Claim has been referred to the County's appropriate insurance carrier who has determined that the claim may be formally disallowed by Sauk County.

NOW THEREFORE, BE IT RESOLVED, that the Sauk County Board of Supervisors does hereby disallow the claim of Sauk County Citizens for Senior Care, U.A., [E 13049 County Road W, Baraboo, WI 53913] Thomas Kriegl [E 13409 County Road W, Baraboo, WI 53913] & Judy Brey [2101 Winfield Drive, Reedsburg WI 53959] and that no action on this claim may be brought against Sauk County or any of its offices, officials, agents or employees after six months from the date of service of this notice.

BE IT FURTHER RESOLVED, that a copy of this resolution be forwarded to the claimants by registered or certified mail, as a notice of disallowance.

BE IT FURTHER RESOLVED, that the Sauk County Board of Supervisors does hereby reserve any and all defenses to the claim related to compliance with Wis. Stat. § 893.80.

Approved for presentation to the County Board by the Executive & Legislative Committee, this 3rd day of December, 2024

Consent Agenda Item: [] YES [X] NO

Fiscal Impact: [X] None [] Budgeted Expenditure [] Not Budgeted

Vote Required: Majority = X 2/3 Majority = 3/4 Majority =

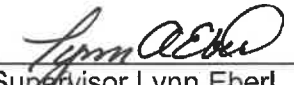

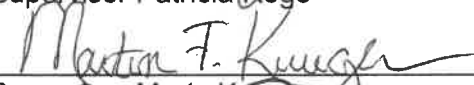
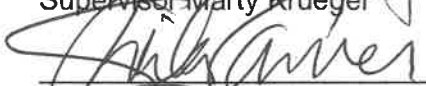
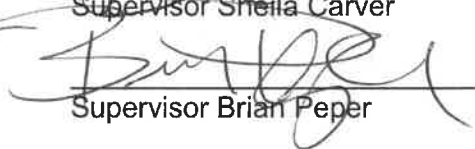

The County Board has the legal authority to adopt: Yes X No as reviewed by the Corporation Counsel, [Signature], Date: 12.11.2024

Offered and passage moved by:

[Signature] Chair, Timothy McCumber [X] Aye [] Nay [] Abstain [] Absent

[Signature] Vice-Chair, John Deitrich [X] Aye [] Nay [] Abstain [] Absent

[Signature] Supervisor Dennis Polivka [X] Aye [] Nay [] Abstain [] Absent

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53		<input type="checkbox"/> Aye	<input type="checkbox"/> Nay	<input type="checkbox"/> Abstain	<input checked="" type="checkbox"/> Absent
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60	Supervisor Patricia Rego				
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63	Supervisor Marty Krueger				
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66	Supervisor Sheila Carver				
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69	Supervisor Brian Peper				
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72	Fiscal Note: None 				
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74	MIS Note: None				

STATE OF WISCONSIN
SAUK COUNTY

SAUK COUNTY CITIZENS for SENIOR CARE, U.A.,
E 13049 County Road W
Baraboo, WI 53913

And

Notice of Circumstances and Claim

THOMAS KRIEGL
E 13409 County Road W
Baraboo, WI 53913,

JUDITH BREY
2101 Winfield Drive
Reedsburg WI 53959,

Claimants,

v.

SAUK COUNTY
Sauk County West Square Building -Room #315
505 Broadway
Baraboo, WI 53913

Respondent.

NOTICE OF CIRCUMSTANCED AND CLAIM

Now come Claimants, Sauk County Citizens for Senior Care, U.A., Thomas Kriegl, and Judith Brey, and by undersigned counsel and as and for their Claim against Sauk County, state and allege as follows:

NATURE OF ACTION

1. This is a challenge to the proposed sale of the Sauk County Health Care Center known as the Sauk County Nursing Home (hereinafter the "SCHCC"). The proposed sale includes the sale of the business itself along with the transfer of the underlying property and County building, and the conveyance of an additional 31.7 acres of public County property, which is currently an unimproved and highly valuable parcel located adjacent to the SCHCH.

The proposed sale of the business and the sale of public County property are contrary to state statute and County ordinance as well as being an improper give-away and gift to the private purchaser, due to the extremely low sales price agreed to be the County.

PARTIES

2. Claimant Sauk County Citizens for Senior Care, U.A., (“SCCSC”) is a Wisconsin Unincorporated Association established under Wis. Stats. § 184 *et seq.* with its principal place of business at E 13049 County Road W, Baraboo, WI 53913. SCCSC has several members that are County residents, property owners and taxpayers, including some who have used or have relatives or friends that have been patients or clients of the SCHCC/Nursing Home. These include among others, co-claimants Thomas Kriegl, Judith Brey and many others all of who have objected to the proposed sale.

3. Claimant Thomas Kriegl is a resident and citizen and taxpayer of the County whose address is E 13409 County Road W, Baraboo, WI 53913. Mr. Kriegl is a member of Claimant SCCSC and is a former County Board Supervisor.

4. Claimant Judith Brey is a resident and citizens and taxpayer of the County whose address is 2101 Winfield Drive, Reedsburg WI 53959. Ms. Brey is a member of Plaintiff SCCSC and has been involved in supporting the SCHCC and senior care issues for several years.

5. Respondent Sauk County is a duly organized municipal County government established pursuant to Wis. Stats Ch. 59 *et seq.* and applicable law with its principal place of business at Sauk County West Square Building, 505 Broadway, Baraboo, WI 53913

JURISDICTION

6. This matter is brought in accordance with Wis. Stats. §59. Wis. Stats §806.04 § 893.80 and other applicable Wisconsin statutory and constitutional law. The issues in dispute arise and are related to property in this County and the County’s determination to attempt to sell

and convey a County health care business and associated County property. The Court has subject matter jurisdiction of this matter pursuant to the aforementioned statutes, Wis. Stats. § 801.04 and 801.05 and applicable law.

