

CHIPPEWA COUNTY
FACILITIES & PARKS COMMITTEE
REGULAR MEETING
SEPTEMBER 24, 2025
CHIPPEWA COUNTY COURTHOUSE, RM 302
8:00 AM

1. CALL TO ORDER

2. ROLL CALL

Attendee Name	Organization	Title	Status	Arrived
George Rohmeyer	Chippewa County	District 17, Chair	Present	
Dennis Bachman	Chippewa County	District 5 (Vice-Chair)	Present	
Timothy Goettl	Chippewa County	District 6	Present	
Karen Lotts	Chippewa County	District 11	Present	
James Meinen	Chippewa County	District 20	Present	

3. MEMBERS OF THE PUBLIC WISHING TO BE HEARD

There were no members of the public wishing to be heard.

4. CONSENT AGENDA

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Karen Lotts, District 11
SECONDER:	James Meinen, District 20
AYES:	Rohmeyer, Bachman, Goettl, Lotts, Meinen

1. Approve the agenda
2. Approve the Minutes

Facilities & Parks Committee - Regular Meeting - Jul 23, 2025 8:00 AM

3. Schedule next meeting date - Nov 19, 2025 8:00 AM

5. REPORTS

1. Capital Improvement Projects Update - Scott Nabbefeld
 Director Nabbefeld updated the Committee on the status of the Capital Improvement Projects. Administrator Albarado relayed to the Committee that an agreement for the morgue is in process, and once that is complete, we will not have to continue the Morgue project.
2. Facilities & Parks Dashboard - Scott Nabbefeld
 Director Nabbefeld shared and explained the dashboard to the Committee.
3. Otter Lake Aerator Agreement - Scott Nabbefeld

Facilities & Parks Committee

Minutes

September 24, 2025

Regular Meeting

Chippewa County Courthouse, Rm 302

8:00 AM

Director Nabbefeld updated the Committee on the Otter Lake Aerator agreement with the Town of Colburn and the Wisconsin Department of Natural Resources.

4. Reminder of November Meeting Date Change - Scott Nabbefeld
Director Nabbefeld and Supervisor Rohmeyer reminded the Committee that our next meeting date was changed to November 19th.

6. BUSINESS ITEMS
7. AGENDA ITEMS FOR FUTURE CONSIDERATION
8. ADJOURN

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Karen Lotts, District 11
SECONDER:	James Meinen, District 20
AYES:	Rohmeyer, Bachman, Goettl, Lotts, Meinen

CHIPPEWA COUNTY
FACILITIES & PARKS COMMITTEE
REGULAR MEETING
JULY 23, 2025
CHIPPEWA COUNTY COURTHOUSE, RM 302
8:00 AM

1. CALL TO ORDER

Chair Rohmeyer was absent and the Committee does not currently have a Vice-Chair. Therefore, County Board Chair Hall attended the meeting as an ex-officio member and managed the meeting.

2. ROLL CALL

Attendee Name	Organization	Title	Status	Arrived
George Rohmeyer	Chippewa County	District 17, Chair	Absent	
Timothy Goettl	Chippewa County	District 6	Present	
Karen Lotts	Chippewa County	District 11	Present	
James Meinen	Chippewa County	District 20	Present	
Chuck Hull	Chippewa County	District 19	Present	

3. MEMBERS OF THE PUBLIC WISHING TO BE HEARD

There were no members of the public wishing to be heard.

4. CONSENT AGENDA

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Karen Lotts, District 11
SECONDER:	Timothy Goettl, District 6
AYES:	Goettl, Lotts, Meinen
ABSENT:	Rohmeyer

1. Approve the agenda

2. Approve the Minutes

Facilities & Parks Committee - Regular Meeting - Mar 26, 2025 8:00 AM

3. Schedule next meeting date - Sept 24, 2025 8:00 AM

5. REPORTS

1. Capital Improvement Projects Update - Scott Nabbefeld
Director Nabbefeld reviewed the status of the current CIP projects.

6. BUSINESS ITEMS

1. Facility Use Policy Revisions - Scott Nabbefeld

Minutes Acceptance: Minutes of Jul 23, 2025 8:00 AM (Consent Agenda)

Facilities & Parks Committee

Minutes
Regular Meeting

Chippewa County Courthouse, Rm 302

July 23, 2025
8:00 AM

Motion from Supervisor Meinen to approve and forward the policy to the County Board. Seconded by Supervisor Lotts. Motion Approved.

