

MINUTES

SAUK COUNTY BOARD OF SUPERVISORS

THURSDAY, JUNE 5, 2025 – 6:00 P.M.

WEST SQUARE BUILDING, 505 BROADWAY, ROOM 326, BARABOO, WI

SPECIAL MEETING: SAUK COUNTY BOARD OF SUPERVISORS

1. Call to Order and Certify Compliance with Open Meeting Law: 6:00 P.M.

2. **Roll Call:** PRESENT: (25) T. Spencer, Eberl, Rego, Klitzke, Harris, Deitrich, Waldon, Johnson, Prosser, Lombard, Cross, Dorner, Fordham, Pocerlich, Hazard, McCumber, Carver, Polivka, Burchill, Peper, Lohr, Alexander, Detter, Evert, and McAuliffe. VIRTUAL: (3) Roxen, Krueger, and Clemens.
ABSENT: (3) Kinsman, R. Spencer, and Stehling.

Staff Present: Brian Desmond, Corporation Counsel; Becky Evert, Sauk County Clerk and Cora McDonnell, Deputy County Clerk.

3. Invocation and Pledge of Allegiance: Invocation given by Supervisor Deitrich.

4. Adopt Agenda: MOTION (Alexander/Rego). Motion carried **unanimously**.

5. Scheduled Appearances:

Andy Phillips, Attolles Law, S.C. – General overview of tonight’s meeting

Neil Lindsay - Presentation by Aria Sauk County, LLC (Handout on Granicus)

6. Public Comment:

- Chair McCumber announced that:
 - 5 citizens registered in opposition to the lease agreement of the Sauk County Healthcare Center.
 - 0 citizens registered in favor of the lease agreement of the Sauk County Healthcare Center.
- Judy Brey, re: in opposition to the lease agreement of the Sauk County Healthcare Center.
- Joice Meyer, re: in opposition to the lease agreement of the Sauk County Healthcare Center.
- Jean Scolaro, re: in opposition to the lease agreement of the Sauk County Healthcare Center.
- Tom Kriegel, re: in opposition to the lease agreement of the Sauk County Healthcare Center.
- Joe Scolaro, re: in opposition to the lease agreement of the Sauk County Healthcare Center.
- Terri Winscher, re: in opposition to the lease agreement of the Sauk County Healthcare Center.’
- Damian Barta, re: in opposition to the lease agreement of the Sauk County Healthcare Center.
- Rebecca Powell, re: in opposition to the lease agreement of the Sauk County Healthcare Center.
- Rob Slamka, re: in opposition to the lease agreement of the Sauk County Healthcare Center.
- John Miller, re: in opposition to the lease agreement of the Sauk County Healthcare Center.
- Marilyn Kinsman-Kharbush, re: in opposition to the lease agreement of the Sauk County Healthcare Center.
- Muhammad Kharbush, re: in opposition to the lease agreement of the Sauk County Healthcare Center.
- Jean E. Berlin, re: in opposition to the lease agreement of the Sauk County Healthcare Center.

*Supervisor Krueger arrived at 6:30 pm.

7. Communications (Attached on Granicus)

- a. 06/05/2025 Mimi Wuest, re: in opposition to the lease agreement of the Sauk County Healthcare Center.

- b. 06/05/2025 Joesph Cincotta, re: Sauk County Citizens for Senior Care, U.A. v. Sauk County. Case Nos. 24-CV-543 and 24-CV-451.
- c. 06/05/2025 Judy Brey, re: Fwd: new Milwaukee case against Aria filed 5/2025.
- d. 06/05/2025 Judy Brey, re: Fwd: Nursing Home Change of Ownership - Sauk County-why Sauk County Should Not Sell.
- e. 06/05/2025 Chair, Tim McCumber, re: DHS Centers for Medicare & Medicaid Services (Form CMS-2567) "Statement of Deficiencies and Plan of Correction" Report for Sauk County Health Care Center.

*Supervisor Kinsman arrived via Zoom at 7:30 pm.

