

VERNON COUNTY BOARD OF SUPERVISORS
MINUTES
June 20, 2024

The meeting of the Vernon County Board of Supervisors was called to order at 9:30am by Chair Lorn Goede in the Vernon County Boardroom of the Courthouse Annex. This meeting was also available virtually.

The Chair called for a moment of silence in memory of former Supervisor Ole Yttri who passed away recently.

Those in attendance stood and recited the Pledge of Allegiance.

Clerk Pedretti affirmed the proper public notice of the meeting.

Clerk Pedretti called the roll with all 19 members present.

Item 6. Minutes: Acceptance of Minutes of the previous Board Meeting, motion by Supv Eggen, seconded by Supv Lawler, "approve the minutes of the May 23rd meeting as written", on a voice vote, all voting in favor, the motion carried.

Item 7. Audience to Visitors: None.

Item 8. Announcements:

Brian Kent from S.E.H. Inc was present to discuss the expanded investigation related to the feasibility study for the landfill expansion.

The expansion process for the landfill is an in-depth detailed process which is intended to provide information to the DNR that the sight is suitable and there is a need. This includes geological investigation, social economical information, potential environmental impacts, and a needs analysis. An expansion can only be approved for a maximum 15 years at a time.

The initial feasibility study was submitted late last year. The DNR issued a notice of incompleteness, which is typical, as a way to request additional information.

The biggest area of question is the ability to monitor ground water at the site. The DNR is requesting/requiring additional monitoring wells.

Supv Taylor wanted to know if the DNR is asking for more information than would be typical and how much will this additional monitoring wells cost?

Brian Kent said, yes this is more than typical, this is more than usual. As the certifying firm, S.E.H. is comfortable with the data but it's a matter of confirmation. Any time you do an investigation it is subject to interpretation. In S.E.H.'s opinion there is enough data, but the DNR has requested more.

The additional test wells will cost approximately \$175,000-180,000.

Supv Pedretti asked about what happens if the volume amounts are recalculated to be less than originally believed. If the volume numbers estimate a lot lower, will that affect the chance for approval or cause the expansion to be approved at a smaller size?

Brian Kent explained how the estimates are done based off of the methodology in the code, and/or you can use historical volume data. In looking at the numbers generated by the County, there is a 1.6% growth rate and the DNR feels the rate of growth is more likely to be .8%, which will calculate to 15,000 cubic yards less over the 15 years.

Supv Olson asked what would happen if the County did not approve moving forward with the additional test wells. Brian Kent replied that this would likely cause the expansion to not be approved.

Solid Waste & Recycling Director Stacie Sanborn explained how this expense can be covered in the current budget.

Sanborn has also been in discussions with the DNR about the remaining airspace. At the current intake rate the County has about 3 years left of space.

Supv Henry asked what the expected timeline for the expansion.

Brian Kent explained once the feasibility study is complete and approved. It will be a very tight schedule to have this completed within 3 years.

Supv Stanek inquired as to the balance of the closure fund. Sanborn explained there are two funds, one for closure and one for long term care. These two funds have \$3.8 million combined dollars.

Supv Lawler is concerned about the uncertainty of the timeline. This is potentially a contentious issue in the community. What if the 3 years is not enough time?

Brian Kent has been in meetings with the DNR and this has been discussed. There is the potential that 3 years is not enough time. There are options to look at: reducing intake; request permission to overfill; utilizing other facilities for a short term. It is a concern.

Item 9. Resolutions:

(The actual resolutions are at the end of the minutes)

**RESOLUTION 2024-30
IMPLEMENTATION OF NEW SALARY SCHEDULE
AND AMEND THE 2024 BUDGET TO REALLOCATE CONTINGENCY FUND**

Motion by Supv Stanek, seconded by Supv Olson, to “adopt Resolution 2024-30”.

Admin Coordinator Hanan introduced Malayna from McGrath to explain how the process works, and where the data comes from. There have been significant changes in the market since the last study was conducted in 2021. Malayna went through the key features to show a good picture of what the request is. The ranges need to move every year or the County will fall behind again. There is also a policy change that is being recommended.

Supv Strudthoff noticed the rates are based on the 50 percentile and questioned if this is a sustainable model over time to address the reality of retention.

