

**VILLAGE OF TURTLE LAKE  
REGULAR BOARD MEETING MINUTES  
FEBRUARY 15<sup>TH</sup>, 2010**

**CALL TO ORDER:** Village President Laurie Tarman called to order a meeting of the Turtle Lake Board of Trustees at 6:30p.m. on Monday, February 15<sup>th</sup>, 2010.

**ROLL CALL: PRESENT:** Tarman, Hall, Becker, Pabst, Flottum, and Itzin. Absent: Koenig. Others present were Administrator Gary Hanson, Clerk Danielle Maxwell, Village Attorney John Schneider, Police Chief Al Gabe, Public Works Director Cory Davis; Dave Slack of Halco Press; Deb Kunferman, Craig Doporcyk, and BJ Brenna of Cumberland Memorial Hospital; Rick Phillips, business owner; Matt Torgerson of Torgerson Concrete; Ruth Morton, property owner; several other residents and property owners were also in attendance.

**REVIEW OF CONSENT AGENDA:** Tarman described the consent agenda which included two operator's licenses and a revised listing, as of February 15<sup>th</sup>, of approved rental properties eligible for a Rental Housing License. It was moved by Pabst and seconded by Itzin to approve the consent agenda as presented.

**Roll call vote:** Yeas – all present. Nays – none. Motion carried.

**PUBLIC COMMENT:** None.

**COMMITTEE REPORTS:** None.

**DEPARTMENTAL REPORTS:**

**Administration** – Administrator Hanson described the upcoming special board meeting and public hearing regarding the Citizen Participation Plan which is to be held on February 22<sup>nd</sup> at 5:00p.m. He stated that the Planning Commission, Finance Committee, and Economic Development Committee is scheduled to meet on March 8<sup>th</sup> to discuss finance planning and a marketing plan for TIF District #3. The Public Service Commission will hold a telephonic public hearing on March 9<sup>th</sup> at 2:00p.m. He concluded stating that GreenWhey Energies requested to be on the agenda for the Regular Board Meeting in March.

**Legal** – None.

**Police** – Chief Al Gabe elaborated on a search warrant with various other departments in the area, including Eau Claire, Halle, New Richmond, Menomonie, and Rice Lake, to resolve a ring of thefts of large items from Wal-Mart. He said that the Department is moving items out of the property and the suspects will be summonsed to court in each jurisdiction; charges will then be combined which will result in a felony. Recent activity involved a severe domestic disturbance in Almena, fraudulent charges are on the rise, and prescription drugs are high in use on the streets. Gabe informed the Board that he would be out for surgery for eight weeks and then back to work on light duty for eight more weeks. He concluded that he and Hanson determined it beneficial to cut back on part-time officers during the winter months and save for use during the summer.

**Public Works** – Director Cory Davis reported that Well #3 has been running on a weekly basis and is on a rotation with Well #2. He stated that there was a small glitch with chemicals but it has been running smoothly overall. He informed the Board of a water service break at the curb-stop to a home on Logan Avenue; the location of the break is the responsibility of the

Village to repair. Davis continued to report that the WWTP is running well and that bio-phosphorus removal is going well and streets underwent a one inch snowfall cleaning. The building design is being created for Hartzell ball field and Matt Torgerson stated that the response for volunteer work has been high. It was asked at what volume is the new well pumping. Davis replied that they started at 330 gallons per minute and will gradually increase; he is taking sand samples for the screen and loses approximately 50 gallons/minute during the sampling. Davis stated that they plan to back flush the screen, allow sediment to settle and then will start pumping again. Pabst commented on the neglect of snow removal on sidewalks; Gabe said that there was an effort to post notices for the owner at each property.

**ENGINEER STATUS REPORT:** None.

**UNFINISHED BUSINESS:**

**Surge Protection equipment for the Fire Hall** – Gabe distributed cost estimate of \$450 for the unit to assist in water hammer effects at the Fire Hall. Gabe spoke on behalf of the Turtle Lake Fire Department and requested that the Village pick up the expense to alleviate the water hammer as the Fire Hall is at the end of the water line. Gabe noted that there were three Village Trustees present at the Fire Board meeting in which the item was discussed. It was asked if the plastic pipes have also been replaced; Gabe said all pipes have been replaced with copper.

It was moved by Hall and seconded by Becker to pay \$450 to the Turtle Lake Fire Department for reimbursement of the equipment purchase to alleviate the water hammer at the Fire Hall.

**Roll call vote:** Yeas – all present. Nays – none. Motion carried.

**NEW BUSINESS:**

**Cumberland Ambulance Service** – Deb Kunferman Cumberland Memorial Hospital Administrator, Craig Doporcyk of Cumberland Ambulance Services, and BJ Brenna of Rehab Services addressed the Board and presented on the concept of implementing services in Turtle Lake which would include ambulance headquarters, rehab services, family practice, including labs and x-ray services. Kunferman explained that approximately 20% of volume seen in Cumberland is from the Turtle Lake area. They are looking to improve service by bringing it closer to home. The proposed idea also benefits Cumberland as it opens space and allows for avenues of potential expansion. Kunferman further explained that Cumberland is a not for profit hospital and is trying to assess the needs of Turtle Lake. Administrator Hanson had previously met with the group. Doporcyk described the volume of ambulance runs and explained how seven other towns or parts of towns could headquarter in Turtle Lake. Brenna also said that he is working on rehab services in Turtle Lake and that 20% of outpatients are from Turtle Lake or coming through the community and that it makes sense to move services to Turtle Lake. The group said that they are looking to offer additional services and are looking to the Board to provide information on the needs of Turtle Lake and the community.

