

FINDING A HOUSE TO CALL *Home*

You've watched the home shows: *Fixer Upper*, *House Hunters*, *Love It or List It*. They all have a different twist but share a common thread—finding a space that works for you and your lifestyle. For some, a move-in ready home is the way to go. No extra projects, no decision-making. Everything you need is already there. Others enjoy a fixer upper. It's in a great location and already has the architectural style that you like, but there are some remodeling projects that will need to be completed to make the space functional. Finally, there are those times when the home design, layout, or location you're looking for hasn't been created yet. The purchase of land turns into an open canvas to create your perfect home, inspired by magazine clippings or your Pinterest board.

Finding the right home is exciting, but the choice between a move-in ready, fixer upper, or a new home construction should not be taken lightly. While an open lot may seem out of reach for some, it was the perfect opportunity for Jackson Electric members Dan and Jennifer McKevitt; they were organized, had a plan, and were ready to make decisions.

When Dan and Jennifer decided they wanted to build their retirement home, they started planning at least two to three years before the start of their project. Purchasing the right piece of land and hiring a knowledgeable contractor were two crucial steps to this plan.

"We wanted something in the country, open, and without a lot of acreage," shares Jennifer. "We also sought out a location that would be good for geothermal."

"Make sure you hire a knowledgeable general contractor, someone you've known, or do your homework," Dan advises. "Your contractor will take care of all the permits, meeting with people, paperwork, hiring subcontractors, and keeping everything organized. I would not have tried to build without a contractor."

With land and a contractor, Dan and Jennifer were ready to look at floor plans for their new home. They were able to tweak plans to fit their wants and needs, making the home functional for their lifestyle. "Your contractor is hired to work for you. Don't be afraid to speak up if you have questions or want to change something," says Jennifer.

Beyond land and a contractor, Dan and Jennifer also had to make decisions about their electric service, sewer system, well, heating/cooling system, garage, and driveway, figuring all of these items into their budget.

Contacting Jackson Electric early on in their project planning provided them with a rough estimate of how much it

may cost to install electric service at their potential location. "We try to find the shortest route to the nearest power we can connect to," shares Steve Bucholz, GIS/Mapping. "If you decide you would like to proceed with installing electric service, we'll need you to provide a legal land description for an easement to be written and complete some preliminary paperwork."

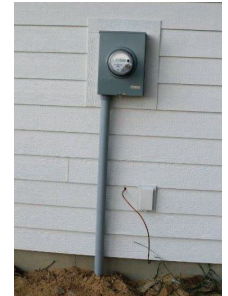
An appointment will then be set with Jackson Electric's staking technician at your building site once a line build deposit is collected. The cost of your build is based upon footage, and the technician will measure and use GPS coordinates to provide you with an estimate.

Jackson Electric's staking technician will also discuss your plans for the home

and what types of electrical devices you'll be using. Do you plan to have electric or gas heat? An electric stove or gas? These are just some of the specifics that will determine the appropriate transformer size for your new service.

You'll also want to have an idea of the location of the meter socket, transformer, area light, and where you might be building that future garage or outbuilding. Once service is installed, you will be charged if you decide to relocate your service at a later time. "It helps to talk to your electrician ahead of time to have an idea of what you're going to do before we conduct a site visit," shares Steve.

Once any permits are obtained and paid for, a signed and notarized wiring affidavit is completed by your electrician, the basement is backfilled or a house slab is in place, all new service and line construction fees are paid in full, and all existing utilities are located, Jackson Electric can begin construction to install a temporary meter service, close to where



The permanent meter service is installed after the siding is placed.



What's behind the red door? Dan and Jennifer welcome you inside their new home in your next issue of *WECN*.



L-R: The well-driller is just one of many professionals involved with a new build; You'll have to choose a heating/cooling system and water heater size for your new home; Dan and Jennifer researched which windows and doors would be most energy efficient.

the permanent service would be. This allows your contractor and subcontractors to work, and it remains until permanent service can be installed.

