TOWN OF MISHICOT MONTHLY MEETING MINUTES
MONDAY, FEBRUARY 2, 2026, 6:00 P.M.
GREY FOX BAR/DINING AREA
250 W CHURCH STREET, MISHICOT, WI

CALL TO ORDER

Chairman Anhalt called the meeting to order at 6:00 p.m. Present for the board were Dean Anhalt, Gordon Augustine, Lee Stefaniak, Tammy Thielbar, Connie Tesarik, Danny Liermann, and Dean LeCaptain.

GUESTS

See attached listing of guests.

PLEDGE OF ALLEGIANCE

Chairman Anhalt led the board and those present in the Pledge of Allegiance.

APPROVAL OF MINUTES OF THE JANUARY 5, 2026, BOARD MEETING

The minutes of the January 5, 2026, Board Meeting were reviewed by the board upon e-mailed receipt.

Supervisor Stefaniak moved to approve the minutes of the January 5, 2026, board meeting. Supervisor Augustine seconded the motion. All votes in favor. Motion carried.

APPROVAL OF THE AGENDA AS PRINTED

Supervisor Augustine moved to approve the February 2, 2026, monthly meeting agenda. Supervisor Stefaniak seconded the motion. All votes in favor. Motion carried.

PUBLIC INPUT

Chairman Anhalt called for any public input not related to the AI Data Center topic. There being none, Chairman Anhalt closed public input.

DISCUSSION ON AI CENTER DEVELOPMENT

Chairman Anahlt began this portion of the meeting by introducing the members of the board of the Town of Mishicot. He noted that no board member has a non-disclosure agreement with any AI Data Center company. NextEra and Clover Leaf contractors and AI have been on the agenda for three months now. The developers have declined attending. There has been no response to requests for information. The town does not know who is actually building the center. There

have been many concerns, including loss of farmland, water consumption and other environmental issues, road protection agreements, light and noise pollution, increases in energy costs, stray voltage, technology becoming obsolete in just a few years. The WPSC has information on tariff contracts for ten years and renewable only yearly after that for Wisconsin AI centers.

Mr. Anhalt said it is not as simple as telling them to get out. However, the town might be at a place to discuss a moratorium with the county. The moratorium would be no new development for one year with a possible six-month extension after that. We cannot have a five-year moratorium. The moratorium could be for health and safety, or it could be for overburdening municipal facilities. A moratorium could be used to slow the process down to allow good rules to be put in place. When the wind turbine companies were wishing to build here, a request was made to the county, and the county formed a committee to set up a moratorium in order to allow time to make some rules. Then we must hope the rules are strong enough to protect the community. The developers can still do their thing if the rules are met. That being said, you can have this all done and the state could take it away. PSC 128 adopting wind siting rules took all local control away and put it at the state level. There are some new legislative rules being proposed that AI center developers would pay 100% of any infrastructure construction. There is nothing in that proposed legislation for new generating facilities, only the lines to them. Closed loop cooling was discussed. New legislation calls for AI data centers to have wind turbines or solar panels to support them. If a facility would not be finished, the land would have to be reclaimed back to what it was. There is nothing in it if it is finished and abandoned. There is some legislation with tax created to promote new nuclear energy, but this is not a good time for anyone who does not want an AI center.

The town has many acres of Exclusive Ag (EA) land that would have to be taken out of that zoning district. There could be some leverage with that. The Town of Mishicot is under county zoning. Any moratorium would have to be at the county level. The comprehensive land use plans have nothing in them for AI centers. No changes were made to the comprehensive plans regarding solar panels, and they still put in solar panels.

Chairman Anhalt stated that this board will work to do as much as it can, but we will need public help too. There will be a joint meeting with the towns. The town lawyer and the WTA have said we can have a moratorium at the county level. Supervisor Stefaniak has concerns about the future and what will happen with the land afterwards.