FACTS REGARDING THE CLAIMS AT ISSUE

7. The Sauk County Health Care Center has been a long-standing and valuable asset to the citizens of Sauk County. A care facility was first established in the County in 1871 and operated for many years. More recently the SCHCC was established in 2009 and a new facility built by the County to provide housing and care.

8. The SCHCC is a health care facility, and is more precisely classified as a both Skilled Nursing Facility (“SNF”) for purposes of regulation under Medicare, and a Nursing Facility (“NF”) under Medicaid.

9. The facility and in effect the business operation of the SCHCC is governed as a SNF and an NF pursuant to federal law as implemented by Wisconsin statutes Chs. 49 and 50 and associated administrative regulations.

10. The SCHCC is located on an approximately 9.8-acre parcel of County owned property at 1051 Clark Street in Reedsburg, WI and in Sauk County, 53959. An unimproved 31.7-acre parcel lies adjacent to the SCHCC.

11. The SCHCC serves any and all County residents and has so for many years. It currently contains 82 beds to care for patients and guests.

12. The SCHCC is operated by the County through a Board of Trustees and a hired administrator. The SCHCC and its Board of Trustees is authorized under Wis. Stats. § 46.18.

13. SCHCC has always been a high-quality facility and historically received 5-star ratings from federal Medicare inspectors.

14. During 2023, the idea that the SCHCC should be sold began to be discussed quietly at a few at public meetings and in county board committees. Those committee did not have oversight or jurisdiction over the SCHCC as part of their responsibilities. It is likely the issued was discussed extensively in secret non-public meetings of groups of County Board Supervisors. No one from the actual Board of Trustees was included in these discussions.

15. Eventually an effort was put in place by a contingent of Supervisors to sell of the SCHCC and its adjoining properties. The motivating factor in trying to sell the property was that the government should not be allowed to, or is inherently bad at, operating businesses and that private sector operation is always superior to publicly operated business.

16. In December 2023 the County Committee on Property adopted a resolution addressing some of the conditions that it would impose and require in order to approve the sale of the SCHCC. These were included as part of the County Board Agenda of December 19, 2023 and included among other conditions as follows:

- (i) The bed licenses cannot be sold or transferred outside of Sauk County subject to severe penalties as established in the terms of sale.
- (ii) The county reserves the first right of refusal not to exceed the sale price should the owner decide to sell the property.
- (iii) Preferential consideration may be given to a local (Sauk County based) buyer.
- (iv) The sale price shall not be less than the value of the outstanding bond payments.
- (v) The remaining 31.7 acres of land may also be used to incentivize the construction of an assisted living or comparable long-term care facility.
- (vi) Any amount over the value of the outstanding bond payments may be used to incentivize construction of an assisted living or comparable long-term care facility.
- (vi) The potential buyer shall demonstrate a history of 5-star ratings in the senior health care industry.
- (vii) The potential buyer shall retain existing staff subject to job performance.
- (viii) ... the county board shall encumber the remaining 31.7 acres of adjoining land for a period not to exceed 10 years If a long-term care facility is not acquired for the site; and,

17. The resolution was thereafter in effect and the conditions treated as if they would be adhered to by the County Board and the County during meetings on the issue in early 2024 and into the summer of 2024.

18. As the matter was debated at County meetings, information was presented by those in favor of the sale that purported to address the financial condition of the SCHCC. The information presented asserted that the cost to own and operate the facility has always required too much in property tax revenue and would grow even more costly in the future. The information stated and publicized by proponents of the sale suggested that the quality of the care at the SCHCC was declining, which was inaccurate.

19. This information regarding the financial operation of the SCHCC as a business operation was put forward by those in favor of the sale, and was provided and published by County staff and also County Supervisors. Significant portions of the information and facts presented were inaccurate and false. This included among other matters that the costs of operating the business/facility would \$1.5 million dollars annually when previous actual costs were far less. However, the proponents of the sale did not discuss and ignored the fact that significant increases in Medicare/Medicaid reimbursement in the last two (2) years had markedly improved financial performance for all nursing homes and further that the actual financial performance of the SCHCC in 2023 demonstrated that fact.

20. As the citizens in the County became aware of the intent to sell the SCHCC, many became concerned and began to attend meetings and submit statements objection to the proposed sale.

21. In June 2024 a meeting of the County took place. Discussion was had in closed session about the potential sale and the buyer, who was at that time known to certain Board members, but being withheld from the public.

22. Requests for records were made regarding the potential buyer, and seeking a draft of the potential sales documents, but were unfulfilled or denied.

23. Information about the potential buyer was initially not made public

24. At a July 8, 2024 joint meeting of the Sauk County Nursing Home Board of Trustees and the County ADRC Committee, presentations were made to many County Board members suggesting that a private administrator could be hired to run the SCHCC, instead of selling it to a for profit entity.

25. This approach was suggested as accomplishing the goal of having the operation of the facility be performed by private sector staff. This suggestion was severely criticized by several Board members and in particular the Chair of the Board. The people that had organized the presentation were castigated by the Board Chair for even suggesting the idea.

26. Similarly, the County Board members in favor of selling the SCHCC did not raise the idea of retaining ownership of the land and facility, but transferring the business operation itself to another entity. That approach would have allowed the County to achieve private sector operation and ownership of the business but retained ownership of the real property and building. It would have also allowed the County to generate revenues through the lease of the property and facility.

27. This suggestion was also meet with derision and anger by those in favor of selling the property along with the business operation.

28. No fiscal or other analysis was prepared addressing these issues by County Staff.

29. In addition, no analysis was prepared addressing the proposal to also transfer and sell to a private nursing home operator the adjacent 31.7 acres of unimproved and valuable land as part of the deal.

30. At some point the identity of the buyer became public and known to the citizens and many objectors.

31. Easily obtained information from on-line sources showed that the buyer and its owners and representatives were existing members of the nursing home industry but had many instances of long term and very low ratings for their facilities.

