



MONROE COUNTY BOARD OF SUPERVISORS

202 SOUTH K STREET, RM 1, SPARTA, WISCONSIN 54656

PHONE: 608-269-8705 FAX: 608-269-8747 www.co.monroe.wi.us

SECOND AMENDED MONROE COUNTY BOARD SPECIAL MEETING AGENDA

Thursday, May 20, 2021

American Legion Post #100

1116 Angelo Road Sparta, WI 54656

Public, due to the COVID-19 Pandemic, you may access the meeting **remotely**

Meeting Information

Meeting link:

<https://monroecountywi.webex.com/>

Meeting Number: 187 451 0378

Password: Monroe

Join by phone

+1-404-397-1516 United States Toll

Access code: 187 451 0378

IT Point of Contact

Rick Folkedah

608-633-2700

5:00 p.m.

Call to Order/Roll Call

Pledge of Allegiance

Closed Session per Wisconsin Statute Sec. 19.85(1)(e) Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session - Discussion of the Projected Costs and Funding Needs of the Nursing Home and Senior Living Facility. Closed Session may be used to Prevent Bidders from Anchoring to our Projected Costs when calculating their bid Proposals.

Return to Open Session

Resolution(s) – Discussion/Action

1. RESOLUTION AUTHORIZING THE ISSUANCE OF GENERAL OBLIGATION BONDS IN AN AMOUNT NOT TO EXCEED \$4,000,000 FOR A NURSING HOME AND SENIOR LIVING FACILITY

Offered by the Finance Committee

2. RESOLUTION APPROVING BID FOR MONROE COUNTY NURSING HOME AND SENIOR CARE FACILITY PROJECT

Offered by the Rolling Hills Committee

3. RESOLUTION SETTING CHANGE ORDER LEVELS FOR A NEW NURSING HOME AND SENIOR LIVING FACILITY PROJECT

Offered by the Rolling Hills Committee

Adjournment

Due to the COVID-19 Pandemic, the Monroe County Board will be following CDC recommendations. We will keep distancing of at least 6 feet, masks and hand sanitizers will be on location. We ask that if you are running a temperature or are not feeling well, please do not place others at risk.

>Supervisors: Do wear your name tags, it helps visitors

>Agenda order may change

RESOLUTION NO. 05s-21-01

RESOLUTION AUTHORIZING THE ISSUANCE OF
GENERAL OBLIGATION BONDS
IN AN AMOUNT NOT TO EXCEED \$4,000,000
FOR A NURSING HOME AND SENIOR LIVING FACILITY

WHEREAS, the County Board of Supervisors of Monroe County, Wisconsin (the "County") has determined that the County is in need of an amount not to exceed \$4,000,000 for the public purpose of financing the completion of the construction and equipping of a nursing home and senior living facility (the "Project"); and

WHEREAS, the County Board of Supervisors hereby finds and determines that the Project is within the County's power to undertake and therefore serves a "public purpose" as that term is defined in Section 67.04(1)(b) of the Wisconsin Statutes; and

WHEREAS, counties are authorized by the provisions of Section 67.04 of the Wisconsin Statutes to borrow money and to issue general obligation bonds for such public purpose; and

WHEREAS, the County Board of Supervisors of the County hereby finds and determines that general obligation bonds should be issued in an amount not to exceed \$4,000,000 for the purpose described above, and it is now necessary and desirable to authorize their issuance.

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

Section 1. Authorization of the Bonds. There shall be issued, pursuant to Section 67.04 of the Wisconsin Statutes, general obligation bonds in an amount not to exceed \$4,000,000 (the "Bonds") for the public purpose of financing the construction and equipping of a nursing home and senior living facility.

There be and there hereby is levied on all the taxable property in the County a direct, annual tax in such years and in such amounts as are sufficient to pay when due the principal and interest on the Bonds.

Section 2. Conflicting Resolutions; Severability; Effective Date. All prior resolutions, rules or other actions of the County Board of Supervisors or any parts thereof in conflict with the provisions hereof shall be, and the same are, hereby rescinded insofar as the same may so conflict. In the event that any one or more provisions hereof shall for any reason be held to be illegal or invalid, such illegality or invalidity shall not affect any other provisions hereof. The foregoing shall take effect immediately upon adoption and approval in the manner provided by law.

Adopted and recorded this 20th day of May, 2021.

Offered by the Finance Committee:

Cedric Schnitzler

Wallace Habegger

Mark Halverson

David Pierce

Toni Wissestad

Finance Committee vote: ___ yes ___ no ___ absent

County Board vote: ___ yes ___ no ___ absent

Cedric Schnitzler, County Board Chairperson

Shelley Bohl, County Clerk

RESOLUTION NO. 05S-21-02

RESOLUTION APPROVING BID FOR MONROE COUNTY NURSING HOME AND SENIOR CARE FACILITY PROJECT

1 WHEREAS, the Monroe County Board of Supervisors approved Resolution 12-17-01, which authorized the
2 issuance of a general obligation bonds in an amount not to exceed \$16,000,000 for the purpose of constructing a
3 nursing home and senior care facility and authorized the letting of bids for the project; and
4

5 WHEREAS, Resolution 07-17-02 approved moving forward with planning for a nursing home and senior care
6 facility for Monroe County and bids were advertised with a response deadline and bid opening of May 18, 2021;
7 and
8

9 WHEREAS, the Rolling Hills Committee reviewed the proposals and bidder's proof of responsibilities findings;
10 and
11

12 WHEREAS, the lowest reasonable and responsive bidder for each work scope is listed in the attached addendum.
13

14 THEREFORE BE IT RESOLVED that the Monroe County Board of Supervisors approves the list of lowest
15 reasonable and responsive bids offered as described in the attached addendum for a total costs of
16 _____.