Malayna explained it is very difficult financially to sustain rates above average. Staying at the average is the best practical goal.

It was pointed out, that had the County not implemented the 5% and 5% previously, this would be a far worse scenario to bring the scale to the average.

On a voice vote, all voting in favor, the resolution is adopted.

**RESOLUTION #2024-31
MEMORANDUM OF UNDERSTANDING
VERNON COUNTY AND THE VERNON COUNTY DEPUTY SHERIFF'S ASSOCIATION**

Motion by Supv Taylor, seconded by Supv Olson, to “adopt Resolution 2024-31”.

Admin Coordinator Hanan explained this language was discussed and agreed to during negotiations but for some reason did not make it into the final contract. This MOU is to correct that oversight.

Chair Goede called the question on the resolution. On a voice vote, all voting in favor, the resolution is adopted.

RESOLUTION NO: 2024-32
SHERIFF'S OFFICE REIMBURSEMENT FEES

Motion by Supv Jacobson, seconded by Supv Strudthoff, to "adopt Resolution 2024-32".

The fee schedule for the Sheriff's Office was last looked at in 2022. There are two minor changes to this schedule: the special deputy rate; and open records requests. The special deputy fees are for times when additional staff are needed for events. The open records fees needed to be adjusted to comply with statutes.

Chair Goede called the question on the resolution. On a voice vote, all voting in favor, the resolution is adopted.

Item 10A. Administrative Coordinator's Report.

Administrative Coordinator Cassandra Hanan updated the Board:

- Continue to work on a potential management agreement proposal for Vernon Manor/Vernon Acres.
- The cash reconciliation for 2023 is now complete and the auditors will be on-site this week.
- The Opioid Prevention and Abatement Steering committee awarded two grants for \$25,000 each. The first went to the *Knudtson Memorial Library* for peer support training and programming; the second went to *Next Steps for Change* for peer support within the jail.
- Work continues to clean up the website as part of the ongoing website update.
- Recruiting of a Finance Director position continues to be a struggle.
- We will be rolling out training for the new phone system in the coming weeks.
- Next week marks the one-year anniversary for Cassie. The Gen Gov committee will be conducting an evaluation. Forms are on everyone's desk. Board members may fill these out and turn them into the HR department.
- The Veteran's Service Office had a \$12 million dollar impact on veterans in 2023.
- The County Association convention is in LaCrosse this year. New Board members may attend for free.

Item 11 & 13. There are no petitions or remonstrances.

Item 12 Ordinances.

ORDINANCE 2024-01
BROADBAND FORWARD COMMUNITY ORDINANCE

Motion by Supv Eggen, seconded by Supv Olson, to "adopt Ordinance 2024-01".

IT Director Simon explained there is a very large broadband initiative with funds available in Wisconsin. ISP's can apply for these grant funds to expand broadband. This Ordinance provides a smoother permitting process and is recommended by the Public Service Commission (PSC). This Ordinance does not supersede local rules or Ordinances. The County currently does not issue a permit. The Ordinance caps the fee at \$100.00.

Chair Goede called the question on the resolution. On a voice vote, all voting in favor, the Ordinance is adopted.

ORDINANCE 2024-02
CHAPTER 58, ARTICLE III - FORECLOSURE OF, AND SALE OF, TAX LIENS

Motion by Supv Lawler, seconded by Supv Wilson, to "adopt Ordinance 2024-02".

Administrative Coordinator Hanan explained there have been some changes to the statutes. This revision reflects those changes. It also codifies some procedures that will be followed when applying this ordinance.

Chair Goede called the question on the resolution. On a voice vote, all voting in favor, the Ordinance is adopted.

Item 14. Report of Standing or Special Committees.

IT Director Conner Simon gave a presentation and updates on the various technology projects in the works and what other functions the IT department performs for the County.

The department's roles: manage and maintain the County's IT infrastructure and software; Onboarding staff and training; Cyber security; and Tech innovations.

Major projects underway:

1. NextGen 911 technology and implementation
2. Telephony solution implementation
3. .gov domain change (moving from .org)
4. Website redesign and update
5. HRIS/ERP system migration and implementation

Projects recently completed:

1. Assisted in a public safety upgrade and enhancement to the squad cars
2. Implemented enhanced email filtering
3. New software solution in the Register of Deeds Office
4. New software suite in the Zoning Department
5. New software suite in Land and Water Department
6. New public administration suite for the Sheriff's Office
7. Moved to Microsoft Office 365
8. County wide print solution

The department is constantly looking for improvements and to keep systems secure and compliant.