32. Objections were made to the potential buyer and also to very low proposed sale price of approximately \$8,500,000. This amount was selected by the County as the likely purchase price for the land, the building itself and, for some unexplainable reason, the additional 31.7 acres of adjacent public property. A copy of the listing contract that was agreed to by the County is on file with the County.

33. The current SCHCC building was built in 2009 at a cost of approximately \$15,000,000.

34. However, the County Board members in favor of selling the SCHCC were proposing to sell it for \$8,500,000. That is far less than the cost of the improvements as of 2009.

35. The proposed sale also included the additional 31.7 acres of unimproved land *at no additional cost to the buyer.*

36. During discussion about this proposed sale price it was pointed out that the proposed price of \$8,500,000 was far too low and was, in effect, a gift of valuable public property to a for-profit entity for no proper or rational purpose.

37. Certain Board members in favor of the sale stated in response that it was impossible to evaluate the value and/or appraise a property like the SCHCC.

38. That was absurd. Valuation of the facility and its 9 acres, and the additional 31.7 acres, are readily determinable by professional valuation experts. Indeed, a valuation is required by the purchase contract itself.

39. The Board members in favor of selling the SCHCC insisted on including in the sale the underlying 9 acres of property AND the additional 31.7 acres. They refused to obtain an appraisal or valuation before going forward to agree to the sale.

40. The County Board scheduled a special meeting for September 10, 2024.

41. The Agenda included an item for a closed session as part of that meeting

42. The Agenda indicated that the subject matter of the proposed sale of the SCHCC and associated real property parcels would be discussed at the open meeting and also as part of the closed session.

43. Many residents and citizens attended the meeting to express their objections to the proposed sale. A letter of objection was prepared and submitted on behalf of Plaintiff ahead of the September 10th meeting explaining the several objections and the legal prohibition on the proposed sale. A true and correct copy of that letter of objection is on file with the County.

44. The County Board went ahead with the closed session portion of the September 10th meeting and as part of that invited representatives of the buyer into the secret closed session meeting.

45. After the closed session, which went on for approximately 2.5 hours, the Board members returned to the open session and then voted to approve the sale by a vote of 18 to 13.

46. There was no discussion about the sale before the vote. There was no opportunity for the public to learn what County Board members stated or believed about the proposed sale or to learn what the representatives of the private buyer had stated in the closed session, or challenge any information provided. Upon information and belief, the representatives of the buyer were allowed to present their story about the quality of their other nursing homes and similar facilities and also explain away their several and often lengthy low 1-2 star ratings as part of the secret closed session discussion.

47. A copy of the draft purchase contract was made public after the September 10th meeting. A true and correct copy of that draft is on file with the County. A second agreement was also adopted in draft, which is an Operations Transfer Agreement. A true and accurate copy of that agreement is on file with the County.

48. As stated in the Purchase Contract, the County has now apparently agreed to sell off the SCHCC to a private entity along with over 40 acres of County property and an existing functioning Skilled Nursing Facility that is worth at least \$15,000,000. The draft purchase contract as of September 10th had substantially reduced the sale price to \$5,100,000. This is far less than the already low number of \$8,500,00 in the listing contract, which was put forward as the minimum in the listing contract.

49. Even more concerning, since the September 10th approval it has been learned that the County has promised to pay \$1,340,000 to replace the HVAC system in the nursing home as part of the deal. After subtracting the \$1,340,000, plus brokerage fees, sales commissions, attorneys fees and other sales expenses, from the \$5,100,000 gross sales price, the remainder will likely be significantly less than the last three years of bond payments (\$3,346,250) on the original construction loan, which are the continuing obligation of the County. It appears that the deal is actually going to cost the County money.

50. Based on these facts and others to be discovered as this matter proceeds, Plaintiff brings the following claims.

FIRST CLAIM FOR RELIEF

(Sale of public property contrary to public purpose)

51. The allegations above are incorporated into this claim for relief

52. The State Constitution requires the public property may only be sold and conveyed for a proper public purpose.

53. As has been consistently held by the Courts and is well-established in Wisconsin law:

The law is well established in this state that a city or village may not make a gift of municipal property to an industrial corporation for the purpose of aiding the industrial growth of the community. *City of Kiel v. Frank Shoe Mfg. Co.*, 1942, 240 Wis. 594, 4 N.W.2d 117, and *Village of Suring v. Suring State Bank*, 1926, 189 Wis. 400, 207 N.W. 944. *It necessarily follows that a transfer of municipal property to a manufacturing corporation in return for a payment representing only part of the fair market value of the property, which is knowingly made for the purpose of promoting industrial expansion, is equally beyond the power of the municipality.*

See Hermann v. City of Lake Mills, 275 Wis. 537, 541-42 (1957). (emphasis added).

54. The County is proposing and has agreed to sell the SCHCC facility and the underlying land, and the additional 31.7 acres, to the proposed buyer for \$5,100,000.

55. There is no requirement that the property be used for a non-profit use, or even for a for profit use, as a Skilled Nursing Facility or other health or senior care use after 10 years.

56. And there are no requirements at all regarding the use and sale of the additional 31.7 acres of unimproved lands.

57. The proposed sale and transfer of the public property that is part of the proposed sale of the SCHCC is extremely discounted, and is in effect, a gift of public property and value to a private party for no consideration to the County.

58. Under the circumstances, the proposed sale of the SCHCC and the associated real property is not for, and is contrary to, the State Constitution's public purpose doctrine.

59. A controversy has presented itself regarding the validity and legality of the purchase contract entered into by the County, and thus may be and is expressly reviewable by this Court pursuant to Wis. Stats. § 806.04.

60. Plaintiffs therefor request review of the proposed sale by the Court and a finding after a trial on the facts that the proposed sale as currently proposed is contrary to the public

purpose doctrine and the public interest is therefore void, and further issuing an order and judgment so declaring and ordering that the contract be voided and is void.

SECOND CLAIM FOR RELIEF
(Violation of Resolution 98-23)

61. The allegations above are incorporated into this claim for relief

62. The County adopted and is bound by its Resolution 98-2023, which governs the process of negotiation and several of the terms of any sale of the nursing home.