For Dan and Jennifer's build, the home's slab had to be completed before Jackson Electric could install their electric service. "Our HVAC and concrete contractors worked hand-in-hand to prepare the slab for geothermal by installing heating coils," says Dan. "We had determined early on that in-floor heat produced by a geothermal unit would be an affordable option for our home after careful consideration of the initial cost, payback from energy efficiency, and

Jackson Electric's rebate program. A gas fireplace sized according to the living space was also added to the plan for a backup source of heat."

The contractor could begin framing the home once the temporary service was installed: building the walls, attaching the roof, and installing the windows. "We looked for windows and doors that were energy efficient," Dan shares. This and other choices were the result of Dan and Jennifer's careful attention to consumer reports and product comparisons.

Once the contractor was done with framing, there were other trades involved with Dan and Jennifer's new

build. Your contractor will know when and where to hire a subcontractor for the specialty parts of the project: HVAC professional, plumber, electrician, well-driller, concrete, etc. "Keep a spreadsheet with contractor information," says Dan. "Know who was hired, their bid, and your allotted budget."

Now that the bones of the house were in place, the couple had to be ready to make decisions about the colors and styles of the materials they wanted to use inside the home. "I kept a file of colors and styles that we both liked," says Jennifer. "Having an idea of what you like helps you make cohesive decisions so that everything fits together, from the flooring to the cabinetry."

If you're curious about the colors, styles, and decisions Dan and Jennifer made for the inside of their home, stay tuned for your March *WECN* to discover what's behind the red front door.—*Brandi Shramek, Executive Coordinator*

Next issue:

Appliances
LED lighting
Plumber
Electrician
Cabinets
Cooktop
Countertops
Flooring

ANNUAL MEETING RULES

These rules are set in accordance with Jackson Electric Cooperative Bylaws, Article II, Section 7. Jackson Electric Cooperative's annual meeting will be held on Tuesday, April 7, 2020, at the Lunda Theatre in Black River Falls.

1. The meeting will be conducted in accordance with Roberts Rules of Order Newly Revised edition.
2. Any speaker must be recognized by the Chair before speaking.
3. Only members and duly registered guests will be recognized by the Chair; each person so recognized must give his or her name.
4. Unless otherwise approved by the Chair, those recognized are to limit their questions and comments to three minutes, with any rebuttal limited to two minutes.
5. Questions and comments from members and duly registered guests will be in order during old and new business sessions, and at the conclusion of the officer reports, if invited.
6. No resolution affecting Jackson Electric Cooperative may be submitted by any member, unless written copies have been received by Jackson Electric Cooperative by January 10, 2020. This will permit time for review by the Jackson Electric Cooperative Board of Directors to make its recommendation to the meeting as to approval or rejection.
7. No signs or handouts will be permitted within the building of the place of the meeting, except such handouts as required for the official conduct of the Annual Meeting. No handouts made available outside of the building will use the name of the Cooperative, its letterhead or logo to imply that the Cooperative supports or opposes any resolution.
8. No demonstrations shall be held within the building of the place of the meeting.

Annual Meeting Voting Procedures

Voting may be by voice vote (one vote per membership)

EYEGASSES TO BE COLLECTED AT ANNUAL MEETING

Please bring your gently used eyeglasses to Jackson Electric's annual meeting to be collected for the local Lions Clubs' eyeglass recycling program. These eyeglasses are sorted, cleaned, categorized, bagged, and boxed in preparation for shipment to developing countries.



If you're unable to attend the annual meeting and would like to donate your eyeglasses, a collection box is available at Jackson Electric. This collection site will be available until May 1, 2020.

Jackson Electric Cooperative's 83rd Annual Meeting

Tuesday, April 7, 2020

Business meeting at 7 p.m.

Lunda Theatre in Black River Falls

Your annual report will be included with the April *WECN*.

