

Meeting called to order by President James Duncan Jr.

Members present on roll call: James Duncan Jr., Jamey Flaherty, Kellie Flaherty, Gary Johnson, Len Manning.

Members absent on roll call: Corby Stark, Jena Paquette.

Others Present: David Patterson, Dillon Nelson, Curtis Nelson, Chris Nelson, Peter Jordan, Katherine Jordan, Anna Ball, Paul Mahler, Kianna Lindh.

No Public comments.

To consider and possibly act to approve the September 11<sup>th</sup>, 2024 Special Board Meeting Agenda. **Motion by Jamey Flaherty to approve the September 11<sup>th</sup>, 2024 Special Board Meeting Agenda. Second by Kellie Flaherty. All in Favor. Carried.**

To consider and possibly act to approve zoning change request for: Idlewild Street, Parcel ID:106-00423-0006, Peter Jordan. James Duncan Jr. stated the Planning Commission made a recommendation to the Village Board to change the zoning for stated parcel to Village Residential. The Vote was four members in favor, one member opposed, and one member abstained. Peter Jordan stated no objections were received from the neighboring property owners. **Motion by Kellie Flaherty to approve zoning change request for parcel ID: #106-00423-0006, Idlewild Street, Peter Jordan- from Conservancy to Village Residential. Second by Len Manning. On Roll Call: Kellie Flaherty, yes; Jamey Flaherty, yes; Len Manning, yes; Gary Johnson, yes; James Duncan Jr, no. Carried.**

To consider and possibly act to approve zoning change request for:

- 109 Old Courthouse Avenue, Parcel ID: 106-00596-0000, Amanda LaBoda.
- 200 1<sup>st</sup> Avenue East, Parcel ID: 106-00597-0000, Gunner Kukk.
- 204 1<sup>st</sup> Avenue East, Parcel ID:106-00598-0000, Scot Anderson.

James Duncan Jr. stated the Planning Commission made a recommendation to approve the Zoning changes for listed parcels from Village Residential to Village Center Commercial. Amanda LaBoda was in attendance for the Planning Commission Public Hearing and meeting. Miss LaBoda requested information regarding if the zoning change could alter what she currently pays in property taxes. **Motion by Kellie Flaherty to approve changing the Zoning for 109 Old Courthouse Avenue- Parcel ID: 106-00596-0000, 200 1<sup>st</sup> Avenue East- Parcel ID: 106-00597-0000, and 204 1<sup>st</sup> Avenue East- Parcel ID:106-00598-0000 from Village Residential to Village Center Commercial. Second by Gary Johnson. On Roll Call: Kellie Flaherty, yes; Jamey Flaherty, yes; Len Manning, yes; Gary Johnson, yes; James Duncan Jr, yes. Carried.**

Discussion and possible action regarding street closure and amplified device permit for Rivers Rally Event. Ben Wheeler was in attendance. Mr. Wheeler stated Chris Kroeze will be providing the music for the event. Mr. Wheeler stated Chris Kroeze will not have his full band for the musical set. Mr. Wheeler stated the hope is to have 500 people in attendance and noted that there would not be more people in attendance than corn on the curb festivities. It was stated there should be adequate space for all who attend the event. Len Manning asked Mr. Wheeler if there would be any consideration in having the live music event down at the Ball Park. Mr. Wheeler stated, the Balsam Lake Brewery & Market is one of the main sponsors for the event, as such it would be advantageous to host the event closer to the Brewery. In addition, Mr. Wheeler stated live music is just one part of the annual event, there is live prize drawings and a silent auction. No action was taken. The amplified device permit was already approved at the September 3<sup>rd</sup>, 2024 Village Board Meeting and the Street Closure Permit was approved at the August 5 Village Board Meeting Agenda.

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 and possible action regarding property at 204 first Avenue East. **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 and possible action regarding property at 204 first Avenue East. **Second by Kellie Flaherty. On Roll Call: Kellie Flaherty, yes; Jamey Flaherty, yes; Len Manning, yes; Gary Johnson, yes; James Duncan Jr, yes. Carried.**

Discussion and possible action to reconvene into open session. **Motion by Kellie Flaherty to go into open session. Second by Jamey Flaherty. Roll Call: Kellie Flaherty, yes; Jamey Flaherty, yes; Len Manning, yes; Gary Johnson, yes; James Duncan Jr, yes. Carried.**

No statement from closed session was made.

