

Regular Board Meeting

November 21 2006

Meeting called to order at 7:30 p.m. by President Manthei. Trustees present: Engel, Hanson, Harold, Leicht, and Wehrs. Excused: Hoffman. Also present: Ray Ebert, Wade Peterson, Dennis Abbott, Brian Fukuda, Steve O'Malley, Emily Wilson, Jim Speropulos, John Flynn, Bill Shepherd, Ken Schlimgen, Makayla Hewett, Paul Steinman, and Teresa Schnitzler.

Minutes

Motion by Trustee Harold, seconded by Trustee Engel to approve the minutes of the November 7, 2006, Regular Board meeting. Roll call vote: Unanimous aye.

Claims

Claims from the following funds were presented for payment:

<u>General Fund:</u>	\$34,493.08
<u>Water Utility:</u>	\$56,250.30
<u>Sewer Utility:</u>	\$7,538.44

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

Planning Commission Meeting

President Manthei reported on the November 21, 2006, Planning Commission meeting. The Commission reviewed a Certified Survey Map submitted by Dennis Aspenson, Traditional Trades. This Certified Survey Map will split into two separate parcels Lot 2, Block 5, Neshonoc Lake Addition (more commonly known as 253 and 255 Lewis Street). The Commission recommended approval of the Certified Survey Map as presented. The Commission reviewed the Project Plan and Boundaries for Tax Incremental District Number One, Village of West Salem with Brian Fukuda, Community Development Specialist for La Crosse County. The Commission unanimously recommended approval of the Project Plan as presented.

Motion by President Manthei, seconded by Trustee Wehrs to approve the Planning Commission meeting minutes of November 21, 2006. Roll call vote: Unanimous aye.

Resolution 23.06

Motion by Engel, seconded by Harold to approve Resolution 23.06 Approving Creating of Tax Incremental Finance District Number One, Village of West Salem, Wisconsin, and the Boundaries Thereof, and the Project Plan for Such Tax Incremental District as follows. Roll call vote: Hanson – nay; remainder of Board – aye. Motion approved.

WHEREAS, the Village of West Salem Plan Commission has recommended the creation of a Tax Incremental District in the Village of West Salem with the boundaries of such District being described as follows:

Legal description of lands to be included within the boundaries of TID #1:

A parcel of land located in the Fractional NW¹/₄ - NE¹/₄, SW¹/₄ - NE¹/₄, Fractional NE¹/₄ - NW¹/₄, Fractional NW¹/₄ - NW¹/₄, SW¹/₄ - NW¹/₄, and SE¹/₄ - NW¹/₄ of Section 2, Town 16 North, Range 6 West, all being in the Village of West Salem, La Crosse County, Wisconsin, more particularly described as follows: Commencing at the Northwest corner of said Section 2; thence S0°18'07"E along the West line of said Section 2 a distance of 33.03 feet to a point on the South line of Garland Street, said point being the point of beginning; thence S89°17'40"E along the South line of Garland Street a distance of 66.03 feet to the Northwest corner of Lot 1, Volume 8 of Certified Survey Maps, pages 49, 49A, and 49B; thence S0°19'40"E along the West line of said Lot 1 a distance of 250.00 feet to the Southwest corner thereof; thence S88°56'46"E along the South line of said Lot 1 a distance of 609.86 feet to the Southeast corner thereof; thence S89°12'04"E a distance of 1985.16 feet; thence S0°18'07"E a distance of 1354.16 feet to the Northerly line of the Canadian Pacific Rail; thence N87°00'46"W along said Northerly railroad line a distance of 2665.04 feet to the West line of said Section 2; thence N0°18'07"W along the West line of said Section 2 a distance of 1504.95 feet to the point of beginning. Said parcel contains 80 acres and is subject to utility easements as described in Volume 1328 Records, Pages 231 to 236. Also a parcel described as Lot 2 of CSM Volume 8, Page 68. Said parcel contains 14.637 acres.

WHEREAS, the Village Plan Commission has recommended the adoption of the attached Project Plan for such Tax Incremental District, which is attached hereto as Exhibit "A"; and,

WHEREAS, it has been determined that the Project Plan for this District, which is attached hereto as Exhibit "A", is feasible and in conformance with the Village of West Salem Comprehensive Plan, which has been adopted by the Village Board of Trustees; and,

WHEREAS, not less than 50%, by area, of the real property within such District is suited for mixed use development within the meaning of Section 66.1105(2)(cm), Wisconsin Statutes; and,

WHEREAS, the improvement of such area is likely to enhance significantly the value of substantially all of the other real property in such District; and,

WHEREAS, the project costs relate directly to serve to develop this area consistent with the purpose for which the Tax Incremental District is created under Section 66.1105, Wisconsin Statutes; and,

WHEREAS, the equalized value of taxable property of the district plus the value increment of all existing districts does not exceed 12% of the total equalized value of taxable property within the Village.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Trustees of the Village of West Salem, that such Tax Incremental District shall be known as "Tax Incremental District Number One, Village of West Salem, Wisconsin".

