

Public Hearing  
Ordinance No. 416  
Ordinance Creating a Water Supply Impact Fee for  
New Construction and New Developments

February 6, 2007

Hearing called to order at 7:15 p.m. by Trustee Hoffman. Trustees present: Engel, Hanson, Harold, and Wehrs. Excused: Manthei and Leicht. Also present: Charlie Handy, Dave Sauer, Dennis Abbott, Emily Wilson, and Teresa Schnitzler.

Ordinance No. 416, if adopted, will implement a water supply impact fee for new construction and new developments in the Village of West Salem. The proposed impact fee will be a one-time fee assessed to a developer by the Village before a building permit is issued. The collected impact fees are to be used for the capital costs associated with new water storage and new iron removal facilities.

There were no citizens present to speak for or against the proposed Ordinance.

Motion by Trustee Engel, seconded by Trustee Wehrs to adjourn the public hearing at 7:21 p.m. Approved by voice vote.

Teresa L. Schnitzler, Village Administrator

Regular Board Meeting

February 6, 2007

Meeting called to order at 7:30 p.m. by President Manthei. Trustees present: Engel, Hanson, Harold, Hoffman, and Wehrs. Excused: Leicht. Also present: Dennis Abbott, Emily Wilson, Charlie Handy, Dave Sauer, Wade Peterson, and Teresa Schnitzler.

Minutes

Motion by Trustee Harold, seconded by Trustee Engel to approve the minutes of the January 16, 2007, Regular Board meeting as written. Roll call vote: Unanimous aye.

Claims

Claims from the following funds were presented for payment:

<u>General Fund:</u>	\$65,342.36
<u>Water Utility:</u>	\$13,773.17
<u>Sewer Utility:</u>	\$17,456.90

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

Snow Removal Statement Appeal

Starla Adams of 117 Susan Court appeared before the Board to appeal two sidewalk shoveling statements issued to her for snow removal by the Public Works Department on January 17 and again on January 23, 2007. Ms. Adams stated she did not know the Village enforced a snow removal ordinance. Ms. Adams also stated she shoveled the entire sidewalk in front of her residence after receiving the first statement.

Motion by Trustee Hoffman, seconded by Trustee Engel to reject the snow removal statement appeal. Roll call vote: Unanimous aye.

Snow Removal Statement Appeal

The Board reviewed a letter received from Paul Larson of 810 Brickl Road appealing a sidewalk snow removal statement issued to him on January 24, 2007. Mr. Larson stated the family was in Florida at the time, and their son did not shovel before the Public Works Department completed the work on January 23.

Motion by Trustee Hoffman, seconded by Trustee Engel to reject the snow removal statement appeal. Roll call vote: Unanimous aye.

Ordinance No. 416 – Creation of Water Supply Impact Fee

Motion by Trustee Hoffman, seconded by Trustee Engel to approve adoption of Ordinance No. 416 to Create a Water Supply Impact Fee for New Construction and New Developments as presented. Roll call vote: Unanimous aye.

Utilities Committee Meeting

Trustee Engel reported on the January 16, 2007, Utilities Committee meeting. Public Works Director Wade Peterson informed the Committee a ground water storage facility is too large for the old Ace Hardware building area. An elevated water reservoir is the only option for this area. The Committee did not wish to pursue the north side of this area (the old Hansen's IGA location) for a ground water storage facility. The Committee does not feel downtown is an ideal location for a water reservoir. Locating the water storage facility east of the cemetery near the Lakeview Business Park is the second suitable site. The reservoir will require approximately two acres of land and annexation of the parcel into the Village. Mr. Peterson will provide a sketch of the area, and Mr. Hanson will begin discussions with La Crosse County. The Committee recommends the Village concentrate its efforts on locating the water storage facility in the business park. The Committee then reviewed a preliminary draft of Ordinance No. 415 creating a stormwater utility. Ordinance No. 415 is based on the City of Eau Claire ordinance with input from several other municipality's ordinances. Karl Green of the UW-L Extension office has also reviewed the ordinance. The Committee discussed establishing the ordinance, the purposes the revenues will be used for, and a timeline for funding the utility. The Committee agreed to present the ordinance at the February 6, 2007, regular Village Board meeting. Mr. Peterson presented preliminary plans for the utility layout of Phase 1B of the Lakeview Business Park. The final plans will be presented to the Planning Commission on February 5, 2007, and the Village Board on February 6, 2007.

Motion by Trustee Engel, seconded by Trustee Harold to approve the minutes of the January 16, 2007, Utilities Committee meeting. Roll call vote: Unanimous aye.