Artificial Intelligence (AI) has been in the news. Director Simon wanted to touch on the topic. There are tons of different AI systems out there. AI can solve a lot of issues, but it also creates some issues. It can automate data flows, it can respond to questions, build documents, find information, generate photos, write emails, and much more. How local government will adopt AI is still to be determined.

Supv Eggen reminded everyone that Chair Goede's family is hosting the Vernon County Dairy Breakfast Saturday.

Supv Strudthoff announced Stoddard is having a *Family Fun Day* on July 28th.

Item 15. Unfinished business.

Supv Eggen also talked about the plan to decommission the PL-566 dams. Supv Eggen is open and available to giving tours of the PL-566 dams. He encourages everyone to ask questions and do research. The abbreviation of the study is posted and available for review.

Supv Henry added that the Conservation and Education committee has agreed to create a commission to help people in these watersheds to have a place to get resources.

Item 16. Next Meeting date

The next meeting will be on July 25th at 9:30 am.

Item 17. Agenda Items for the next meeting

Item 18. Adjourn

Motion by Supv Walleser, seconded by Supv Pedretti, to "adjourn". Chair Goede called the question. On a voice vote, all present voting in favor, the motion carried. The meeting adjourned at 12:01 pm.

CERTIFICATION

State of Wisconsin)

) ss.

County of Vernon)

Office of the Vernon County Clerk

I, J Pedretti, County Clerk of Vernon County, Wisconsin, DO HEREBY CERTIFY that the statements above are a correct report of all actions and decisions of the Vernon County Board of Supervisors at the meeting of June 20th, 2024, as indicated in transcription taken personally by me.



/s/ J Pedretti
Vernon County Clerk

RESOLUTION #2024-30
IMPLEMENTATION OF NEW SALARY SCHEDULE
AND AMEND THE 2024 BUDGET TO REALLOCATE CONTINGENCY FUND

WHEREAS, on August 15, 2023, the County Board of Supervisors, by resolution 2023-48, authorized the reevaluation of the County's current salary schedule; and

WHEREAS, the evaluation to marketable wages would ensure employee retention and provide the ability for the County to be more attractive to perspective new employees, and

WHEREAS, the compensation evaluation study conducted by McGrath Human Resources Group (McGrath) has been completed; and

WHEREAS, the Director of Human Resources and County Administrative Coordinator have reviewed the data and recommendations provided by McGrath; and

WHEREAS, McGrath has provided Vernon County a revised salary schedule which includes various adjustments for current market conditions including several grade changes; and

WHEREAS, the 2024 County budget contains a \$200,000 contingency fund which was created, in part, to fund the implementation of the compensation evaluation study recommendation(s); now therefore be it,

RESOLVED, that the Vernon County Board of Supervisors approves the implementation of the new *salary schedule* contained in the *Market Update Final Report* prepared by McGrath Human Resource Group in May of 2024; and be it further

RESOLVED, that said implementation shall go into effect on July 7, 2024; and be it further

RESOLVED, the 2024 County budget be amended to transfer ~~\$98,202.49~~ \$103,229.56 from the contingency fund to the various department budgets, as detailed in the attached document.

Submitted to the County Board for consideration this 5th day of June, 2024

_____ Aye 5 Nay 0 Absent 0 Abstain 0

Alycann Taylor, General Government Committee Chair

Estimated Fiscal Impact July-December

Department	Wages	FICA	WRS	Total Fiscal Impact
District Attorney	\$ -	\$ -	\$ -	\$ -
Veterans	\$ 2,467.40	\$ 188.76	\$ 170.25	\$ 2,826.41
Finance	\$ 7,810.40	\$ 597.50	\$ 538.92	\$ 8,946.81
Buildings & Facilities	\$ 1,660.88	\$ 127.06	\$ 114.60	\$ 1,902.54
Highway	\$ 6,999.70	\$ 535.48	\$ 482.98	\$ 8,018.16

