

Public Hearing  
Ordinance Regulating Installation of Telecommunication Fiber Lines and Cabinets  
System Improvements Capable Of Providing Video Service

November 7, 2006

Hearing called to order at 7:15 p.m. by President Manthei. Trustees present: Engel, Hanson, Harold, Hoffman, Leicht, and Wehrs. Also present: Dennis Abbott, Ray Ebert, and Teresa Schnitzler.

Ordinance No. 408, if adopted, will amend Chapter 10 of the Code of Ordinances to create 10.04(H) to regulate installation of utility telecommunication fiber lines and cabinet system improvements capable of providing voice, high-speed internet access, and video services over internet protocol and to require a special permit from the Village Board if located in Village owned right-of-way.

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

Motion by Trustee Leicht, seconded by Trustee Engel to adjourn the public hearing at 7:20 p.m. Approved by voice vote.

Teresa L. Schnitzler, Village Administrator

Regular Board Meeting

November 7, 2006

Meeting called to order at 7:30 p.m. by President Manthei. Trustees present: Engel, Hanson, Harold, Hoffman, Leicht, and Wehrs. Also present: Ray Ebert, Wade Peterson, Dennis Abbott, Brian Fukuda, Steve O'Malley, Emily Wilson, and Teresa Schnitzler.

Minutes

Motion by Trustee Engel, seconded by Trustee Leicht to approve the minutes of the October 17, 2006, Regular Board meeting. Roll call vote: Unanimous aye.

Claims

Claims from the following funds were presented for payment:

General Fund: \$26,420.61

Water Utility: \$9,926.46

Sewer Utility:

\$8,018.17

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

Ordinance No. 408

Motion by Trustee Leicht, seconded by Trustee Harold to approve Ordinance No. 408 as presented. Roll call vote: Unanimous aye.

Ordinance No. 409 – Ordinance on Adult-Oriented Establishments

Motion by Trustee Harold, seconded by Trustee Leicht to submit the proposed Ordinance to legal counsel for review and to schedule a public hearing for Tuesday, December 5, 2006, at 7:00 p.m. Roll call vote: Unanimous aye.

Ordinance No. 410 – Ordinance Regarding Changes in Conditional Uses

Motion by Trustee Hoffman, seconded by Trustee Leicht to submit the proposed Ordinance to legal counsel for review and to schedule a public hearing for Tuesday, December 5, 2006, at 7:15 p.m. Roll call vote: Unanimous aye.

Village Attorney Status

Village Attorney Jerome Klos passed away on Sunday, November 5. The Board briefly discussed the Village's need for legal counsel. The Board felt continuing with the Klos, Flynn & Papenfuss law firm would provide continuity, and the matter will be revisited at a later date to discuss a succession plan and a bidding process or quotes.

Appointment of Trustee to West Salem Area Community Foundation Board

Motion by Trustee Hoffman, seconded by Trustee Leicht to re-appoint Trustee Diana Engel to the West Salem Area Community Foundation Board. Roll call vote: Engel – abstain; remainder of Board – aye. Motion approved.

Utilities Committee

Trustee Engel reported on the October 17, 2006, Utilities Committee meeting. Wade Peterson presented the Committee with proposed 2007 Water Utility and Sewer Utility budgets. Mr. Peterson proposes \$436,642 in Water Utility revenues for 2007 and \$365,439.55 in expenditures. The Sewer Utility proposes \$702,862.50 in projected revenues and \$538,928.92 in expenditures. The Committee recommended approval of the Water Utility and Sewer Utility budgets as presented.

Mr. Peterson presented the Committee with quotes received from Village Lumber, Brickl Bros., and Cleary construction for remodeling of the Village Garage and construction of a new addition to the wastewater treatment plant. Mr. Peterson estimates the addition will cost \$26,500, and the new test bench at \$15,500. The Village would act as general contractor and develop bid specifications. The Committee recommended approval to go out for bids on the water room expansion and test bench project.

Riverview Estates Addition is proposing a single-phase lift station. If Riverview Estates Addition installs a single-phase lift station, our present generator will not accommodate

the lift station. The Village should purchase a portable generator at an approximate cost of \$20,000.

Davy Engineering supplied the Village with approximate costs to oversize the utility extensions to the new Drugg property annexation. The preliminary cost share proposal to provide low-pressure sanitary sewer and water service from the housing development to West Salem would be approximately \$26,500. Mr. Peterson proposes \$16,500 attributable to the Water Utility and \$10,000 to the Sewer Utility. The Committee recommends continuing the process for this utility extension.

