

## Regular Board Meeting

September 18, 2007

Meeting called to order at 7:30 p.m. by President Manthei. Trustees present: Engel, Hanson, Harold, and Wehrs. Excused: Hoffman and Leicht. Also present: Paul Steinman and Makaela Huot of Springsted Incorporated, Brian Fukuda, Ray Ebert, Gerry Van Oss, Matt Perenchio, Paul Degenhardt, Tim Degenhardt, Wade Peterson, and Teresa Schnitzler.

### Agenda Change

Motion by Trustee Engel, seconded by Trustee Wehrs to move the Planning Commission Public Hearing and Meeting minutes of September 4, 2007, agenda item forward on the agenda to after approval of the claims. Roll call vote: Unanimous aye.

### Minutes

Motion by Trustee Harold, seconded by Trustee Engel to approve the minutes of the September 4, 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>	\$40,184.90
<u>Water Utility:</u>	\$106,490.25
<u>Sewer Utility:</u>	\$158,943.73

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

### Planning Commission Public Hearing and Meeting

President Manthei reported on the September 4, 2007, Planning Commission Public Hearing and Meeting. The hearing concerned the proposed amendment of Tax Incremental District Number One, proposed boundaries thereof, and a proposed project plan for said district. There were no citizens present to speak for or against the proposed Amendment. The Planning Commission unanimously recommended approval of the proposed Amendment to Tax Incremental District Number One to the Village Board of Trustees for action by the Board on September 18, 2007.

Motion by President Manthei, seconded by Trustee Harold to approve the minutes of the Planning Commission Public Hearing and Meeting of September 4, 2007. Roll call vote: Unanimous aye.

### Proposed Amendment to TIF District Number One

Motion by Trustee Engel, seconded by Trustee Wehrs to approve the Amendment to Tax Incremental District Number One, Village of West Salem and the Proposed

Boundaries Thereof, and on the Proposed Project Plan for Tax Incremental District. Roll call vote: Hanson–nay; remainder of Board–aye. Motion approved.

#### Amendment Number One to Municipal Revenue Sharing Agreement

Motion by Trustee Harold, seconded by Trustee Engel to approve Amendment Number One to Municipal Revenue Sharing Agreement between the Village of West Salem and County of La Crosse. Roll call vote: Unanimous aye.

#### Financing Options for Utility Projects

Paul Steinman and Makaela Huot of Springsted Incorporated instructed the Board on basic bonding and financing options for the upcoming water reservoir and iron filtration projects. The Village anticipates bonding for the utility capital projects, and financing methods, proper timing for the issuance of bonds, and other considerations were discussed with the Board.

#### Village Park Condition

Gerry Van Oss and Paul Degenhardt addressed the Board regarding sinkholes and drainage problems in the Village Park. Mr. Van Oss stated the Village Park has grading and sinkhole issues that the Village has failed to correct creating hazards for park users. Mr. Van Oss presented pictures taken at various locations near the Village Park Shelter of standing water and ruts in the ground. Mr. Van Oss felt he could get several service groups to haul dirt into the park to fill sinkholes and ruts, if the Village were to supply the dirt and grass seed. Mr. Degenhardt explained his process in determining the grade of several areas near the shelter, and he expressed concerns about maintenance and repairs of both shelters operated by the Village.

Motion by Trustee Engel, seconded by Trustee Wehrs to refer the matter to the Recreation Committee. Roll call vote: Unanimous aye.

#### Planning Commission Meeting

President Manthei reported on the September 17, 2007, Planning Commission meeting. The Town of Hamilton has completed its proposed Land Use Map for use in their comprehensive planning requirements. Town Chair Richard Schomberg explained the several areas of the West Salem proposed land use map and the Town of Hamilton proposed map which overlap. Most of the Town of Hamilton area has been proposed Exclusive Ag. The main area of concern is the Highway 16 corridor. Mr. Rudd explained that if there were differences in proposed future land use plans, both municipalities would meet to ultimately come to an agreement on a particular project or development. The respective comprehensive plans would acknowledge conflicts in future land use. The Town and the Village both agree the logical annexation and boundary extension lines should be Nathan Hill. Landowners and potential developers would be informed West Salem would extend utilities on Highway 16 to Nathan Hill. Possible extension and developers agreements can include a contingency that once the served property becomes contiguous to the Village of West Salem, immediate annexation is required. Three-way developers agreements can be entered into between a developer, the Town, and the Village as well. The Town and the Village also agree no further commercial development should take place from the Onalaska/La Crosse Highway 16 corridor to the present commercial development in the Village. The proposed Village future land use map will be modified to eliminate the proposed use

south of the Village. The Town's designation of Exclusive Ag will be noted. The Village map will also reflect Conservation Design Subdivision west of the Village along Highway 16. Mr. Rudd will see that the Village land use map is updated with the discussed changes. The Village Planning Commission will meet again within the next two or three weeks to review and make any changes to the five-year action plan, approve final amendments to the recommendations list, and approve the revised final land use map.

Motion by President Manthei, seconded by Trustee Wehrs to approve the Planning Commission meeting minutes of September 17, 2007. Roll call vote: Unanimous aye.

#### Utilities Committee Meeting

Trustee Engel reported on the September 11, 2007, Utilities Committee meeting. Engineering plans and information for repair of the Faye Drive storm water area were delivered and reviewed by the Harter family and their engineer Davy Engineering. Davy Engineering felt the plans were sound, but the matter of future maintenance of the ditch must be addressed. The total cost of \$59,554 includes engineering and permitting. The rough plans call for a series of riprap check dams across the swale that will temporarily cause water to pond but also allow the water to flow through a controlled release area away from the banks. A 2.5-to-1 slope with special seeding to maintain the banks is also suggested. Engineer Dean Olson has talked with Dave Pericak and Carrie Olson of the Wisconsin Department of Natural Resources about the proposed plan, and they both felt it was a reasonable approach. Dean Olson stated the work could be done in January. Therefore, a plan would need to be in place and approved by November in order to begin work in January. Ms. McCann and Mr. Carr stated their main concern is the family be released from all future responsibility for the storm sewer system. Since the ditch is privately owned, they believe future maintenance responsibilities should lie with the property owner. Mr. Pfuhl stated Village water is causing the erosion problems, and he felt maintenance is the Village's responsibility. It is the Committee's opinion lack of maintenance has caused the present problems not the amount of water. The Committee recommended a meeting with the Village Attorney with the information gathered to date and come up with a proposal that if we assume responsibility, certain long-term conditions be met involving Harter, the adjoining property owners, and the Village.

Mr. Peterson informed the Committee funds would be needed to measure all impervious areas in the business districts. Residential areas will be a set fee, unless the property owner applies for credits or adjustments. Mr. Peterson suggested a \$2.00 per quarter per customer charge. All revenue generated would be used to pay for measuring non-residential properties and then put toward a new street sweeper. La Crosse County has contracted for a "fly over", and Mr. Peterson felt the Village could calculate all business impervious area calculations based on these pictures. Terry Hanson suggested a proposal or a rough draft budget before the Committee set a quarterly charge.

Motion by Trustee Engel, seconded by Trustee Harold to approve the Utilities Committee meeting minutes of September 11, 2007. Roll call vote: Unanimous aye.

Motion by Trustee Harold, seconded by Trustee Engel to adjourn the meeting at 8:56 p.m. Approved by voice vote.

Teresa L. Schnitzler, Village Administrator