Discussion and possible action regarding amending TID 6 boundaries. Kianna Lindh, Community Development Administrator for MSA was in attendance. MSA submitted a Professional Service Agreement proposal for amending TID 6 boundaries. The lump sum fee for professional services provided in MSA's agreement was \$18,000.00. The Village of Balsam Lake also requested a Professional Service Agreement proposal from Cedar Corporation. It was noted the Lump Sum basis for professional services provided in the agreement was \$14,500.00. **Motion by Gary Johnson to approve the professional services agreement with Cedar Corporation for scope of work to amend the TIF 6 boundaries on a lump sum basis of \$14,500.00. Second by Len Manning. On Roll Call: Kellie Flaherty, yes; Jamey Flaherty, yes; Len Manning, yes; Gary Johnson, yes; James Duncan Jr, yes. Carried.**

To consider and possibly act to approve final pay application for Nick's Trucking and Excavating, MSA. Eric Barclay, engineer with MSA, submitted a final pay application for Nick's Trucking and Excavating for their work that was completed on the alley reconstruction project. It was stated on the pay application, the applicant is requesting payment of \$44,474.50 as stated on the original bid price. **Motion by Jamey Flaherty to approve final pay application for Nick's Trucking and Excavating in the amount of \$44,474.50 for the work completed on the alley reconstruction project. Second by Kellie Flaherty. On Roll Call: Kellie Flaherty, yes; Jamey Flaherty, yes; Len Manning, yes; Gary Johnson, yes; James Duncan Jr, yes. Carried.**

Discussion and possible action on Ordinance 2024-01 Chapter 148 Mobile Food Units/Outdoor Food Stands. **Motion by Kellie Flaherty to approve Ordinance 2024-01 Chapter 148 Mobile Food Units/Outdoor Food Stands. Second by Gary Johnson. All in Favor. Carried.**

Discussion and possible action on Ordinance 2024-02, Chapter 286-9.1 Golf Carts. Upon Attorney review, Mr. Mahler stated the ordinance presented to him for review should be reworked as it is written with the same language that is in the Wisconsin State statute. Mr. Mahler stated he has written an ordinance similar for the City of Baldwin and the City of North Hudson and will share those with the clerk to draft a new ordinance for the use of golf carts on village roadways. **Motion by Len Manning to have Attorney, Paul Mahler send the clerk examples of golf cart ordinances and to defer action on ordinance until the October regular board meeting. Second by James Duncan Jr. All in Favor. Carried.**

Discussion and possible action on Ordinance 2024-03, Vacant Building Ordinance. It was noted by the Village Attorney there are minor changes that should be considered for drafted ordinance. **Motion by Len Manning to have Village Attorney make changes Ordinance 2024-03 Vacant Building and to defer action until the October regular Board meeting. Second by Gary Johnson. All in Favor. Carried.**

Discussion and possible action on Ordinance Amendment 2024-04 112-4 Electrical Work. Village Attorney had no comment on drafted ordinance. **Motion by Jamey Flaherty to approve Ordinance Amendment 2024-04 122-4 Electrical Work. Second by Kellie Flaherty. All in Favor. Carried.**

Discussion and possible action on Snowmobile Club lease agreement. **Motion by Len Manning to defer action until the October Board Meeting. Second by Gary Johnson. All in Favor. Carried.**

Discussion and possible action on BLPRD lease agreement. **Motion by Len Manning to defer action until the October Board Meeting. Second by Gary Johnson. All in Favor. Carried.**

Discussion and possible action to add footage to utility easement with Northwestern Wisconsin Electric. Director of Public Works, David Patterson was in attendance. David Patterson stated the Village has a utility easement with Northwestern Wisconsin Electric north of the Polk County Government Center. It was stated, there is a home near said easement that would like to connect to village water and sewer. In order to allow for a new water and sewer service at said property, the Village would need to request and additional 10' be added to the current utility easement with Northwestern Wisconsin Electric. **Motion by Gary Johnson to have Village Attorney work with David Patterson and clerk treasurer to draft a utility easement agreement with Northwestern Wisconsin Electric for requesting an additional 10' to the current easement and review easement agreement at the October Board Meeting. Second by Len Manning. All in Favor. Carried.**

To consider and possibly act to approve resolution 2024-06 authorizing the issuance and sale of up to \$3,849,142 Water System Revenue Bonds, Series 2024, and providing for other details and covenants with respect thereto, and approval of related \$5,449,142 financial assistance agreement.