RESULT:	FORWARD TO COUNTY BOARD [UNANIMOUS]	Next: 8/12/2025 6:00 PM
MOVER:	James Meinen, District 20	
SECONDER:	Karen Lotts, District 11	
AYES:	Goettl, Lotts, Meinen	
ABSENT:	Rohmeyer	

2. Proposed 2026 Facilities & Parks Budget - Scott Nabbefeld

Director Nabbefeld had a discussion with the Committee on the proposed budgets. Motion made by Supervisor Lotts to forward the budget to the County Board for approval. Seconded by Supervisor Goettl. Motion Approved.

RESULT:	FORWARD TO COUNTY BOARD [UNANIMOUS]
MOVER:	Karen Lotts, District 11
SECONDER:	Timothy Goettl, District 6
AYES:	Goettl, Lotts, Meinen
ABSENT:	Rohmeyer

3. Discuss November Meeting Date - Scott Nabbefeld

The Committee had a discussion regarding the date of the November 2026 meeting. Motion by Supervisor Goettl to move the November meeting date to November 19th at 8 am. Seconded by Supervisor Lotts. Motion Approved.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Timothy Goettl, District 6
SECONDER:	Karen Lotts, District 11
AYES:	Goettl, Lotts, Meinen
ABSENT:	Rohmeyer

7. AGENDA ITEMS FOR FUTURE CONSIDERATION

8. ADJOURN

Minutes Acceptance: Minutes of Jul 23, 2025 8:00 AM (Consent Agenda)



STATEMENT OF EXPLANATION
CAPITAL IMPROVEMENT PROJECTS UPDATE - SCOTT NABBEFELD

5.1

Director Nabbefeld will update the Committee on the status of the Capital Improvement Projects.

9/24/25 F&P Committee Meeting CIP Update

2024

- **Department of Human Services/County Board Room 302 Space Study:**

Approved Budget: \$600,00

Design: ON HOLD

2025

- **Morgue:**

Approved Budget: \$750,000

Design: ON HOLD

- **Courthouse Security Upgrade Project(s):**

Approved Budget: \$750,000

(Phase I - Exterior Door Modifications, Duress Alarm Replacement, Camera Upgrade/Recognition Software & Hardware)

(Phase II - DOA Office Suite)

Design – Phase I: Wold- September 2025

Bid Out/Award – Phase I: October 2025

Construct (Phase I): To Be Determined

Design – Phase II: To Be Determined

- **Building Automation System Upgrade:**

Approved Budget: \$500,000

Design: January, 2024 – November, 2024

Bid Out/Award: January, 2025

Low Bid: Johnson Controls (prime) & Roshell Electric (sub-contractor) - \$484,569

Construct: April, 2025 – November, 2025

- **Uninterruptable Power Supply (UPS) Project:**

Approved Budget: \$100,000

Design: No design needed

Bid Out/Award: 5 bids received 9/4/2025

Construct: To Be Determined

- **Government Center Water Heater Project:**

Approved Budget: \$90,000

Design: Apex to have design done in September

Bid Out/Award: To Be Determined

Construct: To Be Determined

9/24/25 F&P Committee Meeting CIP Update

- **Sheriff's Department Hallway (Paint/Flooring) Project:**

Approved Budget: **\$175,000**

Design: On hold to combine with Remodel

Bid Out/Award: To Be Determined

Construct: To Be Determined

- **Otter Lake Day Park Fishing Pier-Pending Grant Award**

Approved Budget: **\$40,000**

Design: March – May, 2024

Bid Out/Award: July, 2025

Construct: July – November, 2025



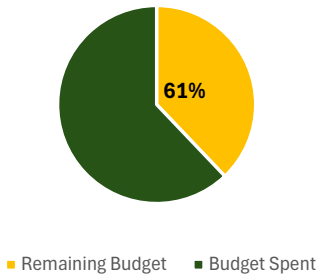
**STATEMENT OF EXPLANATION
FACILITIES & PARKS DASHBOARD - SCOTT NABBEFELD**

5.2

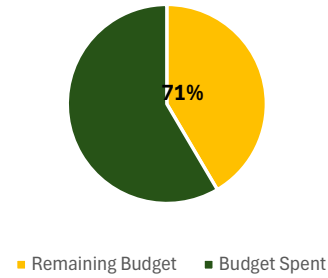
Director Nabbefeld will share the Facilities & Parks dashboard with the Committee.

