

**VILLAGE OF TURTLE LAKE
SPECIAL BOARD MEETING MINUTES
JULY 25th, 2011**

CALL TO ORDER: Village President Laurie Tarman called to order a special meeting of the Turtle Lake Board of Trustees at 5:15 p.m. on Monday, July 25th, 2011.

ROLL CALL: PRESENT: Tarman, Itzin, Mandley, Becker and Morton. Absent: Koenig, excused. Others present were Clerk Danielle Maxwell-Parker, Public Works Director Cory Davis, Sean Lentz, Ehlers & Associates; Tom Ludy, GreenWhey Energies, Inc. exited at 5:45 p.m., and Kevin Jansen, Infinity Real Estate LLC arrived at 6:15 p.m.

PUBLIC COMMENT: President Tarman read aloud the resignation letter of Trustee Ryan Braastad and thanked him for his service on the Village Board. Public Works Director Cory Davis shared of new information pertaining to the recently approved frontage road along Hwy. 63; he reported that WisDOT has notified him that the WisDOT right-of-way would expand dependant upon the Hwy. 8/63 Bypass route selected. There were questions of WisDOT's jurisdiction; Davis replied that WisDOT regulates access near highways. He described the New Richmond bypass and that WisDOT required the municipality to pay for utility relocation.

UNFINISHED BUSINESS:

Five Year Financial Plan Workshop with Ehlers – Sean Lentz of Ehlers and Associates distributed handouts related to TID #3 financing and Debt Schedule review to continue the five year financial plan of the Village. Lentz described how the General Fund has provided an advance to the TID #3 for expenses year to date, the current status of the TID and projections without development, as described as “increment” in such districts. He continued to describe how the minimum tax projections were fine tuned with the balance test provided by Clerk Maxwell-Parker incorporating other factors to spread the percentages versus acreage alone. Lentz explained how the projected increment, tax revenue, land loan, infrastructure and other expenses of \$5,000 bring a cumulative balance of \$28,145 at the end of the TIF District life in 2029. He provided a second scenario of only three (3) developments over the life of the TID, with all infrastructure, no inclusion of expansions or new development, construction in 2011, valuation in 2012 and tax revenue in 2013; it was noted that the revenue generating increment will have less value if construction is a non-operating building by January 1, 2012.

Lentz and the remainder of the Financial Plan was put on hold to address GreenWhey's agreement, as the TIF District portion of the discussion was complete. Discussion continued of the General Obligation borrowing capacity (GO Debt), which allows for the applying a levy without limits. The Village's history of levying for capital project funding is a good process to save money in lieu of short term borrowing. Lentz reviewed the Village Debt Levy with other debts and advance of \$28.771 to pay the State Fund loan for the land in the Industrial Park. He offered possibilities to advance from other Village funds. He said that the Village needs to narrow down which infrastructure projects are actually going to take place, especially within the next few years. It was confirmed that no new, unbudgeted, projects will occur in 2011 and that there is a possibility of a Cemetery Avenue improvement project, if the road transfer to the Villages takes place. There was discussion of the utility funds, preliminary capital project list, priorities, and the potential to include the Library expansion in the capital project list. A subsequent workshop was tentatively scheduled for September 13th at 5:30 p.m. to review projects and priorities as it fits into budget and financing.

Budget Review – Maxwell-Parker reviewed the figures that were entered into budget format; the six (6) month figures were included in the treasurer’s report at the July 18th meeting. She described upcoming changes by the State, reduction in State Shared Revenue estimated at \$22,000 and the repealed Maintenance of Effort requirement related to funding Public Safety no less than what was expended in 2009.

Land Agreement with GreenWhey Energy, Inc. – Ludy addressed the Board and stated that the project could be described as a renewable energy/wastewater treatment plant. It was moved by Becker and seconded by Mandley to approve the land agreement between the Village of Turtle Lake and GreenWhey Energy, Inc. as presented.

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

Land Agreement with Midwest Stainless Technologies d/b/a WI Whey Proteins – It was moved by Becker and seconded by Mandley to approve the land agreement between the Village of Turtle Lake and Midwest Stainless Technologies d/b/a WI Whey Proteins as presented.

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

Land Agreement with Infinity Real Estate, LLC – Tarman explained how the Board reviewed the contract submitted by Jansen which included 3 phase electrical and sewer and water laterals. Jansen confirmed that Infinity is ready to break ground. There was discussion of the minimum tax and assessment values. The Board reviewed requests of additional incentives. Davis expressed that the electrical and sewer and water laterals should be a Village project versus reimbursement to contractors hired by the developer. The projects must also be in the Village’s name in order to pay invoices directly. The Village Attorney is to draft the contract; Jansen expressed his desire to include language from his submitted contract into the new draft, if possible. Jansen stated that construction is projected to be completed in 2011.

It was moved by Becker and seconded by Itzin to accept the land agreement between the Village of Turtle Lake and Infinity Real Estate, LLC and to include the stipulation of incentives as presented.

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

NEW BUSINESS:

Consideration of Professional Service Agreement with SEH, Inc. for WWTP Industrial Sewer Service Agreement Assistance – It was moved by Mandley and seconded by Morton to approve the professional service agreement between the Village of Turtle Lake and Short Elliot Hendrickson, Inc. (SEH), for Waste Water Treatment Plant Industrial Sewer Service Agreement Assistance as presented and not to exceed \$10,000.

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

Park Reservation/Exclusive Use Permit for Family Fun Circus – It was moved by Becker and seconded by Mandley to approve the Park Reservation and Exclusive Use Permit for the Family Fun Circus to hold a circus event in the Village Park on August 22, 2011, as presented.

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

Temporary Class “B” and “Class B” Retailer’s License – It was moved by Tarman and seconded by Morton to approve the Temporary Class “B” Retailer’s License to the Turtle Lake Area Chamber of Commerce Annual Picnic to be held on August 10, 2011, in the Village Park, between the hours of 5:00 p.m. – 8:00 p.m. as presented.

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

ADJOURNMENT:

It was moved by Becker and seconded by Mandley to adjourn this meeting of the Turtle Lake Board of Trustees at 8:15 p.m.

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

Prepared by:
Danielle E. Maxwell-Parker
Village Clerk