It was noted that there is an employee opportunity of 18-20 jobs to host a 24hour ambulance/medical services in Turtle Lake. There was discussion of a possible focus study to see what the community wants and needs. It was also mentioned to include occupational health services to help market the TID. Kunferman explained that they are considering the Tory's building as it is a good access point and that it brings the ambulance closer to the community they are servicing. There were questions of including a dietician/nutritionist to the services offered, if existing staff would come to Turtle Lake or new staff hired. Kunferman said that Cumberland needs to add a family practitioner and that this may be opportunity to do so.

A timeline was discussed; it was stated that it would take one to two weeks to conduct a needs assessment, compile the data, work with the CMH Board, and arrange financing and looking to be in place by fall of 2010. Kunferman requested input from the Board and for the survey. The Board agreed to review the survey prior to distribution for public comment; Kunferman will send the survey draft to Hanson for distribution to the Board. It was also mentioned by a member of the audience that CMH has high quality care and have Lyme disease specialists. CMH was asked about their referral practice; they stated that they are independent and utilize all resources in the area and region.

**Rental Housing License Inspection Requirements** – Hanson addressed the crowd prior to discussion and reviewed the 2005-2025 Comprehensive Plan in which there was a study of improvements/action of the Village; of the seventeen items listed, “taking care of substandard housing” was tied for first. Hanson read an excerpt from the Plan which included support of the Building Inspector with enforcement to comply, deterioration, and non-compliance due to non-license. Hanson continued by providing background of rental housing within the Village which was adopted January 1, 1996. Tarman granted five minutes per person to address the Board.

Ruth Morton distributed a list of comments from landlords, comparisons of communities with and without rental housing fee and code in the area. Morton expressed hardship due to the economy and that it is her opinion that this is an unfair fee for a certain sector. She then provided clarification that the concerns were related to the fee versus the actual inspection. Building Inspector Clifford Manwiller explained that \$55 is not just for the inspection but covers calls, re-inspections, etc. Mark Dietrich also expressed his concern regarding the fee and how he would like to invest the money back into his properties. Pat McNabb addressed the Board with handouts of cost of various improvements to maintain her properties and the expense of repairs after tenants vacate. Gabe explained what the Turtle Lake Fire Department inspects versus what the building inspections by the Inspector. He noted that Rice Lake has a combined position of Fire/Building Inspector who is employed full time and the fee structure is offset due to tax support. Manwiller stated that the Village began as fee-based to limit expense to the tax payer. Barron County Housing Authority representative requested an inspection exemption due to WEHDA and HUD inspection requirements and that it is tax funded. There was discussion of the need of rental property in Turtle Lake. Tarman recommended to forward the issue to the Planning Commission to discuss fees and exemptions. A suggestion was made to the group from the floor that they take advantage of weatherization grants and create a landlord association.

It was asked of the landlords if they require tenants to complete an application and provide references prior to renting a unit. It was noted by Tarman during the discussion that the Rental Housing License fee was raised along with 27 other fees and approved by the Board as a individual agenda item during the regular Board Meeting of September 18, 2006 to be implemented January 1, 2007 and that the fee increase was waived for the 2007 – 2010 Rental Housing License cycle. Hanson recommended that the Planning Commission handle the rental housing issue on a separate agenda. It was asked if other communities with inspectors require an additional charge. The consensus of the Board was to forward this issue to the Planning Commission.

**Nuisance Call Ordinance** – Chief Gabe addressed the Board regarding the consideration of adopting a “nuisance call” ordinance that was first mentioned approximately eighteen months ago. He explained that he is looking to consider calls made within a twelve month period of

duplicate calls/complaints. A letter would be sent to the owner/landlord and tenant stating that there will be a penalty for subsequent calls and complaints. Gabe intent with such an ordinance is to eliminate nuisance issues within the Village. He continued to explain that absentee landlords are not seeing the issues firsthand and therefore there is no resolve. An example of the City of Osceola's ordinance was reviewed by the Board and noted that theirs applied to rental properties. Gabe recommended that if the Village were to adopt such an ordinance that it apply to all forms of property. It was noted that the Village of Almena's ordinance has a six month period which was due to a specific issue. Gabe asked that Attorney Schneider work on the language of the ordinance to be uniform and applicable to Village Code of Ordinances and Wisconsin State Statutes. There was discussion of the ordinance concept, affect on landlords, effectiveness of fines and the penalties holding up in Court. Flottum recommended having the Planning Commission review rental ordinances, comparisons of other communities, nuisance calls, and fees at their next available meeting. It was asked of Gabe to define nuisance.

**BILLS AND CLAIMS:**

It was moved by Becker and seconded by Itzin to approve the bills and claims for the Village which includes the draw of \$17,800 and \$536,433.41 as presented.

**Roll call vote:** Yeas – all present. Nays – None. Motion carried.

**ADJOURNMENT:**

It was moved by Becker and seconded by Hall to adjourn this meeting of the Turtle Lake Board of Trustees at 8:28 p.m.

**Roll call vote:** Yeas – all present. Nays – None. Motion carried.

Prepared by:  
Danielle E. Maxwell  
Village Clerk

Pending Board Approval