Foth & Van Dyke prepared a water storage system feasibility study in response to a Department of Natural Resources request that the Village investigate adding additional water storage to meet water demands projected to occur with additional growth. Additional storage is to be in operation no later than October 1, 2008, according to a Wisconsin Department of Natural Resources letter dated October 7, 2005. The feasibility study is the first step in evaluating potential sites for the location of additional water storage. Five potential sites were studied. Two sites located northwest of the Village and north of the La Crosse River were screened for potential ground storage tanks. Three sites were validated for further evaluation, one in the business park land located immediately east of the cemetery, one at Elm/Mill/railroad track site immediately east of the Village Hall, and the third at Heritage Boulevard on the far west side of the Village. The preliminary draft has identified numerous issues which need to be considered in order to complete the study, including land costs for the potential sites, soil and subsurface geotechnical conditions, operation costs for the booster pump options, unique environmental concerns for the Elm/Mill/railroad track site, funding options, and the size and type of building/structure associated with the ground reservoir water storage options. Mr. Peterson has received two quotes for soil borings at the business park site and the downtown site. Chosen Valley proposed to complete the borings for \$2,600 and Braun Intertec proposed \$2,660. The Committee recommended authorizing Wade Peterson to contract with Chosen Valley to do trial borings at the downtown site and the cemetery site.

Motion by Trustee Engel, seconded by Trustee Hoffman to approve the Utilities Committee report with the revision that a portion of the \$20,000 cost to purchase a portable generator would be shared by a developer. Roll call vote: Unanimous aye.

#### Recreation Committee

Trustee Harold reported on the October 18, 2006, Recreation Committee meeting. President Manthei provided the Committee with historical information regarding the Neshonoc Lake Addition and past discussions with the developer. Mr. Manthei discussed the current concerns with the parkland dedication area as well as time lines and planning. The Committee discussed the current status of the 2007 operating budget and the proposed changes to the Recreation Department budget. The West Salem Outdoor Recreation Plan for 2006-2010 was reviewed, and any necessary changes or additions will be made in November or December for final adoption by the Village Board.

Motion by Trustee Harold, seconded by Trustee Hanson to approve the Recreation Committee meeting minutes of October 18, 2006. Roll call vote: Unanimous aye.

### Finance and Personnel Committee

Trustee Hoffman reported on the November 1, 2006, Finance and Personnel Committee meeting. Dan Wee of West Salem Insurance, Jerry Den Boer representing Wausau Signature Agency, and Darrel Zaleski representing the League of Wisconsin Municipalities presented the Committee with proposals for general liability, personal injury liability, law enforcement liability, public official liability, workers compensation, and automobile liability insurance coverages. The Committee then approved convening in closed session at 4:49 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). The next meeting of the Finance and Personnel Committee has been tentatively scheduled for Wednesday, November 15, 2006, at 8:00 a.m.

Motion by Trustee Hoffman, seconded by Trustee Engel to approve the minutes of the Finance and Personnel Committee meeting of November 1, 2006. Roll call vote: Unanimous aye.

### Planning Commission

President Manthei reported on the November 6, 2006, Planning Commission public hearing and meeting. This hearing concerned the proposed creation of Tax Incremental District Number One, proposed boundaries thereof, and a proposed project plan for said district. Ken Schlimgen addressed the Commission with concerns and questions regarding the formation of a tax incremental district. Mr. Schlimgen stated he talked with the State of Wisconsin regarding the impact of a TIF on the school district, and he obtained information questioning the base value of property proposed to be included in the district. Mr. Schlimgen also questioned the rationale of including Phase 1A in the TIF and whether Phase 1B would develop without the TIF.

Motion by President Manthei, seconded by Trustee Harold to approve the Planning Commission meeting minutes of November 6, 2006. Roll call vote: Unanimous aye.

### Operator's Licenses

Motion by Trustee Harold, seconded by Trustee Engel to approve an operator's license for Kristen Schoenfeld. Roll call vote: Unanimous aye.

### Review of Proposed Tax Incremental Finance Project Plan and Proposed Revenue Sharing Agreement

Brian Fukuda, Community Development Specialist for La Crosse County, was present to answer any questions on the proposed tax incremental finance project plan and the proposed revenue sharing agreement.

Motion by Trustee Wehrs, seconded by Trustee Engel to adjourn the meeting at 8:15 p.m. Approved by voice vote.