

Regular Meeting

May 15, 2018

Meeting called to order at 7:00 p.m. by Village President Dennis Manthei. Trustees present: Brown, Hennessey, Lautz, Leicht, and Schumacher. Excused: Trustee Wee. Also present: Recreation Director Tony DeGaetano, Police Chief Charles Ashbeck, Village Attorney Bryant Klos, Public Works Director Scott Halbrucker, Tim Degenhardt, Paul Degenhardt, David Tauscher, Greg Hutson, Dave Munson, Marlee Pronschinske, and Village Administrator Teresa Schnitzler.

Public Comment

Tim Degenhardt, 165 Clark Street South, appeared before the Board to support proposed Ordinance No. 483 addressing nuisances and minimum property maintenance standards. Mr. Degenhardt would like to see this ordinance adopted as it is very junky around the Village. This ordinance would give the Village more enforcement ability.

Minutes

Motion by Trustee Leicht, seconded by Trustee Schumacher to approve the minutes of the May 1, 2018, Regular Board meeting as presented. Roll call vote: Hennessey – abstain; remainder of Board - aye. Motion approved.

Claims

Claims from the following funds were presented for payment:

<u>General Fund:</u>	\$64,874.52
<u>Water Utility:</u>	\$10,486.41
<u>Sewer Utility:</u>	\$15,583.56
<u>Storm Water Utility:</u>	\$1,886.76

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

Appeal of Alcohol Beverage License Application Denial

Marlee Pronschinske addressed the Village Board requesting reconsideration of her recent denial of an Alcohol Beverage License. Ms. Pronschinske stated her boss asked her to complete the application form while she was working, and she did not fill in the form correctly. She did not intentionally omit her recent violations of liquor laws. Ms. Pronschinske said her work means a lot to her, and she is a responsible employee. Chief Ashbeck explained his recommendation for denial of this license. The application form not completed accurately, and the offenses are very recent. He felt not enough time had passed to show the offenses will not happen again. Chief Ashbeck believes at least a year should pass without violations before this application should be reconsidered.

Motion by Trustee Lautz, seconded by Trustee Leicht to deny the issuance of an alcohol beverage license to Marlee Pronschinske and review again, if requested, after one year. Roll call vote: Unanimous aye.

Proposal to Raze Building

The Board reviewed a proposal received from McHugh Excavating & Plumbing, Inc. to raze the property at 140 South Mill Street in the amount of \$58,814, and \$3,850 to haul in gravel where the building was. There was concern about damage to the sidewalk on the east side of the building as the building foundation abuts the sidewalk.

Motion by Trustee Leicht, seconded by Trustee Schumacher to accept the bid from McHugh Excavating & Plumbing, Inc. in the total amount of \$62,664 contingent upon completion of the real estate closing scheduled for May 30, 2018. Roll call vote: Unanimous aye.

Resolution 5.18 – Short-Term Promissory Note Borrowing

Motion by Trustee Schumacher, seconded by Trustee Leicht to approve Resolution 5.18 Authorization For Short-Term Promissory Note Borrowing and Tax Levy for Village Borrowing for the purpose of acquiring land for parking lot and tearing down the existing building and surfacing the land for public parking purposes. Roll call vote: Unanimous aye.

WHEREAS, Villages are authorized by the provisions of Section 67.12(12) of the Wisconsin Statutes, as supplemented and amended, to authorize short-term promissory note borrowing for public purpose, including parking lots and parking facilities and acquiring sites for commerce as will expand municipal tax base; and

WHEREAS, the Board of Trustees of the Village of West Salem hereby finds that it is necessary that funds be raised for the public purpose of acquiring land for parking lot and tearing down the existing building and surfacing the land for public parking purposes and potential commercial redevelopment as defined in Section 64.04(1)(b) and Section 67.05(5)(b) and borrow said money through the issuance of general obligation promissory notes for such public purpose under Section 67.12(12) and now deems it to be necessary and desirable and in the best interest of the Village to authorize the issuance of a general obligation promissory note (the “Note”) in a principal amount not to exceed \$200,000.00 to cover the acquisition redevelopment of 140 South Mill Street, West Salem a/k/a tax parcel number 16-99-3;

