

Regular Meeting

February 5, 2019

Meeting called to order at 7:00 p.m. by Village President Dennis Manthei. Trustees present: Hennessey, Lautz, Leicht, Schumacher, and Wee. Excused: Trustee Brown. Also present: Recreation Director Tony DeGaetano, Police Chief Charles Ashbeck, Public Works Director Scott Halbrucker, West Salem School Board Member Ken Schlimgen, La Crosse County Board Supervisor Ray Ebert, Police Lieutenant Jeremy Randall, Police Officer Jake Hastings, Police Officer Ryan Brohmer, and Village Administrator Teresa Schnitzler.

Public Comment

West Salem School Board Member Ken Schlimgen appeared before the Board to speak on an item on the Village Board agenda. Mr. Schlimgen urged the Village Board to continue with just one tax incremental taxing district instead of creating a new district for future development of the Lakeview Business Park.

La Crosse County Board Supervisor Ray Ebert announced the Town of Hamilton and the County have come to an agreement on the Town's purchase of County property for a new Town Hall.

Minutes

Motion by Trustee Lautz, seconded by Trustee Wee to approve the minutes of the January 15, 2019, Regular Board meeting as presented. Roll call vote: Unanimous aye.

Claims

Claims from the following funds were presented for payment:

<u>General Fund:</u>	\$259,361.42
<u>Water Utility:</u>	\$19,387.57
<u>Sewer Utility:</u>	\$16,766.89
<u>Storm Water Utility:</u>	\$2,124.55

Motion by Trustee Leicht, seconded by Trustee Schumacher to approve the payment of all claims as listed. Roll call vote: Unanimous aye.

Alcohol Beverage License Application

Motion by Trustee Schumacher, seconded by Trustee Leicht to approve the issuance of an Alcohol Beverage License to Erin E. Renwick. Roll call vote: Unanimous aye.

Street Committee

Trustee Leicht reported on the January 16, 2019, Street Committee meeting. The Street Committee was directed by the Village Board to discuss with the School District

the traffic issues at the West Salem Middle School. Chair Brown stated he was invited to meet with West Salem Boy Scout Troop #77. The troop is working toward completion of the "Citizenship in the Community" badge. The primary concern for the Boy Scout Troop was traffic flow around the newly-remodeled middle school. Due to the arrangement of the middle school driveway with the intersection of East Avenue and North Mark Street, vehicles are stopped for long periods of time, waiting to turn into the driveway to drop off students. Traffic becomes backed up, and students are exiting vehicles in the street and crossing East Avenue to get to the middle school. Chief Ashbeck presented a twenty-minute video of the East Avenue and North Mark Street intersection recorded that morning. Principal Wopat has repeatedly directed drivers to access the middle school drop off area from North Leonard Street, east on East Avenue to enter the driveway, and then exiting the driveway turning west on East Avenue back to North Leonard Street. As shown in the video, this direction is not being followed by drivers. The Safe Routes to School pedestrian cross walk was removed by the School District contractors when the new waterline to the middle school was installed. If the cross walk were reinstalled during the East Avenue reconstruction project at the location it originally was, pedestrians would be crossing East Avenue in the middle of the traffic issues already present and then would have to cross the driveway drop off area in order to get into the middle school. The Committee discussed where the cross walk should be placed, and Mr. Halbrucker will consult with Village Engineer Dave Sauer for recommendations. The Committee directed the Public Works Department to install stop signs as soon as possible on North Mark Street at its intersection with East Avenue to create a four-way stop.

Motion by Trustee Leicht, seconded by Trustee Wee to approve the minutes of the January 16, 2019, Street Committee meeting with one correction. Roll call vote: Unanimous aye.

Finance and Personnel Committee

Trustee Leicht reported on the January 29, 2019, Finance and Personnel Committee meeting. The purpose of the meeting was to meet with Cedar Corporation and legal counsel regarding Cedar Corporation's cost proposal to provide professional services to the Village on the development of a Phase 3 Tax Incremental Financing District for the Lakeview Business Park and future infrastructure extension. Cedar Corporation proposes to complete creation of a second tax incremental financing district for a fee not to exceed \$8,500, if the Village decides to move forward with the creation of a second TIF District, and this fee is eligible for reimbursement under the newly-created TIF district. The services include assistance in delineating the TID boundary, preparation of a project plan (including all maps and resolutions), preparation of financial documentation, preparation of preliminary construction cost estimates, prepare and provide notices for local publication for all hearings, attendance and presentations at meetings and hearings (including Joint Review Board), and prepare State-required documentation. The Committee has also discussed taking back the administration of Tax Increment District No. 1 from La Crosse County. Because administration services of both TIF No. 1 and TIF No. 2 are ongoing and vary greatly depending on interest of industry and the type and size of businesses, Cedar Corporation proposes to complete the TIF District administration on a time and material basis for an estimated fee of \$6,000 per year for each TIF. Administration costs are also TIF eligible costs. TIF District administration services include coordination with Village Auditors to submit the

annual report, prepare notice and coordinate the annual meeting of the Joint Review Board, meet with potential new businesses or expanding existing businesses, as required, to discuss potential TIF assistance, coordination with Village government for TIF assistance strategies, and coordinate with Village Attorney on any potential development agreements. The Committee recommended approval to the Village Board of both proposals as submitted by Cedar Corporation. Cedar Corporation will contact the prospective buyer for 15 acres of land adjacent to Industrial Drive to set up a meeting, and Teresa Schnitzler will contact La Crosse County to schedule a meeting.

Motion by Trustee Leicht, seconded by Trustee Schumacher to approve the minutes of the January 29, 2019, Finance and Personnel Committee. Roll call vote: Unanimous aye.

Motion by Trustee Leicht, seconded by Trustee Schumacher to approve the Cedar Corporation proposal to complete creation of a second tax incremental financing district for a fee not to exceed \$8,500, if the Village decides to move forward with the creation of a second TIF District, and to approve the Cedar Corporation proposal to complete the TIF District administration on a time and material basis for an estimated fee of \$6,000 per year for each TIF. Roll call vote: Unanimous aye.

Motion by Trustee Lautz, seconded by Trustee Schumacher to adjourn the meeting at 7:19 p.m. Approved by voice vote.

Teresa L. Schnitzler, Village Administrator