Public Hearing Amendment to Municipal Revenue Sharing Agreement Between the Village of West Salem and the County of La Crosse

August 7, 2007

Hearing called to order at 7:00 p.m. by President Manthei. Trustees present: Engel, Hanson, Harold, and Wehrs. Excused: Leicht. Absent: Hoffman. Also present: Charlie Handy, Alan Peterson, and Teresa Schnitzler.

This hearing pertains to Amendment No. 1 to the Municipal Revenue Sharing Agreement Between the Village of West Salem and the County of La Crosse. The original Agreement contained certain lands to be included within the boundaries of the tax incremental district. The parties to the Agreement now wish to amend the original Agreement to include additional lands in the tax incremental district.

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

Motion by Trustee Harold, seconded by Trustee Engel to adjourn the public hearing at 7:05 p.m. Approved by voice vote.

Teresa L. Schnitzler, Village Administrator

Regular Board Meeting

August 7, 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: Alan Peterson, Jerry Van Oss, Andrea Page, William George, Christine Meisenheimer, Willam Bosshard, Bob Litchie, Matt Perenchio, Charlie Handy, Wade Peterson, Dale Broeckert, Dave Sauer, and Teresa Schnitzler.

<u>Minutes</u>

Motion by Trustee Engel, seconded by Trustee Harold to approve the minutes of the July 17, 2007, Regular Board meeting as written. Roll call vote: Unanimous aye.

<u>Claims</u>

Claims from the following funds were presented for payment:

<u>General Fund</u> :	\$426,738.11
<u>Water Utility</u> :	\$22,907.03

Sewer Utility:

\$10,358.85

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

Village Designation as a Village of Peace

Christine Meisenheimer appeared before the Board regarding the Cities for Peace program. Cities for Peace is a resource and outlet for municipal actions, resolutions, and campaigns aimed at promoting peace and prosperity for all at home and abroad. Ms. Meisenheimer stated "Salem" means peace in Arabic, and she believes West Salem needs to honor its past and its meaning and designate itself a Village of peace. Over 230 cities have declared themselves cities of peace. Funds presently being spent on the war/conflict in Iraq could be redirected to other types of needs in West Salem and the United States. The Board agreed to contact Ms. Meisenheimer if anyone has questions or would like additional information.

Riverview Estates Lift Station Generator

William Bosshard and Bob Litchie appeared before the Board to obtain clarification on what the Village requires for a generator to operate the Riverview Estates lift station and what their obligations are as the developer of the addition. Because the lift station generator matter has not been resolved in a timely manner, building permits for new homes in the addition have not been released to the developer. Village past practice is all costs of development are borne by the developer. The requirement for the Riverview Estates lift station is the unit must be configured so the Village generator can power it or the developer must provide an alternate power supply. The Village generator will not power the lift station supplied by the developer. Mr. Bosshard agreed to submit bid specifications for the generator to Dave Sauer for review before the generator is bid out. Building permits will be released to the developer once Mr. Sauer has approved the generator specifications.

Ordinance No. 420 – Annexation of County Farm Property

The Board reviewed Ordinance No. 420, which, if adopted, would annex 194 acres, more or less, of La Crosse County owned land, by direct annexation.

Motion by Trustee Wehrs, seconded by Trustee Engel to schedule a public hearing on Ordinance No. 420 for Tuesday, September 4, 2007, at 7:15 p.m. Roll call vote: Unanimous aye.

Ordinance No. 421 – Minimum Property Maintenance Standards

The Board reviewed Ordinance No. 421, which, if adopted, would create Sections 7.23 and 7.24 of the Village Code of Ordinances. The Ordinance would create minimum property maintenance standards for both residential and commercial zones.

Motion by Trustee Harold, seconded by Trustee Wehrs to schedule a public hearing on Ordinance 421 for Tuesday, September 4, 2007, at 7:15 p.m. Roll call vote: Engel, Hanson, and Hoffman – nay; Harold, Manthei, and Wehrs – aye. Motion failed.

<u>Resolution 7.07 – Recycling Grants and Recycling Efficiency Incentive Grants Programs</u> Motion by Trustee Hoffman, seconded by Trustee Engel to approve Resolution 7.07 Combined Authorizing Resolution for Recycling Grants to Responsible Units and Recycling Efficiency Incentive Grant Programs. Roll call vote: Unanimous aye.