17
18 FURTHER BE IT RESOLVED that the Monroe County Board of Supervisors directs the Board Chair to enter
19 into such contracts as necessary to enact this approval; subject to confirmation that all qualifications are met and
20 documents are in order.
21

22 Offered by the Rolling Hills Committee this 20th day of May, 2021.
23

24 Purpose: The resolution approves the nursing home and senior care facility bids as listed in the attached addendum
25 as the lowest reasonable and responsive bidder.
26

27 Fiscal Note: Funding provided under Resolution 12-17-01 which authorized the issuance of a general obligation
28 bond to not exceed \$16,000,000 and Resolution 05s-21-01 authorizing the issuance of a general obligation bond to
29 not exceed _____.

Finance Vote (If required): ____ Yes ____ No ____ Absent Approved as to form on _____ _____ Lisa Aldinger Hamblin, Corporation Counsel	Committee of Jurisdiction Forwarded on: _____, 20____ VOTE: ____ Yes ____ No ____ Absent Committee Chair: _____ _____ _____ _____
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ADOPTED FAILED AMENDED

OTHER _____

County Board Vote on: _____ 20__

_____ Yes _____ No _____ Absent

STATE OF WISCONSIN

COUNTY OF MONROE

I, SHELLEY R. BOHL, Monroe County Clerk, DO HEREBY CERTIFY that the foregoing is a true and correct copy of Resolution # _____ acted on by the Monroe County Board of Supervisors at the meeting held on _____.

SHELLEY R. BOHL, MONROE COUNTY CLERK

A raised seal certifies an official document.

RESOLUTION NO. 05s-21-03

SETTING CHANGE ORDER LEVELS FOR A NEW NURSING HOME AND SENIOR LIVING FACILITY PROJECT

WHEREAS, the construction of the new nursing home and senior living facility will require change orders that will vary in cost based on the nature of the change order; and

WHEREAS, the design and plan cannot cover every scenario that may arise while construction is in progress and change orders are part of construction; and

WHEREAS, the project managers request a procedure in place to address change orders as the project moves forward to avoid unnecessary delays as the County Board will not be able to meet to address every change order in a timely manner; and

WHEREAS, the amount of the change orders will be unpredictable and a "level" approach will allow oversight based on "levels" directly related to costs.

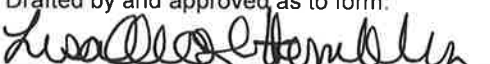
THEREFORE, BE IT RESOLVED that the Monroe County Board of Supervisors hereby approves a delegation of authority allowing for change order "levels" for the new nursing home and senior living facility building project as follows:

- \$0.00 – \$24,999.99: Requires two of three individuals to authorize this "level" from the following three positions: Rolling Hills Committee Chair, County Board Chair, and County Administrator.
- \$25,000.00 – 49,999.99 Requires a majority vote of the Rolling Hills Committee.
- \$50,000.00 or greater Requires a majority vote from the County Board.

Offered by the Rolling Hills Committee this 20th day of May, 2021.

Purpose: To approve a change order "level" authorization procedure for the new nursing home and senior living facility project.

Fiscal Note: Monies to come from the building project budget and does not affect the County budget.

Finance Vote (If required): <u>4</u> Yes <u>0</u> No <u>1</u> Absent ***** Drafted by and approved as to form:  Lisa Aldinger Hamblin, Corporation Counsel	Committee of Jurisdiction Forwarded on: <u>April 28</u> , 20 <u>21</u> VOTE: <u>5</u> Yes <u>0</u> No <u>0</u> Absent Committee Chair: <u>Jeni Wissestad</u> <u>Nathan Koberger</u> <u>Mary VonRuden</u> <u>Adam Balz</u>
<input type="checkbox"/> ADOPTED <input type="checkbox"/> FAILED <input type="checkbox"/> AMENDED <input type="checkbox"/> OTHER _____ County Board Vote on: _____ 20____ _____ Yes _____ No _____ Absent	STATE OF WISCONSIN COUNTY OF MONROE I, SHELLEY R. BOHL, Monroe County Clerk, DO HEREBY CERTIFY that the foregoing is a true and correct copy of Resolution # _____ acted on by the Monroe County Board of Supervisors at the meeting held on _____. <hr/> SHELLEY R. BOHL, MONROE COUNTY CLERK <i>A raised seal certifies an official document.</i>