Facilities & Parks Dashboard

Facilities Budget Status



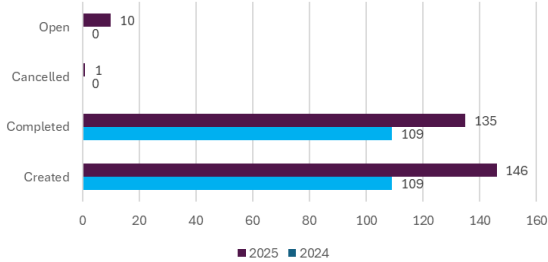
Parks Budget Status



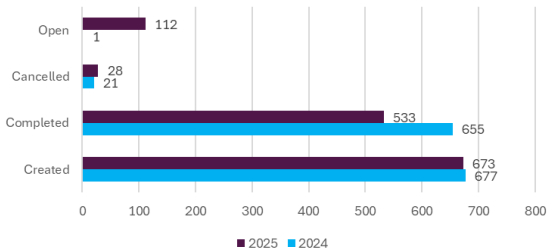
Who Are Our Customers:
 Courthouse Employees
 Sheriff's Department Employees
 Jail Employees
 Members of the Public



Demand Maintenance Work Orders 2024 & 2025 July & August



Preventive Maintenance Work Orders 2024 & 2025 July & August

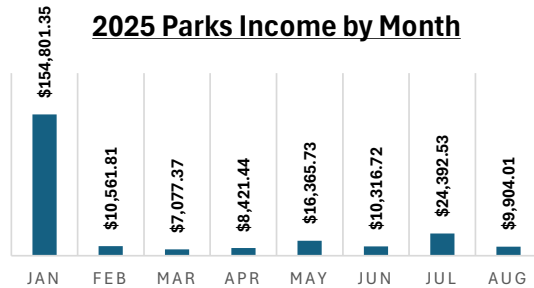


Capital Improvement Projects:

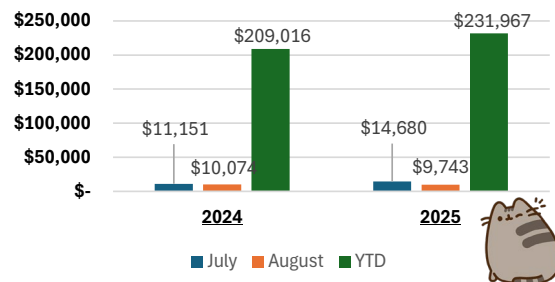
- Courthouse Security - In Design
- UPS Replacement - Out for Bid
- Water Heater Replacement - In Design
- Parking Lot "A" Replacement - Core Sampling
- BAS Upgrade - Construction in Progress
- S.D. Hallways/Painting - Combine with Remodel
- Morris-Erickson Fish House - Refurbished
- Otter Lake Fishing Pier - On Hold for Grant Award



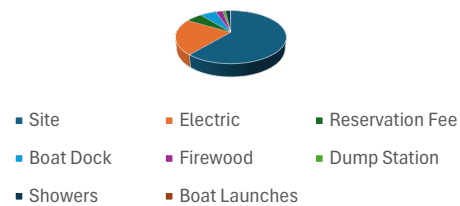
2025 Parks Income by Month



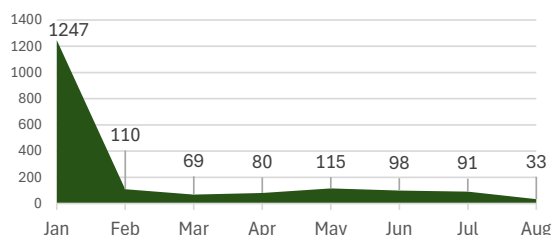
Parks 2 Month Comparison with Year-to-Date



Parks Income Sources



2025 Reservations Made by Month





STATEMENT OF EXPLANATION
OTTER LAKE AERATOR AGREEMENT - SCOTT NABBEFELD

5.3

Director Nabbefeld will review the Otter Lake Aerator Agreement with the Committee.

State of Wisconsin
Department of Natural Resources

COOPERATIVE AERATION SYSTEM
DEVELOPMENT AND MAINTENANCE AGREEMENT
Sec 167.26, Wis. Stats.
Form 3600-220 3-96

Otter Lake

Chippewa County

T30N, R5W, Section 25.

This Cooperative Aeration System Development and Maintenance Agreement (the "Agreement") is entered into by the State of Wisconsin Department of Natural Resources (the "Department"), Chippewa County (the "County"), and the Town of Colburn (the "Town").

