

Village of Balsam Lake Special Board Meeting
Monday February 19th, 2024 5:00 p.m. – 6:50 p.m.

Meeting called to order by President Jim Duncan

Members present on roll call: Jamey Flaherty, Kellie Flaherty, Aimee Newbauer, Jena Paquette, Corby Stark, Len Manning.

Others present: David Patterson, Paul Mahler, Dave Rasmussen, Ehlers & SEH online via Teams.

No Public comments.

Discussion and possible action regarding old county highway property proposed CSM, Josh Yunker. Josh Yunker was in attendance and the board reviewed the proposed CSM. Paul Mahler was also in attendance and has been working with the title company. **Motion by Jamey Flaherty to approve the old county highway property CSM as presented. Second by Aimee Newbauer. All in Favor. Carried.**

Discussion and possible action for updates on investment accounts and reimbursing the Village water department from the interim financing funds, presentation by Ehlers. Ehlers representatives were in attendance via Teams. The finance team discussed the interest income on investments for the interim financing funds.

Discussion and possible action for withdrawing funds from interim financing account and transferring to Pillar Bank on an as needed basis for Water Treatment Plant expenses. **Motion by Corby Stark on April 1st, 2024 the village shall transfer funds from Interim financing account to the Village checking account for reimbursement of WTP expenses. Second by Jena Paquette. On Roll Call: Corby Stark, yes; Aimee Newbauer, yes; Jena Paquette, yes; Len Manning, yes; Jamey Flaherty, yes; Kellie Flaherty, yes; Jim Duncan, yes. Carried.** It was also noted future bills for WTP shall be reviewed by Village President before issuing payments or transferring funds.

Discussion and possible action regarding proposed Village projects and financial position. A list of projects and proposed projects were reviewed by the Village Board. The Village also reviewed an updated TID document presented by MSA.

Discussion and possible action regarding Professional Services Agreement, MSA. **Motion by Corby Stark to approve the Professional Service Agreement for MSA as presented. Second by Kellie Flaherty. On Roll Call: Corby Stark, yes; Aimee Newbauer, yes; Jena Paquette, yes; Len Manning, yes; Jamey Flaherty, yes; Kellie Flaherty, yes; Jim Duncan, yes. Carried**

Discussion and possible action on Water Rate Study Phase 2: PSC Application Results and Filing Application with PSC, presentation by Ehlers. Brian Roemer was in attendance via Microsoft Teams. Mr. Roemer shared a presentation with the Board that discussed phase 2 of the PSC CRC App & LRCFA. **Motion by Aimee Newbauer to request lowering the benchmark from PSC by applying a simplified adjustment, lowering the water rate application to a 119% adjustment based on Ehlers recommendation. Second by Kellie Flaherty. On Roll Call: Corby Stark, yes; Aimee Newbauer, yes; Jena Paquette, yes; Len Manning, yes; Jamey Flaherty, yes; Kellie Flaherty, yes; Jim Duncan, yes.**

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Carried. A resolution will be presented at the March regular board meeting to establish a water property tax equivalent for water utility further illustrating that a tax equivalent payment from the water utility be set at \$40,000 per year until revised in a subsequent resolution duly adopted by the Village Board in the future.

Discussion and possible action regarding Lease Agreement with Snowmobile Club. The Village Board was in agreement that the sewer plant property is not for sale. **Motion by Len Manning to amend the current agreement for 2025 to exercise their extension from 90 days to vacate property to one year and keep the agreement to a 20-year term. Second by Jena Paquet. All in Favor. Carried.** This motion will be brought to the Board meeting in March to further discuss with the snowmobile club.

Discussion and possible action regarding Lease Agreement with BLPRD. Paul Mahler will be reviewing the BLPRD agreement and the snowmobile club agreement to further review the changes to Personal Property Tax laws for 2024 tax year. **Motion by Len Manning to amend the current lease to incorporate personal property tax reimbursement to the Village for the BLPRD & Snowmobile Club buildings on village property. Second by Aimee Newbauer. All in favor. Carried.**

Discussion and possible action regarding vacant building ordinance. **Motion by Corby to table item #12 discussion and possible action regarding vacant building ordinance. Second by Len Manning. All in favor. Carried.**

To consider and possibly act to go into closed session pursuant to Wisconsin Statute 19.85 exemptions (1) (e) 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. Discussion on Old County Highway Property. **Motion by Corby Stark to go into closed session pursuant to Wisconsin Statute 19.85 exemptions (1) (e) 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. Discussion on Old County Highway Property.** **Second by Aimee Newbauer. On Roll Call: Corby Stark, yes; Aimee Newbauer, yes; Jena Paquette, yes; Len Manning, yes; Jamey Flaherty, yes; Kellie Flaherty, yes; Jim Duncan, yes.**

Motion by Aimee Newbauer to go into open session. Second by Len Manning. On Roll Call: Corby Stark, yes; Aimee Newbauer, yes; Jena Paquette, yes; Len Manning, yes; Jamey Flaherty, yes; Kellie Flaherty, yes; Jim Duncan, yes.

No statement made in open session.

Motion by Corby Stark to adjourn. Second by Aimee Newbauer. All in Favor. Carried. 6:50 p.m.

Amy VanDeBrake, Clerk Treasurer