

VILLAGE OF TWIN LAKES
COMMITTEE OF THE WHOLE MEETING MINUTES
MARCH 1, 2021 – 6:30 PM
VILLAGE HALL, 108 E. MAIN ST, TWIN LAKES, WI

CALL TO ORDER AT 6:30 PM/PLEDGE OF ALLEGIANCE/ROLL CALL: Present: Trustees Barb Andres, Sharon Bower, Kevin Fitzgerald, Aaron Karow, Bill Kaskin. Absent: President Howard Skinner and Jeremy Knoll. Also Present: Administrator Laura Roesslein, Clerk Sabrina Waswo, Police Chief Grosz, Town & Country Engineer Greg Droessler

PUBLIC COMMENTS AND QUESTIONS: None.

PRESIDENT AND TRUSTEE REPORTS

TRUSTEE SHARON BOWER - ADMINISTRATION, FINANCE, JUDICIARY, LICENSING

Consideration of a motion to approve an extension of premises for Triangle Bar, 1205 N. Lake Ave, for May 22nd and July 10th. Karen Patton of Triangle Bar is requesting an extension of premise for the alcohol license on May 22nd for a customer service 10th anniversary celebration and July 10th for a memorial fund raiser. Both events would have live music with the potential for a couple hundred people. Chief Grosz noted any areas where alcohol is being served needs to be fenced off. No Parking signage should be in place on the new highway.

Presentation by Dr. Jeffrey Alstadt of Randall school regarding their upcoming referenda.

District Administrator Dr. Jeffrey Alstadt presented a 3-year non-recurring referenda to cover additional operational expenses that will be on the April 6th ballot.

Presentation by Accurate Appraisers regarding the 2021 revaluation year.

Bill Gaber from Accurate provided information regarding the revaluation. The Village has a 3-year contract with accurate for 2 maintenance years and 1 revaluation year. Per state statute every municipality has to be within 10% of equalized value to be in compliance. Every year the DOR adjusts their value to 100% market value and compares to municipalities. The Village of Twin Lakes is at 85%. Properties values will roughly go up between 15% and 20%. Accurate works with the state to get as close to 100% as possible. Over the last 2 years properties have been selling for more than they are assessed at. The assessed value is determined by a willing seller and a valid buyer. Accurate will look at the last 2 years of sales. There may be 3 comparable properties or 6 to 7 properties. It depends how many sales there have been within that style house. The State recommends revaluations every 5 years. Our program is every 3. Residents have the right to discuss their values with the assessor. If it warrants a change, the assessor can make a change but there has to be just cause. Notices will be mailed out to property owners around July 1. Industrial notices are mailed 45 to 60 days prior to Board of Review.

Discussion regarding Air B & B's in the Village.

The term Short Term Rentals (STR), VRBO, and Air B&B's all refer to the same thing. Trustee Bower noted issues with noise and drinking. She feels if neighbors are having a problem they need to call the police. Chief Grosz stated they do not get many noise complaints and if they do, people are receptive to complying with the ordinance. Trustee Fitzgerald stated 80% of lakefront owners would want STRs regulated. Individuals that are running a STR are entering into a business out of their property. In the past this would have to be commercial. It's not a single family home anymore, it's a rental unit. He questioned why this segment gets a free pass to have a business and not have to go through all the normal business procedures and restrictions. They are buying houses and turning them purely into a business and are not staying there. They maximize the space with 20 people staying in a 3-bedroom home. That is not to code. That is not what our sewer plant is designed for. He questioned why we would allow these business entities to work in this way that we wouldn't allow for any other business. Fitzgerald disagrees with charging a licensing fee of \$750. The license fee should be what it cost for staff to manage the program, possibly \$50. The owner should know they have to abide by this set of rules. Trustee Bower felt this was punishing a group of people that will be honest and letting the dishonest people get away. Trustee Andres would like the owner ticketed. Discussion followed on what should be included in an ordinance. The Lake Geneva STR ordinance does not work for Twin Lakes. The committee is trying to zero in

on a narrow sector, the high use, high turnover, high impact, and also deal with it in a way where a license could be revoked based on the number of infractions. The Fire Department should be involved with inspections of smoke alarms and capacity which protects the renter. The committee discussed notifying the homeowner of violations, parking restrictions, and limiting the amount of people renting the house. Trustee Karow doesn't want to get into occupancy.

Bill Poetker, 1607 E. Lakeshore Dr., said the issue with putting 20 to 30 people in a house is that it turns into a frat party. The rental issues are only on the weekends. Sometimes it helped calling the police, sometimes it made it worse. A responsible homeowner should be rewarded and irresponsible should be penalized. People should be able to invest their property and do what they want, but to a point. He suggested tying it to bedrooms and square footage combined.

Ivan Purnell, N941 Daisy Drive, Genoa City, Twin Lakes property owner, stated STRs have given this town an uplift and brought in businesses. The board should leave well enough alone, and if there's a problem they need to call the police department. If there are issues with one STR house, the village should deal with that individually and not penalize all of them. The current noise, curfew, and disorderly conduct ordinances should be enforced.