IT	\$ 2,558.40	\$ 195.72	\$ 176.53	\$ 2,930.65
Clerk	\$ 644.80	\$ 49.33	\$ 44.49	\$ 738.62
Treasurer	\$ 744.25	\$ 17.16	\$ 15.47	\$ 776.88
Sheriff	\$ 15,303.40	\$ 1,170.71	\$ 1,055.93	\$ 17,530.04
Community Development	\$ 3,746.08	\$ 286.58	\$ 258.48	\$ 4,291.14
Human Services	\$ 17,641.83	\$ 1,360.76	\$ 1,227.35	\$ 20,229.93
Land & Water	\$ 2,470.14	\$ 188.97	\$ 173.11	\$ 2,832.22
Vernon Manor	\$ 9,258.06	\$ 708.24	\$ 638.81	\$ 10,605.11
Vernon Acres	\$ 234.62	\$ 17.95	\$ 16.19	\$ 268.76
UW-Extension	\$ -	\$ -	\$ -	\$ -
Circuit Court	\$ 343.20	\$ 26.25	\$ 23.68	\$ 393.13
Health	\$ 4,509.38	\$ 344.97	\$ 311.15	\$ 5,165.50
Land Information	\$ 4,428.32	\$ 338.77	\$ 305.55	\$ 5,072.64
Solid Waste	\$ 1,487.20	\$ 113.77	\$ 102.62	\$ 1,703.59
Register of Deeds	\$ 243.75	\$ 18.65	\$ 16.82	\$ 279.22
Zoning	\$ 2,277.60	\$ 174.24	\$ 157.15	\$ 2,608.99
Emergency Management	\$ 653.25	\$ 49.97	\$ 45.07	\$ 748.29
Administration/HR	\$ 4,680.00	\$ 358.02	\$ 322.92	\$ 5,360.94
	\$ 90,162.66	\$ 6,868.83	\$ 6,198.07	\$ 103,229.56

RESOLUTION #2024-31

MEMORANDUM OF UNDERSTANDING

VERNON COUNTY AND THE VERNON COUNTY DEPUTY SHERIFF'S ASSOCIATION

RESOLVED, the Vernon County Board of Supervisors approves this Memorandum of Understanding:

Memorandum of Understanding

Between

The County of Vernon and the Vernon County Deputy Sheriffs Association

Wisconsin Professional Police Association / LEER

Regarding Night Differential Premium

Vernon County and the Vernon County Deputy Sheriff's Association agree to the following understanding concerning amendments to the current collective bargaining agreement:

1. Current Language contained in Appendix "A" 1.02 shall be amended to the following.

"A" 1.02. A night differential premium of fifty cents (\$.50) per hour will be paid for any hours worked between the hours of 5pm and 5 am. Shift differentials do not apply to training or meetings. ~~Further, when an employee's work hours start before or extend past the ordinary times of their shift, this is considered an extension of the original shift and all hours are paid at the rate of original shift with no wage adjustment for the extension.~~

2. This represents the complete understanding of the parties on this issue. Any amendments or modifications to this agreement must be made in writing.
3. This agreement is effective on the last date signed below. Authentic fax or email signatures are as valid as an original. Submitted to the County Board for consideration this 5th day of June, 2024

_____ Aye 5 Nay 0 Absent 0 Abstain 0

Alycann Taylor, General Government Committee Chair

RESOLUTION NO: 2024-32
SHERIFF'S OFFICE REIMBURSEMENT FEES

WHEREAS, the Sheriff is required by Statute to serve civil process papers, conduct Sheriff sales, Replevin actions, house Huber Law prisoners and provide special duty deputies under certain circumstances; and

WHEREAS, Wisconsin law allows the Sheriff to charge reimbursement fees as set by the County Board of Supervisors; and

WHEREAS, the current approved fees were last examined and approved in 2022 and implemented in 2023; and

WHEREAS, the Sheriff, Chief Deputy and Jail Administrator recommend adjustments be considered of certain established areas of reimbursement; and

WHEREAS, the Sheriff's fees are intended to off-set taxpayer expense, are deposited into the general fund, and on April 14, 2022 recommended the following updates;

NOW THEREFORE, BE IT RESOLVED by the Vernon County Board of Supervisors that effective August 1, 2024 the Sheriff's Office reimbursement rates be established and adjusted as follows:

Civil Process Fee (per person):	\$100.00
Additional person(s) each at same address:	\$25.00
Additional fees per service attempt over three:	\$30.00
Rush fee:	\$50.00
Sheriff Sale Posting Fee and Conducting Sale fee (no refunds):	\$150.00
Writ fee:	\$150.00
Huber Law Boarding Fee:	\$16.00
Huber Law Boarding Fee (transfer inmate):	\$20.00
Special Duty Deputies (per hour rate):	\$65.00-\$80.00
Electronic Monitoring with or without alcohol sensor:	\$22.00
Jail Booking Fee: (Felony, Forfeiture or Misdemeanor):	\$50.00
Video/Audio Reproduction (16GB flash drive):	\$3.40/each
Photo CD/DVD	\$0.35
Copy of Report - (.02 black-white/page, .25 color/white page)	\$0.02 minimum
Impound Fee	\$150.00
Fingerprinting Fee	\$5.00
Drug Test	\$25.00
PBT fee	\$5.00

Submitted to the County Board for consideration this 4th day of June, 2024

_____ Aye 5 Nay 0 Absent 0 Abstain 0

Paul Wilson, Public Safety Committee Chair

ORDINANCE 2024-01
BROADBAND FORWARD COMMUNITY ORDINANCE

The County Board of Supervisors of the County of Vernon does ordain as follows:

Chapter 1. Broadband Network Project Applications

SECTION 1. GENERAL PROVISIONS.

1.1 Purpose and policy. The purpose of this chapter is to encourage the development of broadband access in Vernon County by reducing administrative obstacles to broadband service providers and coordinating the review of applications to ensure such applications are timely processed. This chapter shall at all times be construed consistent with the aforestated purpose.

1.2 Definitions. In this chapter:

- (1) "Applicant" means a person applying for a permit for a broadband network project.
- (2) "Broadband network project" means the construction or deployment of wireline or wireless communications facilities to provide broadband communications services in Vernon County.
- (3) "Permit" means any local permit, license, certificate, approval, registration, or similar form of approval required by policy, administrative rule, regulation, ordinance, or resolution with respect to a broadband network project.
- (4) "Written" or "in writing" means information that is inscribed on a tangible medium or that is stored in an electronic or other intangible medium and is retrievable in perceivable form.

1.3 Point of contact. Vernon County shall appoint a single point of contact, namely the Community Development Director, for all matters related to a broadband network project. Vernon County shall provide on its public website the contact information, including the e-mail address, for the point of contact authorized to receive a broadband network project application.

SECTION 2. ELECTRONIC SUBMISSION OF APPLICATIONS. An applicant may sign and file all forms, applications and documentation related to a broadband network project electronically.

SECTION 3. REVIEW OF APPLICATIONS. Notwithstanding any other provision in Vernon County's ordinances, resolutions, regulations, policies or practices to the contrary, the following process shall apply exclusively upon receiving a broadband network project application:

3.1 Completeness review. Upon receiving a broadband network project application Vernon County shall:

- (1) Determine whether an application is complete and notify the applicant of the determination by the [political subdivision] in writing within 10 calendar days of receiving an application. If Vernon County does not notify the applicant in writing of its completeness determination within 10 calendar days of receiving the application, the application shall be considered complete.
- (2) If Vernon County determines that an application is not complete, the written notification to the applicant shall specify in detail the required information that is not complete. The applicant may resubmit an application as often as necessary until the application is complete.

3.2 Approval or denial of complete applications.

- (1) Within 60 calendar days of receiving an application that is complete, or considered complete under sub. (1), Vernon County shall approve or deny the application and provide the applicant written notification of the approval or denial. If Vernon County does not notify the applicant of its approval or denial within 60 calendar days of receiving a complete application, the application shall be considered approved and any required permit shall be considered issued.
- (2) If Vernon County denies an application, the written notification of the denial under sub. (1) shall include evidence that the denial is not arbitrary and capricious.

SECTION 4. FEES. Any fee imposed by Vernon County to review an application, issue a permit, or perform any other activity related to a broadband network project shall be reasonable. An application fee that exceeds \$100 is unreasonable.

