

Village of Balsam Lake Special Board Meeting  
Monday April 15<sup>th</sup>, 2024 5:00 p.m. – 5:56p.m.

Meeting called to order by President Jim Duncan

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

Others present: David Patterson, Paul Mahler, Eric Dueholm, Gary Johnson, David Patterson.

No Public comments.

To consider and possibly act to approve the April 15<sup>th</sup>, 2024 Special Board Meeting Agenda. **Motion by Kellie Flaherty to approve the April 15<sup>th</sup>, 2024 Special Board Meeting Agenda. Second by Len Manning. All in Favor. Carried.**

Discussion and possible action on Village owned Industrial Park Property, Eric Dueholm. December of 2023, the Village Board made a motion to sell village owned property located in the industrial park. Mr. Dueholm noted he specializes in commercial property sales with The Terrace Group. Although he is not ready to take on this project, he noted he would be interested in providing marketing advice to assist the Village. Mr. Dueholm stated, the Village could look at purchasing a new for sale sign to better demonstrate that the property is for sale. A second marketing technique Mr. Dueholm mentioned was posting the property listing on either the MLS listing site or LoopNet. The third recommendation Mr. Dueholm noted was keep working with the Polk County Economic Development Specialist, Terry Hauer. The property is located within TID 2 however the expensing for the district is closed. Chair Jim Duncan communicated the parcels combine do have three connections for water and sewer, so if an entity is interested in purchasing part of the parcels, that would be an incentive. Mr. Dueholm stated he would contact LoopNet to see how much advertising for one listing would cost. Jim Duncan stated he would also contact Terry Hauer with the EDC to discuss other alternative marketing strategies. No action was taken.

Discussion and possible action to approve bid for services from Ayres & Associates for Dam. The Wisconsin DNR conducted Dam Safety Inspection for the Village owned Dam on Balsam Lake. It was recommended by the DNR the powerhouse structure should be closely monitored to ensure that unsafe conditions do not further develop. There were small cracks in the Dam. Those cracks are being monitored and no significant changes have been documented. The DNR also recommends preliminary planning for budgeting repairs/replacement/removal of the powerhouse structure. The condition of the concrete block retaining wall to the left of the powerhouse should also be monitored. This retaining wall was constructed as part of a rehabilitation project but is showing signs of settlement. The DNR also recommends monitoring the embankment groin and the toe drain for signs in seepage quality and/or soil loss. Director of Public Works, David Patterson was in attendance. David Patterson presented a Lower Balsam Lake Dam Repairs Feasibility Study proposal from Ayres & Associates. Ayres would develop three (3) dam repair alternatives to satisfy the WDNR's tailraces channel wall directive, as well as the powerhouse settlement directive. Two alternatives will include powerhouse removal. The goal of this feasibility study will be to provide the Village with information to make an informed decision on the future repairs to the dam. David Patterson also communicated there are grants available to the municipality for Dam repair and the BLPRD would also have opportunities to apply for financial assistance to cover costs of the repairs. It was noted at this time

the DNR is looking for an action plan to make repairs to the areas they identified, however, no immediate repairs needed at this time. Chair, Jim Duncan stated, on the monthly treasurer reports, there is a finance account specifically for Dam operations & repairs. The Village and the BLPRD budget an equal amount of funds for that account to maintain an operating yearly balance of \$100,000.00. Jena Paquette noted the Balsam Lake Homeowners Association will take place on May 11<sup>th</sup>, 2024 and she would be willing to update the Association on the DNR report and feasibility study. Jim Duncan also noted, he would be willing to talk with the BLPRD about the DNR report and feasibility study as well. **Motion by Len Manning to approve hiring Ayres to complete the Lower Balsam Lake Dam Repairs Feasibility Study costing \$27,750.00. Second by Kellie Flaherty. On Roll Call: Aimee Newbauer, yes; Jena Paquette, yes; Len Manning, yes; Jamey Flaherty, yes; Kellie Flaherty, yes; Jim Duncan, yes.**

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 Len Manning 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: Aimee Newbauer, yes; Jena Paquette, yes; Len Manning, yes; Jamey Flaherty, yes; Kellie Flaherty, yes; Jim Duncan, yes.**

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

**No statement made in open session.**

The Village did not go into closed session in regards item #7.

To consider and possibly act to approve easements for the water Treatment Plant Project. **Motion by Jamey Flaherty to approve easements for the Water Treatment Plant for the following property owners: Daryl & Shirly Ince, Kyle & Lisa Bjornstad, Zach Johnston. Second by Len Manning. All in Favor. Carried.** The Village did discuss there are two other easements that need to be attained by the May Board Meeting. Progress is being made to attain agreements, more information will be available for the next meeting.

**Motion by Jena Paquette to adjourn. Second by Len Manning. All in Favor. Carried. 5:56 p.m.**

Amy VanDeBrake, Clerk Treasurer