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of the Village of West Salem, La Crosse County, Wisconsin, to authorize short-term promissory note borrowing in an amount to not exceed \$200,000.00 for a term of forty-eight months at an interest rate of 3.25 percent, with said Note being designated a general obligation promissory note and be executed and delivered in 2018 and requiring annual payments of principal and interest of \$54,193.84 on June 1, 2019; June 1, 2020; June 1, 2021 and June 1, 2022; and

BE IT FURTHER RESOLVED that the Village Board of Trustees does hereby approve and authorize the preparation and filing of an application for the above-named financing and that the Village President and Village Administrator are hereby authorized to execute all necessary documents, including, but not limited to, a promissory note on behalf of the Village of West Salem in accordance with this Resolution.

BE IT FURTHER RESOLVED that in order to provide for the collection of a direct annual tax sufficient to pay the principal of and interest of the \$200,000.00 2018 Note and requiring annual payments of principal and interest of \$54,193.84 on June 1, 2019; June 1, 2020; June 1, 2021 and June 1, 2022, there is hereby levied upon all taxable property in the Village, in addition to all other taxes for this purpose, a tax sufficient to cover the principal and interest due in the years 2019, 2020, 2021 and 2022 based on payments due on the note.

BE IT FURTHER RESOLVED that the proceeds from all taxes levied when collected by the Village pursuant to this Resolution shall be pledged for the payment of the principal and interest on the Notes described herein.

PASSED AND APPROVED by unanimous vote of the Village of West Salem Board of Trustees this 15th day of May, 2018.

/s/ _____
Dennis Manthei, Village President

(SEAL)

/s/ _____
Teresa L. Schnitzler, Village Administrator

Ordinance No. 483

Motion by Trustee Leicht, seconded by Trustee Hennessey to schedule a public hearing on Ordinance No. 483 Creating Nuisances Prohibited and Minimum Property Maintenance Standards for Tuesday, June 5, 2018, at 6:30 p.m. Roll call vote: Unanimous aye.

Ordinance No. 484

Motion by Trustee Schumacher, seconded by Trustee Leicht to schedule a public hearing on Ordinance No. 484 Weights and Measures for Tuesday, June 5, 2018, at 6:50 p.m. Roll call vote: Unanimous aye.

Alcohol Beverage License Application

Motion by Trustee Schumacher, seconded by Trustee Lautz to approve the issuance of an Alcohol Beverage License to Amanda J. Genske. Roll call vote: Unanimous aye.

Finance and Personnel Committee

Trustee Leicht reported on the May 2, 2018, Finance and Personnel Committee meeting. The purpose of the meeting was to receive an update from West Salem Fire Protection District Board appointee, John Lautz, and to discuss with possible recommendation to Village Board action on requested tanker/ladder truck and financing options and to consider employee evaluations and compensation. John Lautz explained the current fire department pumper truck is twenty-nine years old and is in need of repair. The fire department has acquired a verbal quote on a Peerless, single-axle tanker/ladder truck with a 110-foot reach in the amount of \$1,053,508. Delivery of the new truck would be approximately one year from the date of an order. Based on equalized value, the Fire District gave an approximate share of the cost to each municipality of the new truck over two, three and five-year periods. At its last meeting, the West Salem Fire Protection District recommended to the Towns of Barre and Hamilton and Village of West Salem that each contributes its share based on equalized value to the purchase of the new pumper truck with aerial ladder. It is a decision of each municipality how to fund its respective share. Mr. Lautz stated the Towns are

expressing intent to include a binding referendum question on the November election ballots.