SECTION 5. INITIAL APPLICABILITY. The treatment of this ordinance first applies to applications received by Vernon County on or after the effective date of this ordinance.

SECTION 6. EFFECTIVE DATE. This ordinance takes effect upon passage and publication.

Submitted to the County Board for consideration this 5th day of June, 2024

_____ Aye 5 Nay 0 Absent 0 Abstain 0

Alycann Taylor, General Government Committee Chair

ORDINANCE 2024-02

CHAPTER 58, ARTICLE III - FORECLOSURE OF, AND SALE OF, TAX LIENS

The County Board of Supervisors of the County of Vernon does create Article III in Chapter 58, and ordain as follows:

Chapter 58. Article III. Tax Liens, Foreclosure of Tax Liens and Sale of Foreclosed Properties.

58.33. Authority. This chapter is enacted under the authority of ss. 59.07(1), 75.35 and 75.69, Wis. Stats.

58.34. Purpose; Statement of Policy.

- (a) This article is enacted to establish procedures for the sale of tax deeded lands, create penalties for failure to pay real property taxes in a timely manner and define an investment policy for the County of Vernon.
- (b) The treasurer and the committee shall acquire, manage and dispose of tax deeded lands so as to realize as much tax revenue as circumstances may permit, and without speculation as to the possible future sale value of such lands.

58.35. Definitions.

- (a) *Board* means the Vernon County Board of Supervisors.
- (b) *Committee* means the general government committee of the Vernon County Board of Supervisors.
- (c) *Former owner* means the person, persons, or business entity last holding title to lands which have been taken by tax deed and includes the beneficiaries, heirs and personal representatives of the estate of any such person or entity.
- (d) *Tax deeded lands* means lands which have been acquired by Vernon County through the process of collecting delinquent real estate taxes by tax deed, foreclosure of tax certificates, deed in lieu of tax deed or other real estate tax collection means.
- (e) *Treasurer* means the Vernon County Treasurer.

58.36. Administration and Oversight Responsibilities.

- (a) The treasurer shall administer this article in accordance with its provisions.
- (b) The committee shall oversee the administration of this article.

58.37. Lands Exempt from Application of this Article. Lands which subsequent to acquisition have been improved for or dedicated to a public use by Vernon County shall not be treated as tax deeded lands and shall not be disposed of under the procedures of this chapter. Such lands shall be disposed of only as the Board shall from time to time direct.

58.38. Issuance of Tax Deeds.

(a) The treasurer shall take all necessary steps, including the giving of notice to owners of record, occupants and mortgagees of record, preparatory to the issuance of tax deed to Vernon County on any property that is subject to tax certificates held by Vernon County and eligible for the taking of tax deed. Upon expiration of the time prescribed by law for the redemption of tax certificates held on a property and a determination by the treasurer that the taking of tax deed is in the financial best interest of Vernon County, the treasurer shall proceed to have tax deed to the property issued to Vernon County, subject only to the repurchase rights given the former owner under section 58.42 of this ordinance.

(b) Title to property which is subject to a lien or liens for special assessments under ss. 66.0703, 66.0717, 66.0719, 66.0721, Wis. Stats., shall be taken as tax deeded lands subject to special authorization from the committee.

58.39. Timely Action. The treasurer shall safeguard the interests of Vernon County in the taking of tax deeds and insure that proper actions to bar former owners are instituted by timely action within any and all statutes of limitation.

58.40. Authority to Manage and Sell Tax Deeded Lands. Under the authority of ss. 73.35 and 75.69, Wis. Stats., the treasurer under the general oversight of the committee is hereby empowered to manage and sell, subject to the approval of the committee, tax deeded lands.

58.41. Procedure for Sale. No tax deeded lands shall be offered for sale unless the procedures of this article shall first have been complied with.

58.42. Right of Former Owner.

(a) Pursuant to sub. 75.35(3), Wis. Stats., the treasurer is hereby empowered to sell tax deeded lands to the former owner. In so doing, the treasurer shall, for single-family, owner-occupied properties, and the treasurer may, for all other properties, provide that prior to the sale of tax-deeded lands, the former owner who lost their title through delinquent tax collection enforcement procedure, or their beneficiaries, as defined in s. 851.03, Wis. Stats., or heirs, as defined in s. 851.09, Wis. Stats., shall have the right to purchase such lands by paying the county for all costs and expenses incurred as provided under par. 75.36(3)(a), Wis. Stats., plus the amount of property taxes that would have been owed on the property for the year during which the purchase occurs if the county had not acquired the property and plus amounts to satisfy any other liens at the time of the foreclosure including the county's costs associated with the repurchase.

