

**Town of St. Joseph - St. Croix County, WI**  
**Minutes for Town Board Meeting**  
**St. Joseph Town Hall**  
**December 11, 2025**

Call to Order by Chair Theresa Johnsons at 6:01 pm

Statement of Public Notice read by Clerk

Roll Call: Chair Theresa Johnson, Dan Gavin, Richard Hailey, Justin Kruse, Chris Marshall, Engineer Lee Mann, Attorney Nick Vivian

Adoption of Agenda: **MOTION** to adopt the agenda as presented and moving Item 15 up to Item 1 (Marshall/Kruse). **Motion carried.**

Pledge of Allegiance recited

**Public Comment:** Adam Terwey was present to discuss an animal control invoice regarding the service fee and what it pertains to on the invoice. Chris DeWuske commented on the lack of communication on behalf of the Town. Laurie DeRosier stated that the two prior residents did not state their names.

**Business discussion and possible action on:**

1. Xcel Energy - Solar Farms: We are not able to file as an intervenor as there is no solar farm being constructed in the Town. Chris DeWuske spoke about Xcel pushing this project through quickly and how the Town can be at risk, eminent domain, and no benefits to the residents. Bonnie Smith, 2355 Highway 12, Baldwin, encouraged the Town to join others in the area to write a "no" resolution letter. Be prepared as Xcel does not care and they will take what they want. Laura Conard, 1941 140<sup>th</sup> Ave., Erin Prairie, discussed that Xcel's story continually changes, they are putting in larger lines, and there will be solar sprawl. She asked the Board to consider a "no" resolution. Laurie DeRosier discussed things that can be included are battery storage, increased insurance liability, and increased equipment for the Fire Department. The Town should not sit and wait but take action. Casandra Cadwaller 402 134<sup>th</sup> Ave., Houlton, asked about the progress of the project. She would like to stay informed. Allison Semotink, 767 Kaly Rd, Hudson, supports the prior speakers and stated we need to defend our rights and is asking for the Town's support to fight these movements. Ryan Sempf, 1157 167<sup>th</sup> St., Baldwin, asked for the Town to join the other communities to stop this project. Asked the Town to assist in requesting they bury the lines, talk with other townships and help everyone around the area. Billie Jo Watson, 1660 60h Ave., Amery, stated that people are not studying the health risks and asked if everyone has done their due diligence for future generations. She stated that this is about the data centers that are going to be coming in. Justin Kruse asked the community about their knowledge of the Sunflower project. He discussed how this region is a high-risk area. The Town Chair asked Bonnie Smith to forward information.
2. Town Hall Building update
  - a. Pay Request #17 for building \$ \$71,419.80: **MOTION** to approve the Pay Request #17 for the building in the amount of \$71,419.80 (Hailey/Marshall). **Motion carried.**
  - b. St Croix Electric rebates: St. Croix Electric has stated that we needed to submitted our paperwork within 3 months of installation, even though we submitted them earlier than that. We will confirm the installation date and the date the paperwork was sent and Justin Kruse will contact them.
  - c. Possible Change orders: No changes orders at this time.

- d. Punch list: Discussed the current updates to the building and status.
- e. Update on well testing and fire suppression system: Everything is up and working as designed.
- f. Projected expenditures and available funds and timeline for construction: Reviewed the spreadsheet.
- g. Floor inserts from Carpeting by Mike: The floor inserts were completed and look great.
- 3. Approval of new engineering firm and agreement with Stantec for transition in 2026: Discussed the candidates and interviews. **MOTION** to go with Bolton and Menk for a 13-month engineering contract (Marshall/Kruse). Discussion followed regarding the Town needs at this time. Roll call: Theresa Johnson-Aye, Justin Kruse-Aye, Richard Hailey-Nay, Chris Marshall-Aye, Dan Gavin-Nay. **Motion carried 3-2. MOTION** that the contract with Bolton and Menk will be overseen by our Attorney and if he approves we will sign in December (Johnson/Marshall). **Motion carried.** Discussed the transition from Stantec. Lee Mann was asked for digital copies of documents from the list. **MOTION** that we approve the transition costs of \$5,232.00 to Stantec not to exceed 24 hours of time (Marshall/Kruse). Discussion followed. **Motion carried.** Discussed the remaining building items that are to be completed. Stantec believes they have performed work that is outside of the scope of the contract. **MOTION** that we table the issue regarding the additional \$6,000 until we have a more definitive interpretation of the contract as to whether it falls under the contract with the current language (Gavin/Marshall). **AMEND MOTION** to table this to the January meeting unless there is a special meeting at the end of the year, we can add it to that meeting (Gavin/Marshall). **Motion carried.**

**MOTION** to move Item 4a-WISLR update to this point of the agenda (Johnson/Kruse). **Motion carried.**

- 4. Public Works
  - 1. WISLR update due December 2025: Lee Mann discussed the completion status of the WISLR and it has been submitted to the State by mail. The Clerk has submitted it to the State via email.
- 5. Fire Department
  - 2. New firefighters: Henry Chan, Eric Pettey, Adam Heltne, and Carmella Wright: **MOTION** to approve the new firefighters Henry Chan, Eric Pettey, Adam Heltne, and Carmella Wright (Kruse/Hailey). **Motion carried.**
  - 3. Update on door locks: Discussed the door locks and the keypad for the red door of the fire department.
  - 4. Expense for AV/IT: Justin Kruse discussed the request for the televisions needed at the Fire Hall. This purchase would be a part of the 2025 budget. **MOTION** to order the AV/IT equipment not to exceed \$2,500 for the Fire Department (Kruse/Hailey). **Motion carried.** If the Fire Department needs additional equipment and it is in the budget, they will be able to purchase this month.
- 6. Public Works
  - a. Storm damages and request for reimbursement from State: The storm damage funding has been deposited into the account in the amount of \$63,405.83. Clerk will move this amount into the General Fund.
  - b. No outlet signs instead of Dead ends: **MOTION** to transition to no outlet signs on all of our dead-end roads (Marshall/Hailey). **Motion carried.**
  - c. Discussed the renewed dumping of tires into the Town. Dan Gavin will look into any potential camera footage available.
- 7. Plan Commission
  - a. Junkyards and other chronic nuisances and enforcement issues: No new issues.