- **Water Rates**

- **PSC approved the rate adjustment. The PSC chose to approve a higher request (their benchmark). They did so as a result of the Village's magnitude of the project and wanting to justify long-term stability although we did similar diligence to other utilities to prove otherwise. For full details we recommend reviewing the Final Decision issued on their website.**
- **The average residential user using 6k gallons will see an adjustment of 158.02% or \$104.01**

**Motion by Jamey Flaherty to approve resolution 2024-06 authorizing the issuance and sale of up to \$3,849,142 Water System Revenue Bonds, Series 2024, and providing for other details and covenants with respect thereto, and approval of related \$5,449,142 financial assistance agreement. Second by Kellie Flaherty. On Roll Call: Kellie Flaherty, yes; Jamey Flaherty, yes; Len Manning, yes; Gary Johnson, yes; James Duncan Jr, yes. Carried.**

To consider and possibly act to approve Financial Assistance Agreement for the Village of Balsam Lake's Safe Drinking Water Loan Program Loan, project #5329-05.

- **Safe Drinking Water Fund Loan**

- **This action item tonight will secure funding for the treatment project including both grant and loan. Rejecting this item would not allow for grant funding in the amount of 1.6M.**
- **30 year loan ending 5-1-2054 with annual debt service projected at average annual debt service of 163,500.**
- **Loan is not prepayable but offered at a subsidized interest rate of 1.485%. If this loan was rejected the commercial rate would be close to 5% and significantly increase the interest costs.**
- **The utility will need to prove that annual revenues less operating expenses are at least \$1.10 for every \$1.00 of debt service. Based on the PSC approving the larger increase we estimate for the**

**next ten years the utility will produce at least \$2.50 for every dollar of current debt service including this loan.**

**Motion by Jamey Flaherty to approve Financial Assistance Agreement for the Village of Balsam Lake's Safe Drinking Water Loan Program Loan, project #5329-05. Second by Kellie Flaherty. On Roll Call: Kellie Flaherty, yes; Jamey Flaherty, yes; Len Manning, yes; Gary Johnson, yes; James Duncan Jr, yes. Carried.**

Discussion and possible action regarding maintenance for well 1. The Village has three Wells within the municipality. With Well #3 testing over the EPA safe drinking water advisory level for manganese, Well 3 has been offline since December 2020. Through annual inspections, it was noted that Well #1 has significant iron build up and is in need of repairs. Director of Public Works, David Patterson received a bid for Well #1 Rehab from Municipal well & Pump. The bid for service included performing an Instiu style chemical rehab in an effort to bring the wells performance back to an acceptable Level. It was noted in the bid for services, this style of rehab does not require the pumping equipment to be pulled from the Well. It would be done utilizing the pumping equipment in place. The total project proposal from Municipal well & Pump was \$13,950.00. Director of Public Works, David Paterson stated in order to do the repairs needed on Well 1, the Village would have to put Well #3 back online, thus a drinking water notice would need to be sent to all residents as directed by the DNR. David Patterson also noted, it would be advantageous for the Village to make repairs to Well #1 prior to the Water Treatment Plant Construction and Well #3 being pulled. **Motion by Len Manning to hire Municipal Well & Pump to perform maintenance at the Villages Well #1 location for \$13,950.00 and to issue notification to water utility users within the required time frame stated by the DNR for turning Well 3 temporarily back online while maintenance is performed. Second by Kellie Flaherty. On Roll Call: Kellie Flaherty, yes; Jamey Flaherty, yes; Len Manning, yes; Gary Johnson, yes; James Duncan Jr, yes. Carried.**

Announcements: Staab Construction sent over exterior building material samples for the Village Board to review. The Village Board requested David Patterson contact Staab/SEH to see if there are samples for roofing materials. Final review and action will take place at the October Village Board Meeting.

**Motion by Kellie Flaherty to adjourn. Second by Gary Johnson. All in Favor. Carried. 7:45 p.m.**

Amy VanDeBrake, Clerk Treasurer