63. Resolution 98-2023 requires that the County only transfer the facility to a buyer under the following conditions:

- (i) The bed licenses cannot be sold or transferred outside of Sauk County subject to severe penalties as established in the terms of sale.
- (ii) The county reserves the first right of refusal not to exceed the sale price should the owner decide to sell the property.
- (iii) Preferential consideration may be given to a local (Sauk County based) buyer.
- (iv) The sale price shall not be less than the value of the outstanding bond payments.
- (v) The remaining 31.7 acres of land may also be used to incentivize the construction of an assisted living or comparable long-term care facility.
- (vi) Any amount over the value of the outstanding bond payments may be used to incentivize construction of an assisted living or comparable long-term care facility.
- (vi) The potential buyer shall demonstrate a history of 5-star ratings in the senior health care industry.
- (vii) The potential buyer shall retain existing staff subject to job performance.
- (viii) ... the county board shall encumber the remaining 31.7 acres of adjoining land for a period not to exceed 10 years if a long-term care facility is not acquired for the site; and,

64. The currently proposed purchase contract does not include a right of first refusal that covers all of the property and parcels.

65. The currently proposed purchase contract is with a buyer who has not consistently demonstrated a history of 5-star ratings in the senior health care industry

66. The currently proposed purchase contract does not require that existing staff for the SCHCC be retained.

67. The currently proposed contract does not provide for a restriction/encumbrance on the 31.7-acre parcel that limits its sale only to a long-term care facility.

68. The currently proposed contract does not require, or direct, or provide support for expanding long term care in the County.

69. A controversy has presented itself regarding the violation of these provisions in Resolution 98-23, and therefore the validity and legality of the purchase contract entered into by the County, and thus may be and is expressly reviewable by this Court pursuant to Wis. Stats. § 806.04.

70. Claimants therefor request review of the proposed sale by the Court, and a finding after a trial on the facts; that the proposed sale as currently proposed is contrary to the parameters and protocols adopted by the County in Resolution 98-23 and is therefore void, and further issuing an order and judgment so declaring and ordering that the contract be voided and is void.

THIRD CLAIM FOR RELIEF
(Failure of require 2/3 majority vote)

71. The allegations above are incorporated into this claim for relief.

72. Sauk County Finance Committee Financial Policy 15-95 requires a 2/3 vote of the membership of the County Board for any actions by the County that cause alterations to the County budget.

73. This requirement of the ordinance is in accordance with Wis. Stats. § 65.90(5), which governs municipal budgets.

74. The disposal and sale of the SCHCC and the underlying public property will have an obvious and significant impact on the County Budget, including among other things,

impacting the costs needed to operate the SCHCC and not accounting for the loss in value that will occur due to the proposed sale.

75. The proposed transfer of the SCHCC and the valuable additional 31.7 acres of property is an alteration to the budget of a type that the County has regularly required a 2/3 majority to approve.

76. The vote to approve the sale under the current proposed purchase agreement was adopted by a vote of 18 to 13, which is less than the required 2/3rd majority.

77. A controversy has presented itself regarding the violation of the County Policy and Wis. Stats. § 65.90 and therefore the validity and legality of the purchase contract entered into by the County, and thus may and is expressly reviewable by this Court pursuant to Wis. Stats. § 806.04.

78. Claimants therefor request review of the proposed sale by the Court, and a finding after a trial on the facts, that the sale as currently proposed is contrary to the requirements of County Policy 15-95 in failing to obtain a 2/3 majority vote, and is therefore void and further issuing an order and judgment so declaring and ordering that the contract be voided and is void.

WHEREFORE, Claimant requests as follows:

1. The County accept and uphold this claim and revoke the current purchase and other agreements or contracts that have been agreed to and that transfer the Sauk County Health Care Center and any associated County Property as described herein and in the documents and contracts on filed with the County.

Dated this 31st day of October, 2024

Electronically signed by Joseph R. Cincotta
Joseph R. Cincotta
State Bar No. 1023024
Attorney for Claimants

P.O. Address:

1200 East Capitol Drive
Shorewood, WI 53211
414-416-1291
Jrc4@chorus.net

RESOLUTION # 96-2024

Resolution to Authorize a Contract with Ayres Associates, Inc. for the Acquisition of Orthophotography and Amend the 2025 Budget

Resolution offered by the Finance, Personnel & Insurance and Land Resources & Extension Committees.

Resolved by the Board of Supervisors of Sauk County, Wisconsin:

BACKGROUND: The Sauk County Land Information Department manages the Sauk County Geographic Information System (GIS), which is a valuable resource for both public and private users. The system's primary purpose is to provide accurate, up-to-date geographic records for Sauk County. In addition to maps, the GIS includes aerial imagery (orthophotography) covering the entire county, which is vital for various applications, including emergency services and 911 operations.

This resolution seeks to authorize a contract with Ayres Associates for the acquisition of updated orthophotography. Regular updates, typically conducted every three to five years, are essential to ensure the continued accuracy and reliability of this imagery.

Sauk County has been awarded a grant from the Wisconsin Department of Military Affairs (DMA) to help offset a portion of the costs associated with acquiring this updated photography.

NOW THEREFORE, BE IT RESOLVED, by the Sauk County Board of Supervisors, met in regular session, that Sauk County enter into a contract with Ayres Associates, Inc. for the acquisition and purchase of County-wide 3-inch Leaf-Off Color Orthophotography and related services at a cost of \$156,780; and,

BE IT FURTHER RESOLVED, that the 2025 Sauk County Land Records Modernization budget be amended to include an additional \$70,725.20 of fund balance from the Land Records Modernization fund to cover those costs not budgeted and paid for by grant funding; and,

BE IT FURTHER RESOLVED, that the Sauk County GIS Coordinator be delegated the authority to enter into this agreement on behalf of Sauk County.

Approved for presentation to the County Board by the Sauk County Finance, Personnel & Insurance and Land Resources & Extension Committees, this 17th day of December, 2024.

