

COMMITTEE MINUTES

July 30, 2025

Executive Committee

1. **Call to Order**

Meeting was called to order by Wineke at 8:31 a.m.

2. **Roll Call**

Members present: Walt Christensen, Steve Nass, Blane Poulson, Michael Wineke, Brandon White

Others Present: Michael Luckey, Danielle Thompson, Phil Ristow, Patricia Cicero, Matt Zangl

Others Present via ZOOM: Sarana Stolar, Jenn Robinson, John Donohue

3. **Certification of compliance with Open Meeting Law Requirements**

Luckey certified compliance with the Open Meetings Law.

4. **Review of Agenda**

No changes

5. **Communication**

- a. Drainage Board Recognition Letter – Brian Udovich

6. **Public Comment**

None

7. **Approval of July 8, 2025 County Board meeting minutes**

Draft minutes were provided for review.

Motion by Nass/White to approve July 9, 2025 County Board meeting minutes as presented.
Motion passed 5-0.

8. **Approval of June 25, 2025 Executive Committee minutes**

Draft minutes were provided for review.

Motion by Nass/Christensen to approve June 25, 2025 Executive Committee meeting minutes as printed. Motion passed 5-0.

9. **Discussion and possible action regarding covenants and standards for the Food and Beverage Campus**

Supervisor Ristow provided a map of the Food and Beverage Campus and talked about the business and residential areas around it. Ristow talked about the changes in zoning that have taken place, and his environmental concerns related to this. Ristow asked what the county has in place to protect itself and residents in that area for potential problems, including lighting and odor issues, in the future. He suggested adding expected standards to the contracts when selling property.

Luckey said that he will talk with Onego Bio about their manufacturing process and if they anticipate any issues like those Ristow identified. Also, discuss a follow-up agreement. For future agreements he prefers not to go the route of a covenant, but that the requirements be spelled out to abide by city zoning ordinances.

Thompson has talked with the city attorney, and they are open to our suggestion. She believes that these concerns will be addressed with a zoning amendment.

White doesn't support the county taking any action right now. He said we don't know that this is even needed, so he is hesitant to take that approach now if not needed. He feels that we should let the City handle any potential issues. He doesn't want business to not consider us if we have a covenant.

The committee supports having conversations in negotiations on this.

Motion by Poulson/White to direct Luckey to both discuss zoning compliance with Onego Bio and for future land sales to request a contractual provision that includes adherence to city zoning. Motion passed 5-0.

10. Discussion and possible action on Joint Development Agreement for Whitewater Solar project

A draft of the Joint Development Agreement was provided for review. Luckey talked about the Whitewater Solar project and the Joint Development Agreement. The goal is to take this agreement to the County Board in September or October. The committee will review the proposed final contract at their August meeting. No action taken.

11. EMS Working Group Update

Luckey gave an update on the EMS Working Group. No action taken.

12. Financial Reports

- Administration
- Clerk of Courts
- Corporation Counsel
- County Board
- County Clerk

Financial Reports were provided for review. No action taken.

13. County Administrator's monthly report

Luckey highlighted the following: meetings related to Food and Beverage Campus and water and drainage issues, easement, future land use. Blood Drive coordination, Communications/Marketing position, Broadband/BEAD work, EMS Working Group/consolidated dispatch/ additional dispatch staff, Deb Reinbold was awarded the BizTimes Woman of the Year Award, Joint Review Board TID Districts, County Fair, City Managers/Mayors meetings, Virtus - highway site development closing, jurisdictional transfers, potential changes to the Fair Advisory Board, Sequential Intercept Mapping Event, opioid settlement, HUD Counseling transferred to Human Services/grants, intermediary assistance, State of the County, Strategic Plan meetings, Towns Association meeting, two site visits for Economic Development, Board of Commission Public Land Trust Program, Clean Energy Program/Aztalan Bio. No action taken.

14. Discussion and possible action on tentative future meeting schedule and agenda items

Regular Meeting – August 27, 2025 at 8:30 a.m.

Agenda Items:

- Approval of July 30, 2025 Executive Committee minutes
- Approval of August 12, 2025 County Board minutes
- EMS Working Group Update
- Financial Reports
- County Administrator's Monthly Report

15. Adjourn

Motion by White/Christensen to adjourn at 9:57 a.m. Motion passed 5-0.