(b) Sales made pursuant to this section shall be exempt from the requirements of s. 75.69, Wis. Stats., and ss. 58.43 and 58.44 of this ordinance.

(c) The treasurer shall give notice of the right to redeem tax deeded lands to the former owner by sending a letter by certified mail, return receipt requested, addressed to the former owner at his or her last known address. The notice shall be deemed delivered as of the earlier of:

- (1) the date the letter is actually received by the former owner;
- (2) the date a receipt is given for the letter by or on behalf of the former owner; or
- (3) the date the United States Postal Service indicates service by certified mailing cannot be completed.

- (d) The right to repurchase tax deeded lands under this section shall expire if the former owner does not exercise the right within thirty (30) days of delivery of the notice from the treasurer under subsection (c) hereof.
- (e) The treasurer shall not sell any tax deeded lands to the former owner unless the former owner pays all real estate taxes, including special assessments, then due and owing together with the interest and penalty thereon plus service charges to said lands equal to one percent (1%) of the equalized value of the tax deeded lands. In any event, the service charge shall be not less than \$50.00.
- (f) Failure to give notice to the proper party as former owner shall not create a right in any person or persons to redeem tax deeded lands. In any event, no former owner shall have any right or privilege of redemption of tax deeded lands after six (6) months of the date the treasurer first takes tax title to the parcel of the former owners.
- (g) This section shall not apply to tax deeded lands which have been improved for or dedicated to a public use by Vernon County subsequent to acquisition and no sales to the former owner or any other person shall be made of such lands.

58.43. Sale of Tax Deeded Lands to Municipality.

- (a) In the event a parcel of tax deeded lands is not redeemed by the former owner, the treasurer may offer it to the municipality within which the parcel is located before offering the same to the general public.
- (b) The sale price of a parcel of tax deeded lands on sale to a municipality shall be in an amount at least equal to the greater of the following:
- (1) The estimated fair market value as listed on the most recent tax bill, or other appraised value as determined by the committee pursuant to Wis. Stat. s. 75.69(1);
 - (2) The sum of all real estate taxes, including special assessments, interest and penalties then due and owing together with the county's actual costs in preparing the parcel for sale; or
 - (3) One hundred dollars (\$100).

- (c) Sale of tax deeded lands to a municipality under this section shall be approved by the committee before a quit claim deed is issued by the county clerk.

58.44. Appraisals Required.

- (a) Where the assessed value of a parcel or contiguous parcels of tax deeded lands is or totals \$25,000 or more, the treasurer may obtain a professional appraisal.
- (b) Unless a professional appraisal is obtained by the treasurer, the committee acting as a whole or through a subcommittee of not less than two of its members, shall appraise the parcel(s) in question.

58.45. Public Advertisement of Sale of Tax Deeded Lands. The treasurer shall publish in accordance with s. 75.69(1), a Class 1 notice, under ch. 985, Wis. Stats., or shall advertise on a multiple listing service, no later than 240 days after the county acquires the property or, beginning in 2026, no later than 180 days after the county acquires the property, describing each parcel for sale, its appraised value and the date on and after which the parcel will be available for purchase.