Whereas, the Parties desire to maintain the water quality in Otter Lake for the benefit of the fishery; and

Whereas, the Department intends to cooperate in the operation and maintenance of an aeration system in Otter Lake for that purpose;

Now, therefore, for and in consideration of the mutual terms and conditions set forth, the Department, the County and the Town (hereinafter collectively "the Parties") agree as follows:

1. The initial term of this Agreement shall extend for a period of **ten (10)** years from its signing by all Parties ("Initial Term"). The Parties shall have the option to renew this Agreement upon mutual agreement in writing by the Parties, for additional five (5) year terms (the "Renewal Term").
2. This Agreement may only be amended by mutual agreement and in writing signed by the Parties and may not be assigned, subcontracted or otherwise transferred.
3. The Department shall provide technical advice regarding maintenance and operation of the aeration system.
4. The Department shall monitor and document dissolved oxygen levels at multiple locations in Otter Lake on a monthly basis during winter months (December, January, February and March) in order to determine the effectiveness of the existing aeration system.
5. The County agrees to operate the aeration system.
6. The County shall maintain the aeration system, to include the repair, operational maintenance and upkeep required on the air compressor(s), electric motor(s), air line(s), building in which the air compressor(s) and/or aerator equipment are housed, and any associated equipment involved in the operation of the aeration system.
7. Subject to Paragraph 11, the Town shall be responsible for the annual utility costs associated with supplying electricity to the aeration system(s).

8. The Town shall provide the County with “no anchor buoys” when requested by the County.
9. The Town shall adopt and maintain local regulations in accordance with secs. 30.77 and 30.81, Wis. Stats. that:
 - a. prohibit snowmobiles or other travel within the aerated area during icebound periods; and
 - b. establish the water area above the aeration system(s) as a “no-anchor zone” for boats.
10. The Town agrees to take whatever action necessary to obtain and maintain the adoption of identical regulations as those listed under Paragraph 9. by other towns or municipalities that have frontage on Otter Lake if necessary to make the Town’s regulations effective.
11. During the Initial Term and any Renewal Term of this Agreement, beginning with the 2025 aeration season (November 1, 2025 to April 30, 2026), the County shall make an annual payment to the Town in the amount of Two Thousand Five Hundred Dollars (\$2,500.00), or in an amount that equals the total actual electrical charges for the aeration season, whichever is less, which represents the County’s contribution toward the aeration season utility costs associated with supplying electricity to the aeration systems. The County shall make payment directly to the Town in May of each year following the aeration season. The aeration season shall begin on November 1st of each year and end on April 30th of the following year. The Town shall provide copies of the utility bills for each month during aeration season to the County. In addition, the County will reimburse the Town for the actual amount of the electric bills for the months the aerators are not in use. The Town will invoice the County for this annually and provide copies of the corresponding electric bills.
12. The County shall provide and maintain a fence or barricade as required by s. 167.26 Wis. Stats., as well as posting to warn of hazardous conditions within the fenced area. SUCH FENCE OR BARRICADE SHALL BE IN PLACE BEFORE THE AERATION SYSTEM MAY BE OPERATED OR TURNED ON.
13. Each Party shall be responsible for the consequences of its own acts, errors, or omissions and those of its employees, boards, commissions, agencies, officers, and representatives and shall be responsible for any losses, claims, and liabilities which are attributable to such acts, errors, or omissions including providing its own defense. In situations including joint liability, each party shall be responsible for the consequences of its own acts, errors, or omissions and those of its employees, agents, boards, commissions, agencies, officers and representatives. It is not the intent of the parties to impose liability beyond that imposed by state statutes. This clause applies only to actions of each party pursuant to this Agreement, and does not apply to actions of employees, directors, independent contractors or agents that are performed outside the scope of this Agreement.
14. The Parties acknowledge that they are independent entities and neither they nor their employees or members are considered employees, agents, officers or representatives of the other Parties.

15. Each Party shall have the right to terminate this Agreement in whole or in part without penalty due to non-appropriation of funds upon providing sixty (60) days written notice to all Parties.
16. Each Party shall have the right to terminate this Agreement in whole or in part in the event any Party under this Agreement fails to comply with the terms, conditions and specifications of this Agreement, and any such failure to comply with such terms, conditions and specifications shall continue unremedied for a period of thirty (30) days after written notice to such Party.
17. The County shall obtain all necessary permits.
18. The Parties acknowledge and agree that items of aerator hardware are owned as provided in the attached Exhibit A, which is hereby made a part of this Agreement. The Parties further agree that in the event this Agreement or any extension thereof is terminated for any reason, each individual item of aerator hardware shall be returned to its owner as provided in Exhibit A.

**[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK]
[SIGNATURE PAGE BEGINS ON NEXT PAGE]**

SIGNATURE PAGE

Cooperative Aeration Agreement for Otter Lake, Chippewa County, Wisconsin

State of Wisconsin
Department of Natural Resources

By

Date Signed _____

Chippewa County, Wisconsin

By

Date Signed _____

Scott Nabbefeld
Director of Facilities & Parks

Town of Colburn, Chippewa County,
Wisconsin

By

Date Signed _____

Brad Hompe
Town of Colburn Chairman

Attachment: Otter Lake Aerator 2025-2035 Agreement 09-04-2025 (9209 : Otter Lake Aerator Agreement - Scott Nabbefeld)