WHEREAS, the Village of West Salem participates in the State of Wisconsin Department of Natural Resources Recycling Grant Program and the Recycling Efficiency Incentive Grant Program; and

WHEREAS, the Village of West Salem hereby requests financial assistance under Wis. Stat. Sec. 287.23, Chapters NR 542, 544, and 549, Wis. Admin. Code, for the purpose of planning, constructing, or operating a recycling program with one or more components specified in Wis. Stats. Sec. 287.11(2)(a) to (h).

NOW, THEREFORE BE IT RESOLVED that the Village Board of the Village of West Salem hereby authorizes Village Administrator Teresa L. Schnitzler, an official of the responsible unit, to act on its behalf to submit an application to the Department of Natural Resources for financial assistance under Wis. Stat. Sec. 287.23, Chapters NR 542, 544, and 549, Wis. Admin. Code; sign all necessary documents; and submit a final report.

PASSED AND ADOPTED by the Village Board of the Village of West Salem, County of La Crosse, State of Wisconsin on this 7th day of August, 2007.

/s/____

Dennis Manthei, Village President

(SEAL)

/s/_____ Teresa L. Schnitzler, Village Administrator

<u>Resolution 8.07 – Resolution Declaring Official Intent to Reimburse Expenditures for</u> <u>Water Supply System Improvements</u>

Motion by Trustee Engel, seconded by Trustee Hoffman to approve Resolution 8.07 Declaring Official Intent to Reimburse Expenditures for Water Supply System Improvements. Roll call vote: Unanimous aye.

WHEREAS, the Village of West Salem, La Crosse County, Wisconsin (the "Municipality") owns and operates a water supply System (the "System") as a public utility; and

WHEREAS, the Municipality plans to construct improvements and extensions to the System described as an iron removal/treatment system for Wells no. 2 and no. 3, a new 750,000-gallon water storage facility along with related water main distribution system main and Well no. 2 and no. 3 improvements (the "Project"); and

WHEREAS, the Municipality expects to receive revenue from new customers by collecting impact fees and from a tax incremental district (TID) formed for the Lakeview Business Park to finance the Project and expects to issue tax-exempt revenue utility bonds and bond anticipation notes (the "Bonds") to support the revenue collection over time; and

WHEREAS, because the Bonds will not be finalized until construction costs are known, sometime in the Spring of 2008, the Municipality must provide interim financing to cover costs of the Project incurred; and

WHEREAS, it is necessary, desirable, and in the best interests of the Municipality to advance monies from its funds on hand on an interim basis until the Bonds become finalized and can be issued.

NOW, THEREFORE, BE IT RESOLVED by Village of West Salem, La Crosse County, Wisconsin, that:

Section 1. Expenditure of Funds. The Municipality shall make expenditures as needed from its funds on hand to pay the costs of the Project until Bond proceeds become available.

Section 2. Declaration of Official Intent. The Municipality hereby officially declares its intent under 26 CFR Section 1.103-18 to reimburse said expenditures with proceeds of the Bonds, the principal amount of which is not expected to exceed \$3,000,000.00.

Section 3. Unavailability of Long-Term Funds. No funds for payment of the Project from sources other than the Bonds are, or are reasonably expected to be, reserved, allocated on a long-term basis, or otherwise set-aside by the Municipality pursuant to its budget or financial policies.

Section 4. Public Availability of Official Intent Resolution. This Resolution shall be made available for public inspection at the Municipal Clerk's office within thirty (30) days after its approval in compliance with applicable State law governing the availability of records of official acts including subchapter II of Chapter 19, and shall remain available for public inspection until the Bonds are issued.

Section 5. Effective Date. This Resolution shall be effective upon its adoption and approval.

ADPOPTED AND APPROVED this 7th day of August, 2007. /s/_____ Dennis Manthei, Village President

(SEAL)

/s/_____ Teresa L. Schnitzler, Village Administrator

Special Event Application – North Rose Street Block Party

Motion by Trustee Hoffman, seconded by Trustee Engel to approve the Special Event application for an annual neighborhood block party in the 100 block of North Rose Street scheduled for Saturday, August 25, 2007, from 5:00 p.m. to midnight. Roll call vote: Unanimous ave.