Meet a volunteer who makes a difference in our community

ONE INVITATION MADE ALL THE DIFFERENCE

“Take a deep breath, get involved, and see what happens,” says longtime volunteer Jim Kaphengst.

That’s exactly what Jim did when he was invited to get involved with Interfaith Volunteer Caregivers shortly after he and his wife, Jill, called Jackson County their full-time home in the late 90s. What started out as attending a meeting turned into two six-year terms on Interfaith’s board of directors: 2001–2006 and 2010–2015.

“Jim served a total of 12 years as a board member, serving on many committees. He was instrumental as a board member and still sits on our finance committee,” shares Lori Chown, Interfaith program director. “He still helps with fundraising, transportation, and any other way he can help.”

Jim and his wife have been active community members ever since they moved to the area, but volunteerism wasn’t something new to them. Jim highlights volunteering at the Mercury Marine National Walleye Tournament in Fond du Lac, rotary club, and safety council as some of many volunteer experiences during his time at previous residences. He is also a member of the Alliant Energy Retiree Council, which conducts an annual giving tree and gift-wrapping event that Jim and Jill both enjoy.

“Have a broad idea of what you can do. You might have a niche on a committee,” shares Jim. “You may be enlightened when you take the time to commit, learn, and understand what an organization is about.”

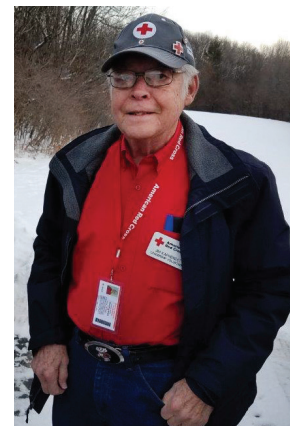
For the past 11 years, Jim has maintained an active presence with the efforts of our local American Red Cross office in downtown Black River Falls. He installs smoke alarms

in Jackson County households in conjunction with the Red Cross Home Fire Campaign. He has also headed up fundraising efforts during Red Cross month in March. “We hold a fundraiser at Perkins in Black River Falls. Local volunteers help the servers by seating guests and offering them coffee and/or water,” Jim shares.

In addition to his extensive involvement with Interfaith and Red Cross, Jim also notes involvement with many other activities: distributing food with Friends Sharing Food, Neighbors Helping Neighbors, putting up signs and running booths at the Karner Blue Butterfly Festival, projects with his church, helping to serve community members at the St. John’s Thanksgiving meal, and most recently, delivering gifts and food for Project Christmas.

“Satisfying another person’s needs and the feeling of doing something good for someone else are the most rewarding parts of volunteering,” Jim says. “Working with other committee members and volunteers also exposes you to various backgrounds and ideas.”

Over the years, Jim has learned from his volunteer experiences, and he encourages you not to be afraid to take a risk and step over the line. “You see how appreciated your work is,” he says. “If there wasn’t a volunteer, would that need be met?” — *Brandi Shramek, Executive Coordinator*



Jim prepares to represent the Red Cross for a radio interview.

DISTRICT MEETINGS DATES

District #2:

Tuesday, February 18, 2020,
7 p.m., Alma Center VFW

District #3:

Wednesday, February 19, 2020,
7 p.m., Mentor Town Hall

District #8:

Thursday, February 20, 2020,
6:30 p.m., Millston Community
Center

Call for District Director Nominations was published in the November 2019 issue of the *Wisconsin Energy Cooperative News*.

A YEAR OF GIVING

Jackson Electric utilizes its Federated Youth Foundation (FYF) funds to donate to several charitable organizations and youth scholarships throughout the year. FYF is a Wisconsin nonprofit organization where Jackson Electric forfeits its unclaimed capital credits. These monies can be used only for scholarships and charitable purposes.