Committee is not interested in over reaching or creating a room tax. Short Term Rentals should be regulated so the village knows the property owners. Item to be continued for more ordinance examples geared towards managing properties.

Other - None

TRUSTEE KEVIN FITZGERALD - STREETS & ROADS, EQUIPMENT, STREET LIGHTS, WEEDS, LAKE PLANNING AND PROTECTION

Other - None

TRUSTEE BILL KASKIN - CEMETERY, SANITATION, RECYCLING, SENIORS

Other - None

TRUSTEE BARB ANDRES - SEWER, HEALTH AND ENVIRONMENT, YOUTH, LIBRARY

Wastewater Treatment Plant project update from Greg Droessler.

Village Engineer Greg Droessler provided an update. Plans and specs to be done within the next 2 weeks. Looking at going out for bids at the end of month with bid opening in April. Budget and cost estimate of 13.9 million included a contingency, which has all been used. Trying to find an offset with some costs by structuring the base bid with additive items. He is not advocating that but may have to. There is a fair amount of asphalt with the quarter of a mile of driveway. They would like to widen the 14-foot driveway to allow for a walking path. This is not intended as a walking path but many people are using it that way. They may be able to obtain DNR funding to make it a trail. Ehlers is conducting a peer review with rates. Current sewer rates are \$110.00 per quarter, and projected are at \$113.50. Since the initial rate analysis chemical costs have increased and sledge hauling costs have significantly increased. This is where we will see savings in the future as the new plant will cut sledge hauling to a third of what we are currently hauling. The soil is pretty bad, which was expected. Unanticipated additional costs for electrical as a lot of it is corroded.

Discussion on housing stray dogs at the sewer plant. This is a nice service to the community as the dogs are housed at the sewer plant versus the City of Kenosha Humane Society.

Currently if the police pick up a stray they are hauled down to the kennel at the Wastewater Plant. If they are not claimed, they are taken to the Kenosha Humane Society. The amount varies as we get a couple in a week and then can go weeks without picking up any strays. The treatment plant staff don't feel it's appropriate to keep the shelter there. Often times the animals are hostile. Housing the animals should be done in a humane manner, which means we need to find a spot in one of the buildings that can be washed down. Chief Grosz is currently looking at contracting with a vet service. A lot of those places no longer pick up animals. Trustee Fitzgerald questioned if that is the best utilization of the space. What it's costing us to build that building, it's real dollars and cents cost to the village. Chief noted they also get cats. Last year one of our officers was bite by a cat and had to have stitches. Ideally the Chief would like to find someone that can pick up the animals. He will look

into a new animal shelter being built in Salem Lakes called The Big Barn. Trustee Karow feels we should have a space reserved, but in the long-term we want something different.

No Fault Sewer Backup Coverage

The additional information looks like it only covers the village. The new sewer system will have a more robust scada system. There will be provisions built in with better monitoring and call outs. The village does not have a history of backups in the sewer. Consensus was the additional insurance coverage was not needed.

Other - None

TRUSTEE AARON KAROW - BUILDING AND ZONING, PLAN COMMISSION, AND PUBLIC BUILDINGS

Discussion regarding outdoor wood burning furnaces.

Presented a Village of Salem Lakes ordinance which regulates furnaces located within 150 feet from the nearest building. The Building Inspector would like to get ahead of this item as the furnaces installed now are automatically grandfathered. Trustee Andres does not agree with restricting in all areas. Karow suggested allowing in certain zoning. Committee would like to look into ordinances that allow furnaces within a certain amount of feet from a neighboring property, elevation and burning only clean wood.

Other - None

TRUSTEE JEREMY KNOLL - POLICE, FIRE, LAKE CONTROL, PARKS AND BEACHES

Discussion regarding a fee schedule for Police Department records.

The PD records requests have quadrupled in the last 5 years with 95% being video and audio recordings, which our current fee schedule does not address. Chief Grosz provided an updated fee schedule to include these additional fees.

Consideration of a motion to approve hiring Buelow Vetter to assist with collective bargaining negotiations. This firm was highly recommended by the League of Wisconsin Municipalities. They are less than half the rate of our current labor Attorney, Michael Best, and have no retainer fee. Chief Grosz reached out to other communities who are using Buelow Vetter and they are very happy with the service. Attorney Best is good, but very expensive. This is more fiscally responsible for the village. Administrator Roesslein thinks it's a great idea. Fitzgerald questioned if we could renegotiate with Michael Best. Chief Grosz noted we could but we are small peanuts to them. We haven't been happy with the billing as it standard practice to bring in other attorney's which doubles the cost to the village. Fitzgerald felt should we get more proposals.

Other - None

VILLAGE PRESIDENT HOWARD SKINNER

Other - None

OTHER COMMENTS FROM FLOOR

Bill Poetker commented on Air B&B's noting they have the same issue with boat and wave runner rentals that are not affiliated with marinas. The people doing this have the renter sign a waiver and feel they do not have any liability, which is incorrect. The Lake District Committee is looking into this and will bring it to the board to recommend these individuals obtain a business license to rent out a boat.

Adjournment

Motion by Karow, Bower, carried to adjourn at 8:51 pm.

/s/Sabrina Waswo
Village Clerk