Robert Barthels thanked Chairman Anhalt. The question was asked about the flushing of water systems and the treatment of the flushed materials, which would be hazardous waste. The suggestion was made to include that in the moratorium. The data center developers should also pay for damage to the aquifer. A citizen asked what the time line would be for the moratorium. It will take a resolution from the town board to move to the county level. The Town of Mishicot, the Town of Two Rivers, and the Town of Two Creeks will have a joint meeting to agree to adopting a resolution. Mr. Anhalt said it may take more than a month to get this done, or Manitowoc County might say no. Another citizen asked about re-zoning the land. Chairman Anhalt thinks they would have to have a definite plan for the county to allow a re-zoning for a

plan that size. One citizen asked about battery storage facilities and the need for re-zoning. Mr. Anhalt does not believe that the land for solar farms in Two Creeks was re-zoned. He further said that the state could say the AI centers are an acceptable use in ag-zoned land. Mr. Anhalt urged the attendees to contact their legislators. A citizen commented that the developers are here because we are where the power facilities are. It was asked if the towns could take back their town zoning. Mr.Anhalt said the town would have to hire people and there would be a process to do so. There would have to be a revision to the Manitowoc County comprehensive plan to get out of county zoning. The town is not interested in going back to town zoning. A majority of towns in Manitowoc County are in county zoning, only Newton and Franklin are not. Mr. Anhalt noted that the town may not have power even under county zoning. If a town disagrees with a re-zoning request, it has ten days to file a resolution to argue the county's re-zoning of the EA land. Farmers are being approached right now to find out if they would sell their land. The developers are here.

Robert DesJarlais asked if there was anything we could do to help us. There is a website at wigreenfire.org that provides a toolbox for citizens. The board was asked if someone should go to a county board meeting. Chairman Anhalt said the towns should probably meet first and that it isn't quite the time to approach the county board yet. Susan Dirkmann asked if the board knew if there was anything they could do now, and would it help for other towns in Manitowoc County to start calling their representatives. Mr. Anhalt said the town board must follow the rules, but it never hurts to have a public grass roots group. One citizen commented that landowners have the power to stop it. "If we don't sell, there is no AI center." A town representative of Two Rivers said the best campaigns are to flood legislators, assembly men and senators and others involved in the process with phone calls, letters, and emails letting them know your thoughts. When there is a grass roots group out there, help out by contacting them. Another citizen asked what the plan is for tax revenue if the data center becomes obsolete. Could the community make a rainy day fund to protect citizens in the future? Mr. Anhalt is concerned there would not be much left and could be taken away by other levels of power such as the state. Another asked about property values if the center comes to the area. It could ruin property values in the northern part of the town. No one would buy our property. Do we know the size of the data center? No plans have been made available to the town or county at this time. There are so many uncertainties at this time. Chairman Anhalt said private land developers are working on behalf of the AI centers. These developers are trying to buy land. They are not the ones building them. It will then be sold to the highest bidder. Gary Novitski spoke of these hyper AI Data Centers. They start off in an office building, but they keep getting bigger. The regular data centers are not near as big. We have always had the regular data centers. Google, Amazon, Meta, etc., are building these hyper AI data centers and are also getting into power companies to provide these AI data centers with the large amount of power they need. One suggestion was to put a conservation easement on your farmland. You can sell to young and new farmers if family is not interested in purchasing the farm. One citizen asked if the town can stop people from putting cables in the ROW. Chairman Anhalt said that the town could not stop that. Another comment was that this will not create technical jobs in our area. The jobs will be mostly security and janitorial. One person asked how many data centers are planned for this area. Who will feed all the people if farms disappear? What about our future? A sign-up was suggested for anyone interest in forming a grass roots group. Susan Dirkmann stated that while the towns work toward a moratorium, the

grass roots group could get organized. Public input on the AI Data Center topic was closed at 7:04 p.m.

The town board continued with the remainder of their regular monthly board meeting.

CORRESPONDENCE

The clerk presented the December setback permit report for the month of December received from Planning and Parks. The Manitowoc County Sheriffs & Constables Association monthly meeting will be held on Thursday, February 5, 2026, at 6:30 p.m. at the Manitowoc County Sheriff's Office.