Attorney Klos explained the different requirements and results of a binding referendum and an advisory referendum. If the Village goes forward with a binding referendum, it would ask the electorate for permission to raise taxes for the amount the Village needs to fund its share for three years in a row. The Fire District would borrow the money, and it would pay off its loan with the funds received from the Village and the Towns of Barre and Hamilton. With an advisory referendum, the Fire District would not be obtaining the loan to purchase—each municipality would instead either acquire a loan or otherwise provide for its respective share. The Committee states it needs an official, written purchase price and also financing charges for the new pumper truck before it can make a recommendation to the Village Board on how to fund West Salem's share. The Committee voted to recommend to the Village Board that the Village support the West Salem Fire District purchasing a new pumper truck with an aerial ladder pending the Fire District obtaining a firm, written price quote for a cash only purchase and a quote to purchase with financing options and the Village will then make a decision on how to fund its share of the cost. The Committee recommended the agreement between the Fire District and the municipalities be amended to change the required quarterly district meeting dates. The Committee then reviewed the performance evaluation for the most recent addition to the public works department, Dillon McClintock. Scott Halbrucker stated he has full confidence in this employee's abilities, he is a hard worker, and he has proven himself to be a great addition to the department. Mr. Halbrucker would now like to advance Mr. McClintock's training. The Committee granted a 25-cent per hour increase to Dillon McClintock's hourly wage effective immediately and then an additional 25-cent per hour increase on his work anniversary date in July of 2018.

Motion by Trustee Leicht, seconded by Trustee Schumacher to approve the minutes of the May 2, 2018, Finance and Personnel Committee meeting with a correction to the age of the current pumper truck. Roll call vote: Unanimous aye.

Resolution 4.18

Motion by Trustee Lautz, seconded by Trustee Hennessey to approve Resolution 4.18 in Support of the West Salem Fire Protection District Purchase of Pumper Truck with Aerial Ladder. Roll call vote: Unanimous aye.

WHEREAS, the West Salem Fire Protection District has recommended to the Town of Barre, Town of Hamilton, and the Village of West Salem that based on each municipality's equalized value fund its respective share of a new single-axle tanker/ladder truck with a 110-foot reach ladder; and

WHEREAS, preliminary estimate of the purchase price for the new ladder truck is \$1,053,508 with delivery of the new truck being approximately one year from the date of an order.

NOW, THEREFORE, BE IT RESOLVED, that the Village of West Salem Board of Trustees supports the West Salem Fire District purchasing a new pumper truck with an aerial ladder pending the Fire District obtaining a firm, written price quote for a cash only purchase and a quote to purchase with financing options and the Village of West Salem will then make a decision on how to fund its share of the total cost.

DATED this 15th day of May, 2018,

/s/ _____

(SEAL)

Dennis Manthei, Village President

/s/

Teresa L. Schnitzler, Village Administrator

Special Event Application

Motion by Trustee Schumacher, seconded by Trustee Leicht to approve the issuance of a Special Event Permit to Lance Jurgensen on behalf of June Dairy Days – West Salem Lions Club to hold a parade on Saturday, June 2, 2018, beginning at Noon. Roll call vote: Brown – abstain; remainder of Board - aye.

Motion by Trustee Schumacher, seconded by Trustee Leicht to convene in closed session at 7:55 p.m. pursuant to Wis. Stat. Sec. 19.85(1)(e) for the purpose of deliberating or negotiating the purchase of public properties, investment of public funds, or conduct of other specific public business, whenever competitive or bargaining reasons require a closed session, to-wit: Possible Land Sale/Purchase. Roll call vote: Unanimous aye.

Motion by Trustee Leicht, seconded by Trustee Hennessey to reconvene in open session at 8:15 p.m. Roll call vote: Unanimous aye.

Motion by Trustee Leicht, seconded by Trustee Brown to adjourn the meeting at 8:16 p.m. Approved by voice vote.

Teresa L. Schnitzler, Village Administrator