

Regular Board Meeting

July 17, 2007

Meeting called to order at 7:30 p.m. by President Manthei. Trustees present: Engel, Hanson, Harold, Hoffman, Leicht, and Wehrs. Also present: Wade Peterson, Charles Ashbeck, Brian Fukuda, Charlie Handy, and Teresa Schnitzler.

Minutes

Motion by Trustee Engel, seconded by Trustee Wehrs to approve the minutes of the July 3, 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>	\$47,225.33
<u>Water Utility:</u>	\$11,549.54
<u>Sewer Utility:</u>	\$16,906.77

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

Lakeview Business Park Proposed TIF Amendment

Brian Fukuda, Community Development Specialist for La Crosse County, and La Crosse County Planner Charlie Handy presented a proposed amendment to the TIF Agreement for the development of Phase 2 of the Lakeview Business Park. Development of the Lakeview Business Park has progressed well and consideration must now be given to beginning development of Phase 2. Phase 1 has proven successful at creating good tax base and significant job numbers. The County is currently in negotiations on a development agreement to sell the remaining eleven acres south of Industrial Drive, along with an additional four acres in the proposed Phase 2. The Park has also received significant support from both the State and Federal governments in the form of grant funding. La Crosse County is proposing an amendment to the TIF and the municipal revenue sharing agreement. With the proposed TIF amendment, additional project expenses for the new water storage facility can be included in the amended TIF. A public hearing is scheduled for August 7, 2007, to hear public comment on the proposed TIF amendment.

Village Land Sale Negotiations

Trustee Hoffman informed the Board that three property owners on Maple Street and North Tilson Street have expressed interest in purchasing Village land along the abandoned Bolstad Drive street right-of-way adjacent to their properties. Trustee Hoffman stated the land has been held for future Village use, but any future use appears unlikely.

Motion by Trustee Wehrs, seconded by Trustee Leicht to refer commencement of Village land sale negotiations with adjoining property owners along abandoned Bolstad Drive street right-of-way to the Finance and Personnel Committee. Roll call vote: Unanimous aye.

Riverview Ball Field and Mark/Lewis Street Park Capital Improvement Projects

There has been steady progress with the Riverview Park Ball Field construction and the Mark/Lewis Street park development. The approved design, engineering, and earthwork calculations for Riverview Ball Field #2 are now complete. Bid documents are being prepared by Paragon Associations. Additional items now need to be approved in order to keep the project on schedule, including two permits to be prepared and filed with the Wisconsin Department of Natural Resources. One permit is for grading one acre or more, and the other permit is for construction within 300 feet of a waterway. Paragon will prepare and obtain the permits, and there are permit filing fees with the DNR. Before bid documents are prepared, soil borings need to be taken. If the soil is suitable, the Village can expect lower bids in that the soil can be moved from one area and used in another. If the soil were not suitable, soil would have to be brought in. Paragon would recommend three borings. Costs will be incurred to advertise for bids, and the Village will conduct its own bid opening. In addition, Riverview Field #1 backstop safety repairs are necessary.

The approved design, engineering, and earthwork for the Mark/Lewis Street park development is still in progress. The Planning Commission has reviewed a sidewalk design variance. Bid documents are also in progress. Bids will be obtained for the concrete work only. An updated map is attached. The Recreation Department will obtain pricing for plantings and play structures and fixtures at a future date. Costs to advertise for concrete work bids require Board approve, and the Village will conduct its own bid opening.

Motion by Trustee Leicht, seconded by Trustee Harold to approve expending approximately \$2,625 for the Riverview Ball Field #2 project and the Mark/Lewis Street park project from the Park Fees Capital Improvement account . Roll call vote: Hanson – nay; remainder of Board – aye. Motion approved.

Utilities Committee

Trustee Engel reported on the July 10, 2007, Utilities Committee meeting. The Committee reviewed a Water Storage/Distribution/Supply System Evaluation report prepared by Foth Infrastructure. This report will serve as the design basis for the new water reservoir. The report summarizes the background information, feasibility study, preferred locations, and financial data for the construction of a water storage facility and installation of an iron filtration system. The Committee instructed Dave Sauer to update the maps in the report to include the three new developments in the Village. The Committee recommended approval of the design submitted by Foth Infrastructure for the iron filtration system.