58.46. Sale of Tax Deeded Lands.

- (a) On the date specified in the publication or listing referred to in s. 58.44 as the first date of sale, the treasurer shall accept offers for each parcel of tax deeded lands available for sale on that date. On such date, the treasurer shall sell each parcel to the bidder whose unconditional bid is most advantageous to the County and equal to or exceeds the advertised appraised value of the parcel. At the same price or within ten percent (10%) of each other, unconditional bids shall be given preference over conditional bids.
- (b) Offers which contain conditions, including financing contingencies of a duration of more than 30 days, shall be referred to the committee for review. If it decides not to act, the committee may require that the entire transaction be referred to the board for resolution.
- (c) If a parcel is not sold by bid at the first date offered for sale, the treasurer may sell the parcel for any amount after advertising the sale of such land by publication of a class 1 notice, under ch. 985, Wis. Stats.; except that no property may be sold for an amount that is less than the property's appraised value unless the committee has reviewed and approved such a sale and no property may be sold for an amount that is less than the amount of the highest bid unless the committee prepares a written statement, available for public inspection, that explains the reasons for accepting a bid that is less than the highest bid.
- (d) The treasurer may engage the services of a licensed real estate broker to sell those parcels not sold on the first date available for sale and may pay a commission not to exceed six percent (6%) of the sale price for any sale arranged by a broker retained by the treasurer. The retention of a broker shall not affect the ability of the treasurer to sell the parcel directly, without incurring an obligation to pay brokerage fees when a sale is arranged without the involvement of the broker.

58.47. Responsibilities of the General Government Committee.

- (a) The committee shall have the general oversight responsibilities with respect to acquisition, management and sale of tax deeded lands.

- (b) The committee shall have the duty to view tax deeded lands and to oversee and approve the sale of tax deeded lands and in furtherance of this obligation may request such information from the treasurer as its members may from time to time request.
- (c) Each year the treasurer shall furnish a report to the committee containing an itemization of all sales of tax deeded lands detailing the appraised value of each parcel, the various prices offered for each during the course of the year and the actual sale price or other disposition of each parcel during the year. Unless set over by the committee, the report is due to the committee by October 1 of each year.
- (d) The committee shall decide requests made by the treasurer relating to the taking of title to real estate on which there are delinquent or unpaid assessments.

58.48. Deeds; Land Contracts.

- (a) Upon receipt of full payment, the treasurer shall direct the county clerk to issue a quit claim deed to the purchaser of tax deeded lands.
- (b) Notwithstanding subsection (a) above, the committee, acting in the best interests of the county, may authorize the county clerk to enter into a land contract on behalf of the county with the purchaser. The terms of a land contract purchase shall be approved by the committee.

58.49. Repeal of Inconsistent Acts. All ordinances, resolutions and other official and unofficial acts of the county which are inconsistent with the provisions of this ordinance are hereby repealed.

58.50. Imposing Penalty on Delinquent Real Estate Taxes and Special Assessments.

- (a) Pursuant to the authority of s. 74.47(2), Wis. Stats., there is hereby imposed a penalty of 0.5 percent (.5%) per month or fraction of a month, in addition to the interest provided for in sec. 74.47(1), Wis. Stats., on all general property taxes, special charges, special assessments and special taxes that are overdue or delinquent.
- (b) All interest and penalty collected under this section shall be distributed as required under section 74.47(3), Wis. Stats.

58.51. Determination of Timeliness. The treasurer is hereby delegated the authority to make a determination under s. 74.69(3), Wis. Stats., as to whether or not a late payment was timely made because the sole reason it was not timely was a delay or administrative error on the part of the U.S. Postal Service.

Sec. 58-52. Enforcement of collection of tax liens.

(a) From and after the date of publication of ordinance no. 2018-3, the County of Vernon elects to adopt the provisions of Wis. Stats., § 75.521, as amended, for the purpose of enforcing tax liens in such county in the cases where the procedure provided by such section is applicable.

- (b) The county shall begin an in rem property tax foreclosure proceeding on the subject property at the earliest time allowed under Wisconsin Statutes, unless the county determines that the subject property is a "brownfield" as defined in s. 75.106, Wis. Stats., or that in rem tax foreclosure is not in the best interests of county due to the condition of the property or for other reasons.

58.53. Sale of Foreclosed Property. If the county prevails in an in rem property tax foreclosure action against a subject property, the county shall diligently proceed to sell the subject property pursuant to the procedures set forth in s. 75.69, Wis. Stats., as amended.

58.54. Distribution of Foreclosure Proceeds. The treasurer shall follow the procedures set forth in s. 75.36, Wis. Stats., as amended, to distribute the proceeds from the sale of the subject property.

EFFECTIVE DATE. This ordinance takes effect upon passage and publication.

Submitted to the County Board for consideration this 5th day of June, 2024

_____ Aye 5 Nay 0 Absent 0 Abstain 0
Alycann Taylor, General Government Committee Chair

===== END OF THE MINUTES =====