Consent Agenda Item: [] YES [X] NO

Fiscal Impact: [] None [] Budgeted Expenditure [X] Not Budgeted

Vote Required: Majority = _____ 2/3 Majority = X 3/4 Majority = _____

45
46 The County Board has the legal authority to adopt: Yes ___ No ___ as
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48 reviewed by the Corporation Counsel, _____,
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50 Date: _____.

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53 Offered and passage moved by:





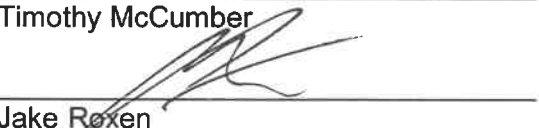
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55 **Land Resources and Extension Committee:**

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58 _____ | <input checked="" type="checkbox"/> Aye | <input type="checkbox"/> Nay | <input type="checkbox"/> Abstain | <input type="checkbox"/> Absent | (via Zoom) |
| 59 Marty Krueger, Chair | | | | | |
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61 _____ | <input checked="" type="checkbox"/> Aye | <input type="checkbox"/> Nay | <input type="checkbox"/> Abstain | <input type="checkbox"/> Absent | |
| 62 Dennis Polivka, Vice Chair | | | | | |
| 63
64 _____ | <input type="checkbox"/> Aye | <input type="checkbox"/> Nay | <input type="checkbox"/> Abstain | <input type="checkbox"/> Absent | |
| 65 Valerie McAuliffe, Secretary | | | | | |
| 66
67 _____ | <input checked="" type="checkbox"/> Aye | <input type="checkbox"/> Nay | <input type="checkbox"/> Abstain | <input type="checkbox"/> Absent | |
| 68 Lynn A. Eberl, Supervisor | | | | | |
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70 _____ | <input checked="" type="checkbox"/> Aye | <input type="checkbox"/> Nay | <input type="checkbox"/> Abstain | <input type="checkbox"/> Absent | |
| 71 Peter Kinsman, Supervisor | | | | | |
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74 _____ | <input checked="" type="checkbox"/> Aye | <input type="checkbox"/> Nay | <input type="checkbox"/> Abstain | <input type="checkbox"/> Absent | |
| 75 Robert Spender, Supervisor | | | | | |
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77 _____ | <input type="checkbox"/> Aye | <input type="checkbox"/> Nay | <input type="checkbox"/> Abstain | <input checked="" type="checkbox"/> Absent | |
| 78 Robert Prosser, Supervisor | | | | | |
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80 _____ | <input checked="" type="checkbox"/> Aye | <input type="checkbox"/> Nay | <input type="checkbox"/> Abstain | <input type="checkbox"/> Absent | |
| 81 Brandon Lohr, Supervisor | | | | | |
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83 _____ | <input checked="" type="checkbox"/> Aye | <input type="checkbox"/> Nay | <input type="checkbox"/> Abstain | <input type="checkbox"/> Absent | |
| 84 Randall Puttkamer, Citizen | | | | | |

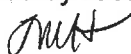
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87 **And, Finance, Personnel, and Insurance Committee:**

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| 91 Lynn Eberl, Chair | | | | | |
| 92
93 _____ | <input checked="" type="checkbox"/> Aye | <input type="checkbox"/> Nay | <input type="checkbox"/> Abstain | <input type="checkbox"/> Absent | |
| 94 Gaile Burchill | | | | | |

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Shelia Carver				
	<input checked="" type="checkbox"/> Aye	<input type="checkbox"/> Nay	<input type="checkbox"/> Abstain	<input type="checkbox"/> Absent
Aaron Evert				
	<input checked="" type="checkbox"/> Aye	<input type="checkbox"/> Nay	<input type="checkbox"/> Abstain	<input type="checkbox"/> Absent
Brandon Lohr				
	<input checked="" type="checkbox"/> Aye	<input type="checkbox"/> Nay	<input type="checkbox"/> Abstain	<input type="checkbox"/> Absent
Andrea Lombard				
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Timothy McCumber				
	<input checked="" type="checkbox"/> Aye	<input type="checkbox"/> Nay	<input type="checkbox"/> Abstain	<input type="checkbox"/> Absent
Jake Rexen				
_____	<input type="checkbox"/> Aye	<input type="checkbox"/> Nay	<input type="checkbox"/> Abstain	<input checked="" type="checkbox"/> Absent
Terry Spencer				

Fiscal Note:

The Land Records Modernization fund is a segregated fund supported by recording fees retained from the recording of documents in the Register of Deeds 

MIS Note:

Additional electronic storage may be required for the higher resolution imagery

RESOLUTION #

97-2024

Resolution to Approve the Liability, Property, and Workers Compensation Coverage, Insurance, Carrier, and Premiums for Sauk County

Resolution offered by the Finance, Personnel and Insurance Committee

Resolved by the Board of Supervisors of Sauk County, Wisconsin:

BACKGROUND: The Personnel and Insurance Committee determined Wisconsin County Mutual Insurance Company (WCMIC) provides the most complete coverage for all lines of insurance for 2025, including liability, property, and workers compensation. Therefore, the Personnel and Insurance Committee recommends Wisconsin County Mutual Insurance Corporation (WCMIC) as the most cost-effective proposal for liability, property, and self-insured workers compensation coverage for 2025 as outlined below. *

*WCMIC provides a significant discount of \$45,460 for consolidating the liability, property, and workers compensation coverages for 2025.