The Committee reviewed three different types of water storage systems along with anticipated costs of each, including future maintenance. Given the land conditions, construction costs, and future maintenance considerations, the Committee agreed to

plan and bid for a 750,000-gallon, 185-foot steel composite tank with an alternate bid option for a glass-fused steel composite tank.

Dave Sauer informed the Committee that in order to complete the design drawings and specifications for the water tower and iron filter to meet the Department of Natural Resources mandated completion date and to work in conjunction with the tax incremental financing and revenue sharing agreement with La Crosse County, the Village would have to award the bid contracts by September 28, 2007, so that construction can begin October 1. Construction bids for Phase 1B of the business park will be awarded this fall. Therefore, the water extension should be in place when the water storage facility needs to be connected to the system in 2008.

Preliminary plans are to finance the iron filtration through the tax incremental district and to finance the water storage facility through the tax incremental district and the EDA grant. Mr. Sauer discussed bond anticipation bonding options through Wisconsin Rural Water Association. Mr. Sauer recommended the Village pass a "comfort" resolution acknowledging that funds are being expended now for the iron filtration system and the water storage facility, and the Village expects these costs to be rolled over into future bonding and grant monies. Mr. Sauer will forward a sample resolution to the Village. The Committee felt it would be useful to request Springstead prepare a presentation on bonding options to the Village Board.

Wade Peterson, Teresa Schnitzler, Diana Engel, and Dennis Manthei met with representatives of La Crosse County on July 3 to discuss acquisition of the land required for the water storage facility. The Village wishes to obtain 1.4 acres just east of the County farm cemetery. The County has proposed to sell the property to the Village at \$25,000 per acre or a total of \$35,000. In return, the amended TIF district would add 80 acres of land and increase the percentage of the costs of the water storage facility attributable to the business park from 12.2 percent to 24.9 percent. The County will prepare a legal description and forward their proposal to the Village.

Motion by Trustee Engel, seconded by Trustee Harold to approve the minutes of the Utilities Committee meeting of July 10, 2007, with a correction to include tax incremental district financing along with the EDA grant for financing the water storage facility. Roll call vote: Hanson – nay; remainder of Board – aye. Motion approved.

Planning Commission

The Commission reviewed a preliminary site plan for the Lewis and Mark Street park. The purpose of the review was to approve a sidewalk variance request from the West Salem Recreation Department. The proposal is to install a wandering walking trail through and around the park with plantings along the sidewalk instead of a standard straight sidewalk. The Commission recommended approval of the sidewalk variance request for the Lewis and Mark Street park.

The Commission met with Town of Hamilton Board members and members of the Hamilton Comprehensive Plan Committee. After introductions, Chair Manthei updated the Town of Hamilton representatives and the West Salem Planning Commission on recent conversations between Mr. Manthei and Town of Hamilton Chair Richard Schomberg regarding present and future anticipated land uses within the Village and

the Town. The result of their meetings is a proposed Land Use Map presented for review. Town Chair Schomberg stated the proposed map is not set in stone, but rather a starting point for discussions. The Town's community survey indicated definite opinions on future development and growth, and the Town Board has respected this survey in their planning efforts. In addition to proposed land uses, the map also indicates anticipated 5 to 10-year, 15 to 20-year, and 25 year and beyond growth areas surrounding the Village. The map also shows proposed land uses of the anticipated growth areas and the present uses and zones within the Village of West Salem. The Town of Hamilton will present the proposed Land Use Map to its comprehensive plan committee for its review and use in their planning efforts. The Planning Commission and the Town of Hamilton tentatively scheduled another joint meeting for Monday, September 17, 2007, at 7:00 p.m.

Motion by President Manthei, seconded by Trustee Hoffman to approve the Planning Commission meeting minutes of July 16, 2007. Roll call vote: Hanson – nay; remainder of Board – aye. Motion approved.

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

Teresa L. Schnitzler, Village Administrator