Operator's License

Motion by Trustee Engel, seconded by Trustee Wehrs to approve the issuance of an operator's license to Dana S. Heider. Roll call vote: Unanimous ave.

Finance and Personnel Committee Meeting

Trustee Hoffman reported on the July 31, 2007, Finance and Personnel Committee meeting. Committee Chair Hoffman reviewed for the Committee the requests of Ray Tollefson and Jack Twining for accumulated sick leave considerations at retirement. The West Salem Employee Handbook sets forth sick leave benefits and policies, and the Handbook states accumulated, unused sick time will not be paid to any employee in the event of his or her resignation or discharge of employment. The Committee recommended denying the employees' retirement consideration requests. The 2007

budget included \$600 to upgrade the emergency siren behind Kwik Trip to enable the unit to rotate. Earlier this year, the downtown emergency siren failed and repairs were required to make the siren operational again at a cost of \$1,500. Upgrading the siren will be included in the 2008 budget. The grass at the Neshonoc Lake Addition lower park is doing well, and Public Works was able to borrow sprinklers to water the grass for a period of time. The borrowed sprinklers were returned, and approximately \$300 would be required to purchase our own sprinklers. The Committee advises against expending the funds to purchase the sprinklers. For a period of time, Public Works was not able to utilize its usual brush disposal site. Arrangements have been made with Irv Nuttelman for brush disposal and burning. An offered fee of \$1,000 was discussed, and this amount will be included in the 2008 budget. For the remainder of 2007, the Committee recommended compensating the landowner \$500. Public Works vehicles and machinery repairs and police salaries were discussed and the amounts required to meet the needs of each department. Property owners on Maple Street and North Tilson have expressed interest in purchasing Village land adjoining their properties. The Village Board recently authorized the Finance and Personnel Committee to begin land sale negotiations with the property owners. The Committee reviewed information received from Village Assessor Dave Huebsch regarding land values for both rear and front lots. Mr. Huebsch recommends the Village sell to the adjoining landowners, as any sale will benefit the Village in assessed value. The Committee recommended a starting sale price of \$2.50 per square foot, and Teresa Schnitzler will contact the interested purchasers. The Committee plans to meet with the interested parties to negotiate a sales price and terms of sale. The Committee reviewed job descriptions drafted for the Deputy Clerk position and the newly formed, part time Office Assistant After minor changes were made, the Committee requested the job position. descriptions be forwarded to the Village Attorney for review. The Committee recommends the Water Utility and the Sewer Utility fund the office assistant position equally. The Committee recommends all departments complete their 2008 proposed budget requests by August 31, 2007. The Committee also reviewed the 2006 financial statements and found same to be satisfactory.

Trustee Hanson felt accumulated sick leave consideration should be given to long-term, retiring Village employees, and he requested the Committee review this matter further in the employee handbook.

Motion by Trustee Hoffman, seconded by Trustee Engel to approve the minutes of the July 31, 2007, Finance and Personnel Committee. Roll call vote: Hanson – nay; remainder of Board – aye. Motion approved.

Motion by Trustee Engel, seconded by Trustee Hoffman to convene in closed session at 8:25 p.m. for consideration of employment, promotion, compensation, or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility as authorized by Wis. Stat. Sec. 19.85(1)(c), to-wit: police department employee. Roll call vote: Hanson – nay; remainder of Board – aye. Motion approved.

Motion by Trustee Engel, seconded by Trustee Wehrs to reconvene in open session at 8:52 p.m. Roll call vote: Unanimous aye.

Motion by Trustee Hoffman, seconded by Trustee Wehrs to abide by Village Attorney Peterson's advise and reinstate Police Officer Brett Myers as soon as possible on a date agreeable with the Police Chief, and Officer Myers should receive the appropriate back pay. Roll call vote: Unanimous aye.

Motion by Trustee Engel, seconded by Trustee Wehrs to adjourn the meeting at 8:55 p.m. Approved by voice vote.

Teresa L. Schnitzler, Village Administrator