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2020 ENERGY EFFICIENCY REBATES

Jackson Electric offers rebates to members who purchase qualified energy efficient equipment and lighting. Qualified items must be purchased, installed, and operating (generating kWhs) on Jackson Electric’s service lines in 2020. Active memberships only. To receive a rebate, contact our office for an application form or go to www.jackelec.com to download a form. Please submit to our office your completed and signed rebate application within 60 days following your invoice date with the Energy Star label (if applicable) and paid receipt. Your rebate application may be rejected if all required documentation is not completed and received.

Audit Recommended Improvements

Incentives are available for energy efficiency improvements completed to an existing home or farm. Energy efficiency improvements must be recommendations from an audit arranged by Jackson Electric Cooperative or a cooperative-approved partner. Rebate not to exceed the cost of energy efficiency improvements up to \$500. For specific details on this program, go to www.jackelec.com or contact our office.

AG., COMMERCIAL AND INDUSTRIAL PRESCRIPTIVE	
Contact the office or go to www.jackelec.com for qualification requirements.	
Exhaust Fan	\$1/inch
Circulation Fan	\$1/inch
Dairy Plate Cooler/Well Water Pre-Cooler	\$500/unit
Dairy Refrigeration Heat Recovery with Electric Backup	\$300/unit
Low/Zero Energy Livestock Waterer	\$50/unit
Scroll Refrigerator Compressor	\$30/HP
Variable Frequency Drive (VFD)	\$30/HP
Commercial Vending Machine Controls	\$25 each

ENERGY STAR RESIDENTIAL LIGHTING	
LED Bulb (5 bulbs or more to qualify)	\$0.50/bulb
Occupancy Sensor	\$5
Please contact our office for information on commercial lighting rebates.	

RESIDENTIAL ELECTRIC HEAT PUMPS	
Geothermal Heat Pump (new systems not allowed on cooperative's load management program)	\$500 per ton
Air Source Heat Pump and Mini Split (SEER rating must be 14+, HSPF 8.2+, or EER 11+)	\$250 per ton
Variable Speed Blower Motor (new furnace only)	\$35/unit

ELECTRIC WATER HEATERS	
100+ gallon	\$300*
75 to 99 gallons	\$125*
Heat Pump Water Heater	\$300
* Load management receiver must be installed and energy efficiency standards must be met to receive rebate. Rebate is deducted from the purchase price of the 100-gallon water heater if purchased from Jackson Electric.	

ENERGY STAR APPLIANCES (must be Energy Star)	
Clothes Washer	\$25
Clothes Dryer (electric)	\$25
Heat Pump Clothes Dryer	\$50
Dishwasher	\$25
Dehumidifier	\$25
Inductive Range	\$25
Freezer (min. 10 cu. ft.)	\$25
Refrigerator (min. 10 cu. ft.)	\$25

Load Management Event Notifications

Members can be notified by email, text, and/or phone call of a load management event. Please contact the office to request a load management enrollment form or go to www.jackelec.com/content/dual-fuel-program to download a form. This form must be on file at Jackson Electric for you to receive notifications.

Change of Address

Starting May 1, 2020, Jackson Electric will no longer be utilizing a PO Box to receive mail. All mail sent to Jackson Electric must be addressed to:

Jackson Electric Cooperative
N6868 County Road F
Black River Falls, WI 54615



Your Touchstone Energy® Cooperative

Customer Service 715.284.5385
800.370.4607
Outage Reporting 855.222.DARK (3275)
Diggers Hotline 800.242.8511
Credit Card Payments 844.759.3984
www.jackelec.com

Mailing Address: P.O. Box 546
Black River Falls, WI 54615
Office Hours: Monday – Friday, 7:30 a.m. to 4:00 p.m.
Board of Directors: Gary Woods, President
Chris Curran, Vice President
David Peasley, Secretary-Treasurer
Jerry Huber, Dairyland Power Representative
Daniel Smrekar, Kristi Hanson, Stanley Gran, Brian Huber, Jerry Wagner

Kevin Babcock, General Manager/CEO

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