#### Ordinance No. 415 – Creation of Stormwater Utility

Motion by Trustee Wehrs, seconded by Trustee Engel to schedule a public hearing on Ordinance 415 for Tuesday, March 6, 2007, at 7:15 p.m. Roll call vote: Unanimous aye.

#### Annexation and Purchase of County Land for Water Reservoir

Trustee Hanson reported on his discussions with the La Crosse County Business Fund regarding purchase of La Crosse County land directly east of the Lakeview cemetery for placement of a new water storage facility for the Village. Trustee Hanson recommended the Board consider drafting a proposal to La Crosse County stating the amount of land the Village would like to purchase and propose a purchase price per acre based on either an appraised value of the land or based on purchase price values agreed on between the Village and the County in 1998. The Board agreed to refer this matter to the Utilities Committee.

#### Ordinance No. 417 – Smoke Free Air Ordinance

Motion by Trustee Hanson, seconded by Trustee Harold to delay action on proposed Ordinance No. 417 until such time as proposed legislation at the State of Wisconsin level is complete. Roll call vote: Unanimous aye.

#### Intergovernmental Agreement for La Crosse County Household Hazardous Material Program

The Board reviewed a proposed Intergovernmental Agreement for the La Crosse County Household Hazardous Material Program. Trustee Hanson informed the Board this Agreement is identical to the previous five-year Agreement the Village entered into

with the County except the proposed Agreement will extend the operational funding for the hazardous materials program for an additional ten years. The annual contribution from the Village will remain at \$1.00 per capita per year.

Motion by Trustee Hanson, seconded by Trustee Engel to approve entering into the Intergovernmental Agreement for La Crosse County Household Hazardous Material Program. Roll call vote: Unanimous aye.

#### Replacement of 1984 Ford F-800 Plow/Dump Truck

Public Works Director Wade Peterson addressed the Board requesting approval to purchase a 2000 Freightliner single axle plow truck with a side wing from the La Crosse County Highway Department. This truck would replace the 1984 Ford Plow Truck. The 1984 Ford will be placed for sale, and the proceeds from the sale would be put toward the purchase of the new truck.

Motion by Trustee Engel, seconded by Trustee Wehrs to approve the purchase of the truck from the La Crosse County Highway Department provided the purchase is within the 2007 Street budget. Roll call vote: Unanimous aye.

#### Resolution 2.07

The Board reviewed a proposed Resolution 2.07, which would provide an economic development grant for Reserve Class "B" and "Class B" Liquor Licenses. The Board agreed to take no action on the proposed Resolution.

#### Planning Commission Meeting

President Manthei reported on the February 5, 2007, Planning Commission meeting. Dave Sauer of Foth, Inc. presented the Commission with the final utility and road design layout plans for Phase 1B of the Lakeview Business Park. The plans call for two phases of construction. The first phase is for the first 1,000 feet, and the second phase is for the remaining 700 feet. Mr. Sauer stated construction bid opening is scheduled for February 26. The Commission recommended approval of the utility and road design layout plans of Phase 1B contingent on the developer's agreement in place. The Commission also reviewed a Certified Survey Map submitted by La Crosse County Business Fund for the River Steel parcel. The Certified Survey Map creates a 10.27-acre lot on the south side of Industrial Drive to accommodate development and construction of River Steel, Inc. The Commission recommended approval of the Certified Survey Map as presented.

Motion by President Manthei, seconded by Trustee Hoffman to approve the minutes of the February 5, 2007, Planning Commission meeting. Roll call vote: Unanimous aye.

#### Operator's Licenses

Motion by Trustee Wehrs, seconded by Trustee Engel to approve operator's licenses for Cheri L. Massie and Loretta F. Maulsby. Roll call vote: Unanimous aye.

#### Video Cable Franchise Review

Attorney Alan Peterson rendered a legal opinion to the Board regarding video competition and a recent court case involving the City of Milwaukee and AT&T.

Attorney Peterson concluded Village Ordinances sufficiently address right-of-way and franchise issues. The Board agreed to take no action at this time.

Update on Long-Range and Land-Use Plans

President Manthei presented the Board with proposed long-range land-use maps drafted after discussions with the Town of Hamilton Chairman Richard Schomberg. The Board agreed the maps fairly represented future growth and land uses surrounding the Village of West Salem.

Motion by Trustee Harold, seconded by Trustee Engel to adjourn the meeting at 8:44 p.m. Approved by voice vote.

Teresa L. Schnitzler, Village Administrator