NOW, THEREFORE, BE IT RESOLVED, the Personnel and Insurance Committee has reviewed the 2025 premiums for general liability, nursing home liability/professional liability and excess liability (umbrella) coverage for Sauk County from the Wisconsin County Mutual Insurance Corporation (WCMIC) and recommends the following as being in the best interest of Sauk County:

Public Entity General and Auto Liability		
<u>General and Automobile Liability</u>		\$ 417,227
\$10,000 deductible		
\$75,000 aggregate		
<u>Uninsured Motorists</u>		\$ included
\$10,000 occurrence		
\$25,000 person		
\$50,000 occurrence		
Cyber Enhancement		\$ included
Special Exposures (Airport and Nursing Home)		\$ included
Position Schedule Bond		\$ AMOUNT TBD
Crime		\$ AMOUNT TBD
Health Care Center (Nursing Home) Liability Endorsement		
<u>Personal Injury Coverage</u>		
Health Care Center Liability Endorsement		\$ 15,728
\$1,000,000/ Occurrence		
Professional Liability		
\$3,000,000/ Aggregate		

TOTAL WCMIC LIABILITY PREMIUM (Subject to Escrow Adjustment) \$ AMOUNT TBD

BE IT FURTHER RESOLVED, the Personnel and Insurance Committee has reviewed the renewal for the 2025 premiums for property insurance for Sauk County and recommends the following coverage for Sauk County from Wisconsin County Mutual Insurance Corporation (WCMIC) and recommends the following as being in the best interest of the County:

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COVERAGE	DEDUCTIBLE	PREMIUM
Buildings, Contents, Property in Open	\$25,000	\$ 143,460
Contractors Equipment	\$5,000	\$ included
Equipment Breakdown	\$25,000	\$ 9,357
Special Use Animal	\$1,000	\$ included
Automobile Physical Damage Comp/Collision	\$1,000/\$5,000	\$ 79,432
TOTAL PREMIUM TO WCMIC FOR PROPERTY		\$232,249

BE IT FURTHER RESOLVED, the Personnel and Insurance Committee has reviewed the renewal for the 2025 premium for Workers Compensation coverage for Sauk County and recommends that the following self-insurance proposal by Wisconsin County Mutual Insurance Corporation (WCMIC) as being in the best interest of Sauk County

COVERAGE	LIMITS	PREMIUM
Accident	\$ 100,000	\$ included
Disease Exposure	\$ 100,000	\$ included
Maximum Employer Liability	\$ 600,000	
TOTAL PREMIUM TO WCMIC FOR SELF-INSURANCE		\$185,348

BE IT FURTHER RESOLVED, by the Sauk County Board of Supervisors in regular session meeting, that the above insurance coverage, carrier, and premiums be, and hereby are, adopted for the policy period of January 1, 2025, through December 31, 2025.

Approved for presentation to the County Board by the Finance, Personnel and Insurance Committee, this 17th day of December 2024.

Consent Agenda Item: [] YES [] NO

Fiscal Impact: [] None [] Budgeted Expenditure [] Not Budgeted

Vote Required: Majority = _____ 2/3 Majority = _____ 3/4 Majority = _____

The County Board has the legal authority to adopt: Yes _____ No _____ as reviewed by the Corporation Counsel, _____, Date:

Offered and passage moved by the Finance, Personnel and Insurance Committee:

Lynn Eberl Aye Nay Abstain Absent

Gaile Burchill Aye Nay Abstain Absent

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104		<input type="checkbox"/> Aye	<input type="checkbox"/> Nay	<input type="checkbox"/> Abstain	<input type="checkbox"/> Absent
105	_____				
106	Shelia Carver				
107		<input type="checkbox"/> Aye	<input type="checkbox"/> Nay	<input type="checkbox"/> Abstain	<input type="checkbox"/> Absent
108	_____				
109	Aaron Evert				
110		<input type="checkbox"/> Aye	<input type="checkbox"/> Nay	<input type="checkbox"/> Abstain	<input type="checkbox"/> Absent
111	_____				
112	Brandon Lohr				
113		<input type="checkbox"/> Aye	<input type="checkbox"/> Nay	<input type="checkbox"/> Abstain	<input type="checkbox"/> Absent
114	_____				
115	Andrea Lombard				
116		<input type="checkbox"/> Aye	<input type="checkbox"/> Nay	<input type="checkbox"/> Abstain	<input type="checkbox"/> Absent
117	_____				
118	Timothy McCumber				
119		<input type="checkbox"/> Aye	<input type="checkbox"/> Nay	<input type="checkbox"/> Abstain	<input type="checkbox"/> Absent
120	_____				
121	Jake Roxen				
122		<input type="checkbox"/> Aye	<input type="checkbox"/> Nay	<input type="checkbox"/> Abstain	<input type="checkbox"/> Absent
123	_____				
124	Terry Spencer				

127 Fiscal / MIS Note: The above premium costs are included in the 2025 budget. Auto Liability is
128 budgeted as a separate line item in various departments, in accordance with vehicle inventory
129 values. General Liability is charged back to certain departments that can receive additional
130 outside funding with an allocation basis of relative expenditures. Workers Compensation is
131 allocated to departments according to wages budgeted and risk categories. Property and
132 Equipment Insurance is allocated to the departments based on property and equipment
133 assigned to each department. Health Care Center Professional Liability and Personal Injury
134 Extension Endorsement are allocated to the Sauk County Health Care Center. *JH*

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136 MIS Note: No information systems impact.

RESOLUTION # 98-2024

Resolution to Amend the 2025 Budget and Accept Funding from the Medical College of Wisconsin Advancing a Healthier Wisconsin Endowments Community-Led Seed Grant to support the public health workforce by introducing Artificial Intelligence tools (AI) to help speed up document review and save time.

Resolution offered by the Health Resources Committee and Finance, Personnel, & Insurance Committee.

Resolved by the Board of Supervisors of Sauk County, Wisconsin:

BACKGROUND: Artificial Intelligence tools (AI), particularly large language models (LLMs) like ChatGPT or Claude, have potential to support the public health workforce. These tools can ingest massive amounts of data and support the workforce by automating repetitive tasks in workflows that require staff to review multiple sources of information prior to crafting a response. For instance, a case investigation requires looking at labs from one system, case reports from another, medical records from another, and then uploading a completed case investigation form into a surveillance system. An AI tool can help speed up document review and save time. That saved time can be put toward the tasks that only humans can do, i.e., those that require compassion and critical thinking like prenatal home visits or restaurant inspections.