8. New Business:

Resolution #35 - 2025 To Affirm And Ratify Previous Official Action Of The Board Of Supervisors Authorizing The Sale Of The Sauk County Health Care Center, Amend The Agreements Related To The Sale, Enter Into The Lease Agreement, Supersede, Modify Or Amend The Terms Of Any Prior Resolution Inconsistent With The Terms Hereof And Otherwise Affirm, Ratify And Authorize Matters Related Thereto

Discussion of and potentially take action on authorizing, among other things:

1. the lease of the Sauk County Healthcare Center to Aria of Sauk County LLC;
2. amendments to the Operations Transfer Agreement and the Purchase and Sale Agreement related to the sale of the Sauk County Healthcare Center;
3. ratification of and amendment to prior actions taken by the Board in relation to the disposition of the Sauk County Healthcare Center;
4. Extension of the current listing contract with Ray Giannini, Marcus & Millichap and possible action on listing the additional 31.7 acres not being purchased by Aria with Ray Giannini, Marcus & Millichap for marketing and sale.
5. other and further matters related thereto.

MOTION (Detter/Carver) To Affirm And Ratify Previous Official Action Of The Board Of Supervisors Authorizing The Lease agreement Of The Sauk County Health Care Center, Amend The Agreements Related To The Lease agreement, Enter Into The Lease Agreement, Supersede, Modify Or Amend The Terms Of Any Prior Resolution Inconsistent With The Terms Hereof And Otherwise Affirm, Ratify And Authorize Matters Related Thereto, *with the following amendments:* (1) setting the rent at \$35,000 per month; and (2) amending the lease term on line 158 from five (5) years with renewal options to a duration of two (2) years with two-year renewal options.

MOTION TO AMEND (Eberl/Klitzke) To Affirm And Ratify Previous Official Action Of The Board Of Supervisors Authorizing The Lease agreement Of The Sauk County Health Care Center, Amend The Agreements Related To The Lease agreement, Enter Into The Lease Agreement, Supersede, Modify Or Amend The Terms Of Any Prior Resolution Inconsistent With The Terms Hereof And Otherwise Affirm, Ratify And Authorize Matters Related Thereto, *with the following amendments:* (1) remove lines 247-272; and (2) remove the phrase "lease agreement" from lines 277-280.

VOTE: AYES: (12) Eberl, Klitzke, Harris, Waldon, Krueger, Johnson, Dorner, Fordham, Pocernich, Polivka, Burchill, and Alexander. NAYS: (17) Roxen, T. Spencer, Rego, Kinsman, Deitrich, Clemens, Prosser, Lombard, Cross, Hazard, McCumber, Carver, Peper, Lohr, Detter, Evert, and McAuliffe. ABSENT: (2) R. Spencer, and Stehling. Motion failed.

MOTION (Detter/Carver)) to vote on original motion with amendments. To Affirm And Ratify Previous Official Action Of The Board Of Supervisors Authorizing The Lease agreement Of The Sauk County Health Care Center, Amend The Agreements Related To The Lease agreement, Enter Into The Lease Agreement, Supersede, Modify Or Amend The Terms Of Any Prior Resolution

Inconsistent With The Terms Hereof And Otherwise Affirm, Ratify And Authorize Matters Related Thereto, *with the following amendments*: (1) setting the rent at \$35,000 per month; and (2) amending the lease term on line 158 from five (5) years with renewal options to a duration of two (2) years with two-year renewal options.

VOTE: AYES: (17) Roxen, T. Spencer, Eberl, Kinsman, Deitrich, Clemens, Prosser, Lombard, Cross, Hazard, McCumber, Carver, Peper, Lohr, Detter, Evert, and McAuliffe. NAYS: (12) Rego, Klitzke, Harris, Waldon, Krueger, Johnson, Dorner, Fordham, Pocernich, Polivka, Burchill, and Alexander. ABSENT: (2) R. Spencer, and Stehling. Motion carried.

9. **Adjournment:** MOTION (Klitzke/T. Spencer) to adjourn 7:42 p.m. Motion carried **unanimously**.

Respectfully submitted,



Cora McDonnell
Deputy County Clerk

Minutes Approved: June 17, 2025

State of Wisconsin, County of Sauk: I certify that the above is a true and correct copy of the June 5, 2025 proceedings of the Sauk County Board of Supervisors. /s/Rebecca C. Evert, Sauk County Clerk.

Original documents on file @ Office of the Sauk County Clerk West Square Building, 505 Broadway, Room #144, Baraboo, WI 53913. 608-355-3286.

www.co.sauk.wi.us

These notices may also be found at: <http://www.wisconsinpublicnotices.org/> or <https://www.co.sauk.wi.us/legalnotices>.