- b. Documentation attached to sheds preventing use as 2<sup>nd</sup> dwelling without inspections and permits. Anton Rang discussed the Plan Commission's decision not to move forward with this affidavit as they feel it is redundant as we have zoning codes and ordinances which state what is allowed. Nick Vivian stated that there is an opportunity to do something if the Board wishes to do so. Discussed being notified by the Building Inspector when they see this situation. The Board will not take any action at this time.
8. Parks, Trails and Recreation
- a. Hunting issues at the Preserve: Discussed a tree stand that was left at the Preserve and a lane that was clear cut in the Preserve. The DNR Warden was contacted and stated a tree stand cannot be left overnight and lanes are not allowed to be cut. Since this was not on State land, he was not able to confiscate it, but the Town was allowed to do so.
    - i. Update of ordinance to address issues Chapter 74: Discussed updates to the ordinance. The Board will ask the Plan Commission to review the potential updates to Chapter 74. **MOTION** to send the draft of Article 2 on Chapter 74 to the Plan Commission and they can come back with their comments (Johnson/Kruse). **Motion carried.**
9. Public Records Requests – progress and costs: There was only one record request this month.
10. Write off \$750.00 for Invoice for grass fire incident Feb 29, 2024: **MOTION** to write-off the \$750.00 invoice for the grass fire incident on February 29, 2024 (Gavin/Marshall). **Motion carried.**
11. Operator Licenses: Jaiden Tjephes – Consumer Coop, Mike Daniels – B & L Liquor: **MOTION** to approve the Operator Licenses for Jaiden Tjephes, Consumer Coop and Mike Daniels, B&L Liquor (Gavin/Marshall). **Motion carried.**
12. Approval of Poll Workers and Chiefs for 2026-2027 election cycle: **MOTION** to approve the poll workers and chiefs for the next election cycle as presented here on this document (Marshall/Kruse). **Motion carried.**
13. Resolution 2025-08 – Defining Guidelines/Limitations/Criteria for Expenditures related to Town Infrastructure: Discussed the proposed resolution. **MOTION** to approve Resolution 2025-08 (Kruse/Marshall). Roll Call: Richard Hailey-Aye, Justin Kruse-Aye, Chris Marshall-Aye, Dan Gavin-Aye, Theresa Johnson-Aye. **Motion carried.**
14. Resolution 2025-09 – Guidelines/ Limitations/ Criteria for Expenditures related to Town Clerk/Treasurer's Authority. Discussed the proposed resolution. **MOTION** to approve Resolution 2025-09 (Kruse/Marshall). Roll Call: Dan Gavin-Aye, Theresa Johnson-Aye, Richard Hailey-Aye, Justin Kruse-Aye, Chris Marshall-Aye. **Motion carried.**
15. Approval of Town Board minutes – November 13, 18 and December 4: **MOTION** to approve the Town Board Minutes for November 13, 18, and December 4 (Gavin/Marshall). **Motion carried.**
16. Budget, Invoices, checks and bank balances: **MOTION** to approve all echecks and Check Nos. 26423 through 26486 (Johnson/Kruse). **Motion carried.**
17. Approval of Short-Term Rental: Andrew Walker, 1248 Highway 35: Discussed the right-of-way and occupancy. **MOTION** to approve the Short-Term Rental Application of Andrew Walker, 1248 Highway 35, contingent upon all State right-of-way compliance. **Motion carried.**
18. **MOTION** to go into Closed Session pursuant to Wis. Stat. §19.85(1)(g) and Wis. Stat. §19.85(1)(e) and (1)(g) (Kruse/Hailey). Roll Call: Chris Marshall-Aye, Justin Kruse-Aye, Richard Hailey-Aye, Dan Gavin-Aye, Theresa Johnson-Aye. **Motion carried.** Closed Session:
- a. Wis. Stat. §19.85(1)(g) – Conferring with legal counsel who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved.
    - ii. Michaud junk yard
    - iii. Nik's Joint

- iv. Cox – unpermitted dwelling
  - v. Property confiscated from Preserve
- b. Wis. Stat. § 19.85(1)(e) and (1)(g) - 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 / Conferring with legal counsel who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved;
  - vi. Stantec Resolution regarding Well and Fire Suppression System
- 19. Move into Open Session: **MOTION** to go into Open Session (Kruse/Hailey). **Motion carried.**
- 20. Motions regarding any decision from closed session: **MOTION** to extend to the Michaud property a 60-day grace period to clean up with a stipulation that by January 7<sup>th</sup> the entire front yard is cleared of all materials (Gavin/Hailey). **Motion carried. MOTION** that we dispose of the tree stand and camera that was in the Preserve (Marshall/Hailey). **Motion carried.**
- 21. Adjournment: **MOTION** to adjourn at 9:11 pm (Marshall/Kruse). **Motion carried.**

Minutes submitted by Teri Kelly.