Through the grant, our project aims to revolutionize public health operations in Sauk County by expanding our successful AI-powered solution across two critical areas: electronic case reporting (eCR) and environmental health records management.

NOW, THEREFORE, BE IT RESOLVED, by the Sauk County Board of Supervisors to amend the 2025 Public Health budget for \$50,000.00 for wages, benefits, and contractual expenses for the Wisconsin Advancing a Healthier Wisconsin Endowments Community-Led Seed Grant.

Approved for presentation to the County Board by the Health Resources Committee, this ___ day of ___, 2024

Consent Agenda Item: [] YES [] NO

Fiscal Impact: [] None [] Budgeted Expenditure [X] Not Budgeted

Vote Required: Majority = ___ 2/3 Majority = X 3/4 Majority = ___

The County Board has the legal authority to adopt: Yes ___ No ___ as reviewed by the Corporation Counsel, ___, Date: _____

Offered and passage moved by:

Health Resources Committee

Pat Rego [X] Aye [] Nay [] Abstain [] Absent

Rebecca Klitzke [X] Aye [] Nay [] Abstain [] Absent

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Thomas Dörner Aye Nay Abstain Absent

Dave Clemens Aye Nay Abstain Absent

Joan Fordham Aye Nay Abstain Absent

Eleanor Vita Aye Nay Abstain Absent

Vacant Aye Nay Abstain Absent

Renee Mikonowicz Aye Nay Abstain Absent

Vacant Aye Nay Abstain Absent

Finance, Personnel, & Insurance Committee

Jacob Roxen Aye Nay Abstain Absent

Terry Spencer Aye Nay Abstain Absent

Lynn Eberl Aye Nay Abstain Absent

Andrea Lombard Aye Nay Abstain Absent

Tim McCumber Aye Nay Abstain Absent

Sheila Carver Aye Nay Abstain Absent

Gaile Burchill Aye Nay Abstain Absent

Brandon Lohr Aye Nay Abstain Absent

Aaron Evert Aye Nay Abstain Absent

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Fiscal Note: The grant funding will cover the program cost in total of \$50,000.00 in 2025. Up to \$10,900 will be used to cover employees' wages and benefits. And up to \$39,100 will be used to contract with Flourish and Thrive Labs to build a custom AI application, host, and run the model.



MIS Note: The use of Artificial Intelligence for county business, or the input or transfer of electronic information from Sauk County's systems into any Artificial Intelligence Platform, must comply with Sauk County's AI use policy, other related county policies and all relevant privacy and security regulations.

RESOLUTION # 99-2024

Resolution Authorizing the Application and Implementation of The Healthy Lakes and Rivers Program

Resolution offered by the Land Resources and Extension Committee

Resolved by the Board of Supervisors of Sauk County, Wisconsin:

BACKGROUND:

The Wisconsin Department of Natural Resources (WDNR) has grant funding available through the Healthy Lakes & Rivers program which is a subprogram of the Surface Water Management grant program. The Healthy Lakes & Rivers program focuses on landowners within 1,000 feet of lakes and 300 feet of rivers that want to install practices on their property to improve habitat and water quality. Healthy Lakes & Rivers grants support five simple and inexpensive best practices that may be installed in the littoral, transition/buffer, and upland zones of shoreland properties. The grants provide up to \$1,000 per practice and up to \$25,000 for an eligible applicant applying on behalf of multiple property owners. Remaining cost to install the practices will be provided by property owners. Sauk County Land Resources and Environment (LRE) Department applies for the WDNR funds on behalf of property owners who want to implement these conservation practices.

WHEREAS, the Sauk County LRE Department attests to the validity and veracity of the statements and representations contained in the grant application; and

WHEREAS, an Agreement/Contract is required by WDNR to carry out the project; and

THEREFORE, BE IT RESOLVED, by the Sauk County Board of Supervisors, met in regular session, that the Administrator is authorized to act on behalf of Sauk County to sign and submit an application to the WDNR for Healthy Lakes and Rivers, enter into an agreement/contract with the WDNR, Submit required reports to the WDNR to satisfy the Agreement/Contract, as appropriate Sign and submit other documentation as necessary to complete the project per the Agreement/Contract.

BE IT FURTHER RESOLVED, that Sauk County will comply with all local, state, and federal rules, regulations, and ordinances relating to this project and the cost-share Agreement/Contract.

Approved for presentation to the County Board by the Land Resources and Extension Committee, this 17th day of December 2024.

Consent Agenda Item: [] YES [] NO

Fiscal Impact: [] None [X] Budgeted Expenditure [] Not Budgeted

Vote Required: Majority = X 2/3 Majority = 3/4 Majority =

The County Board has the legal authority to adopt: Yes X No as reviewed by the Corporation Counsel, [Signature], Date: 12.11.2024

53 Offered and passage moved by: Land Resources and Extension Committee
54
55 Marty Krueger Aye Nay Abstain Absent
56 Marty Krueger, Chair
57 Dennis Polivka Aye Nay Abstain Absent
58 Dennis Polivka, Vice Chair
59 Brandon Lohr Aye Nay Abstain Absent
60 Brandon Lohr
61 Peter Kinsman Aye Nay Abstain Absent
62 Peter Kinsman
63 Robert Spencer Aye Nay Abstain Absent
64 Robert Spencer
65 Robert Prosser Aye Nay Abstain Absent
66 Robert Prosser
67 Valerie McAuliffe Aye Nay Abstain Absent
68 Valerie McAuliffe
69 Lynn Eberl Aye Nay Abstain Absent
70 Lynn Eberl
71 Randy Puttkamer Aye Nay Abstain Absent
72 Randy Puttkamer

82 Fiscal Note: The grants provide up to \$1,000 per practice and up to \$25,000 for an eligible
83 applicant applying on behalf of multiple property owners. Remaining cost to install the practices
84 will be provided by property owners. *JMA*

85
86 MIS Note: No Impact

RESOLUTION # Resolution 100-2024

Resolution Authorizing a Cropland Lease Agreement at the Sauk County Health Care Center.