ARIP CONSTRUCTION COSTS AND POSSIBLE PROJECTS

Chairman Anhalt said that Benzinger Road might be a focus for ARIP funding, but the funding might be finalized for 6' to 20' bridges, such as Assman. Mr.Anhalt is working both projects to see what will come of that. We have to pursue the grant first. Engineering would have to be done.

FIRE CONTRACTS 2026-2027

The town board will be meeting with the Mishicot Fire Department on Wednesday, February 4, at 7:30 p.m., at the Mishicot Fire Department 214 S. Main Street, Mishicot, to discuss the 2026-2027 fire contract with Mishicot Fire. The Tisch Mills Fire Chief contacted Mr. Anhalt. A meeting will be set with Tisch Mills Fire as well.

PROPERTY AND LIABILITY INSURANCE RENEWAL FOR 2026-2027

Supervisor Stefaniak moved to accept the renewal quote for property and liability coverage offered by Glatfelter (Horton) for 2026-2027 in the amount of $16,311, W/C $2,464, Cyber Liability $697.31. Motion seconded by Supervisor Augustine. All votes in favor. Motion carried.

WTA DISTRICT MEETING - FEBRUARY 28, 2026 AT FARM DISCOVERY CENTER

There was a correction to the date of the WTA District Meeting at the Farm Discovery Center. The correction is to February 28, 2026, NOT March 14. Dean, Lee, Gordon, and Connie will be attending the full day meeting.

SPRING WEIGHT LIMITS

Spring weight limits will be discussed at the March 2 meeting of the board. Chairman Anhalt will look at what is needed for spring road weight limits for the ARIP grant requirements.

POSITIVE PAY WITH BANK FIRST NATIONAL

The town board briefly discussed the use of Positive Pay with Bank First National. This is a method to daily verify all written checks as they clear the bank as a method to reduce check writing fraud. Michael Koeppel told the board their business uses Positive Pay and that he has seen fraud occur locally. The board will discuss this further at the March 2 town board meeting.

MAINTENANCE ISSUES

There were some maintenance issues with truck lights that have been taken care of. The board briefly discussed salt purchase and the order for crack filling material.

REPORTS TO THE BOARD DEAN A., CONNIE, TAMMY, DANNY, DEAN L., GORDON, AND LEE

The clerk reported that she purchased a new Brother copier/fax/scanner/printer for the town hall in January from Office Depot, and also a three-year warranty. There were no reports from the constable, Dean Anhalt or Gordon Augustine. Supervisor Stefaniak asked about being able to appoint a town clerk rather than elected. The clerk noted that in the February WTA magazine there is an article that discusses 2025 Wisconsin Act 71 which relates to appointing clerks or treasurers or combining positions in a vacancy. Treasurer Thielbar noted that the tax collection grace period ends on Friday, February 6 and that tax collection will be finished on that date.

APPROVE FINANCIAL REPORT

Supervisor Stefaniak moved to approve the financial report as presented by the clerk. Motion was seconded by Supervisor Augustine. All votes in favor. Motion carried.

MOTION TO PAY BILLS

Supervisor Augustine moved to pay claims as presented by the clerk. Motion seconded by Supervisor Stefaniak. All votes in favor. Motion carried. Claims were approved as presented and checks were signed.

ITEMS FOR NEXT BOARD MEETING

AI Data Center moratorium; ARIP and other road grants; Fire Department Contracts; Weight limits in spring; Positive Pay with Bank First National

ADJOURN

Supervisor Stefaniak moved to adjourn the meeting at 7:25 p.m. Motion was seconded by Supervisor Augustine. All votes were in favor. Motion carried.

The next regular meeting of the town board will be on Monday, March 2, 2026, at 7:00 p.m.

These minutes were taken at the February 2, 2026, monthly town board meeting and recorded here on February 16, 2026. These minutes will be board approved at the next regularly scheduled town board meeting.

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Connie Tesarik - Clerk