Resolution offered by the Land Resources and Extension Committee

Resolved by the Board of Supervisors of Sauk County, Wisconsin:

BACKGROUND:

Sauk County owns approximately 280 acres of cropland and pasture, known as the Sauk County Farm in the Town of Reedsburg. An additional 11.4 acres of cropland are located adjacent to the Sauk County Health Care Center in the City of Reedsburg. In March 2022, the Sauk County Board of Supervisors adopted the Sauk County Farm Property Master Plan outlining how the farm will showcase new and innovative conservation practices that prevent soil erosion and reduce agricultural runoff to protect groundwater and surface water resources. Cropland and pasture are leased to local farmers every five years and a competitive bidding procedure is used to solicit bids. Upon award of the bid, the farmer adheres to conditions outlined in the lease agreement that support soil health practices including no till, cover crops, and diverse crop rotations. Additionally, they work closely with the Land Resources and Environment Department to share planting and harvest data to evaluate the economics and efficacy of conservation practices implemented on the farm.

WHEREAS, to solicit bids for leasing cropland and pasture at the Sauk County Farm and cropland at the Sauk County Healthcare Center, a Request for Bids (RFB) was advertised on September 27, 2024; and,

WHEREAS, one (1) bid was received by the deadline and reviewed to ensure the submittal came from a responsible bidder in combination with the highest bid; and,

WHEREAS, Haag's Family Dairy LLC of Reedsburg, Wisconsin is a responsible bidder and submitted a bid of \$150.00 per acre (\$1,710.00 per year) and should be awarded an agreement for renting the cropland at the Sauk County Health Care Center for a period of three years beginning January 2025 and ending December 2027; and

THEREFORE, BE IT RESOLVED, by the Sauk County Board of Supervisors, met in regular session, that Sauk County supports leasing cropland at the Sauk County Health Care Center for the purpose of growing agricultural crops and demonstrating conservation practices.

Approved for presentation to the County Board by the Land Resources and Extension Committee, this 17th day of December 2024.

Consent Agenda Item: [] YES [] NO

Fiscal Impact: [] None [X] Budgeted Expenditure [] Not Budgeted

Vote Required: Majority = X 2/3 Majority = 3/4 Majority =

The County Board has the legal authority to adopt: Yes X No as reviewed by the Corporation Counsel, [Signature], Date: 12.11.2024.

52 Offered and passage moved by: Land Resources and Extension Committee

53

54 Marty F. Krueger Aye Nay Abstain Absent

55 Marty Krueger, Chair

56 Dennis Polivka Aye Nay Abstain Absent

57 Dennis Polivka, Vice Chair

58

59 Brandon Lohr Aye Nay Abstain Absent

60 Brandon Lohr

61

62 Peter Kinsman Aye Nay Abstain Absent

63 Peter Kinsman

64

65 Robert Spencer Aye Nay Abstain Absent

66 Robert Spencer

67

68 Robert Prosser Aye Nay Abstain Absent

69 Robert Prosser

70

71 Valerie McAuliffe Aye Nay Abstain Absent

72 Valerie McAuliffe

73

74 Lynn Eberl Aye Nay Abstain Absent

75 Lynn Eberl

76

77 Randy Puttkamer Aye Nay Abstain Absent

78 Randy Puttkamer

79

80

81 Fiscal Note: The LRE 2025 Budget includes \$51,245 in County Farm Revenues. This includes

82 rental payments from the Sauk County Farm cropland, pasture, and the Sauk County Health Care

83 Center cropland. *JMT*

84

85 MIS Note: No Impact

Sauk County Health Care Center Cropland Bid Opening

2:00pm, October 25, 2024

HCC Cropland (11.4 acres)

Bidder Name	Bid/acre	Bid/year	Template Used?
Haag's Family Dairy LLC	\$150/ac	\$1710.00	yes

Melvin Selby 10/25/2024

Notice is hereby given that the County will receive Bids per specifications until 2:00 PM, October 25, 2024 (CST) ("Closing"), to provide bids for leasing cropland located at the Sauk County Health Care Center. No Bids will be received or considered after that time.

Submittals should be limited to 8.5 x 11 sheet size and should be submitted in sealed envelopes to Sauk County Land Resources and Environment Department, 505 Broadway, Ste. 248, Baraboo, WI 53913. The sealed envelope should be marked "Sauk County Health Care Center - Cropland Bid."

Cover Letter The cover letter should include the name, address, phone number, email address, and original signature of an individual with authority to negotiate on behalf of and to contractually bind the bidder, and who may be contacted during the period of bid evaluation.

Name: Haags Family Dairy LLC

Signature: Sh. D. Haag Date: 10-25-2024

Address: ES190 Sandhill Rd

City: Reedsburg State: WI Zip: 53959

Phone Number: 608-495-0900

Email Address: ~~shaunhaag@yahoo.com~~ haagfamilydairy@outlook.com

Cash rent. Provide the cash rent per acre being bid along with total annual rent (dollars per acre multiplied by 11.4 acres).

Rental Rate.....\$ 150.00 per acre
Annual payment (rental rate * 11.4 acres)\$ 1,710.00 per year

Experience and Qualifications. Provide a summary describing experience utilizing practices outlined in the Scope of Work. Include any previous experience working with the Department in any rental agreement, contract or program participation.

We've worked with the conservation department in many or various ways including nutrient management plans and programs.

Available Technology. Describe the technology that will be used to document planting and harvesting data.

Precision planting and harvest equipment with data

References.

Professional/personal Reference (list 1)

Name: Klemp Seeds - Zach Klemp

Phone Number: 608-843-0118

Credit References (List 2)

Name: Seehafer Refrigeration Inc

Phone Number: 1-715-387-3789

Name: Community First Bank - Reedsburg - Pam Welch

Phone Number: 608-495-6170 direct line