BE IT FURTHER RESOLVED, that Tax Incremental District Number One, Village of West Salem, Wisconsin, is hereby created pursuant to Section 66.1105, Wisconsin Statutes, within the boundaries described above, effective January 1, 2007.

BE IT FURTHER RESOLVED, that the Project Plan for Tax Incremental District Number One, Village of West Salem, Wisconsin, which is attached hereto as Exhibit "A" is adopted.

DATED 21st day of November, 2006.

/S/ _____
Dennis Manthei, Village President

/S/ _____
Teresa L. Schnitzler, Village Administrator

Municipal Revenue Sharing Agreement

Motion by Trustee Harold, seconded by Trustee Wehrs to approve a Municipal Revenue Sharing Agreement Between the Village of West Salem and the County of La Crosse re West Salem Tax Incremental District Number One. Roll call vote: Hanson – nay; remainder of Board – aye. Motion approved.

Request from La Crosse County to Connect to Village Sanitary Sewer Service

La Crosse County Facilities Director Jim Speropulos appeared before the Board to request connection to the Village sanitary sewer utility for service to Veterans Memorial Park without annexation to the Village. The Village has indicated interest in cost sharing for this utility extension in order to serve future development west of the Village limits.

Motion by Trustee Engel, seconded by Trustee Leicht to go forward with the initial stages of the request for the County to connect to sanitary sewer for Veterans Memorial Park. Roll call vote: Unanimous aye.

Ordinance No. 412 – Ordinance Regarding Dance Halls and Cabarets

Motion by Trustee Wehrs, seconded by Trustee Leicht to submit the proposed Ordinance to legal counsel for review and to schedule a public hearing for Tuesday, December 19, 2006, at 7:25 p.m. Roll call vote: Unanimous aye.

Resolution 22.06 Village of West Salem Pension Plan Amendment

North Central Trust Company provided amendments to the Village of West Salem Pension Plan. The IRS issued regulations regarding the events that can qualify for a hardship distribution from the pension plan, and these amendments must be incorporated into the plan.

Motion by Trustee Engel, seconded by Trustee Leicht to approve Resolution 22.06 incorporating Final 401(k)/401(m) Regulations Amendment to the Village of West Salem Pension Plan. Roll call vote: Unanimous aye.

Finance and Personnel Committee Meeting

Trustee Engel reported on the November 15, 2006, Finance and Personnel Committee meeting. Wade Peterson prepared a memo regarding a proposed upgrade to the warning siren located near Cherryland Auto. Mr. Peterson proposed the \$600 upgrade be budgeted for directional signage or the Rustic Road program instead of the warning siren upgrade. The Committee recommended the expenditure of \$600 to upgrade the warning siren at the Cherryland Auto site. The Committee then convened in closed session 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). Motion approved. After reconvening in open session, the Committee recommended the Village accept the League of Wisconsin Municipalities insurance proposal with the addition of replacement cost coverage for auto comprehensive and collision at an additional premium cost of \$442.00. After further review of the proposed 2007 Operating Plan, the Committee recommends approval of the 2007 Operating Plan and recommends the budget be set for public hearing on Tuesday, December 5, 2006, at 6:45 p.m.

Motion by Trustee Engel, seconded by Trustee Harold to approve the minutes of the November 15, 2006, Finance and Personnel Committee meeting. Roll call vote: Unanimous aye.

Motion by Trustee Engel, seconded by Trustee Wehrs to schedule a public hearing on the 2007 Operating Plan for Thursday, December 5, 2006, at 6:45 p.m. Roll call vote: Unanimous aye.

Utilities Committee Meeting

Trustee Engel reported on the November 15, 2006, Utilities Committee meeting. The Committee reviewed a letter issuing a fine of \$150 to Janet and David Truckenbrod for unauthorized use of unmetered water. Dave Evenson is the contractor for Mr. and Mrs. Truckenbrod, and Mr. Evenson felt the fine was unfair and unwarranted. The Committee recommended denying the appeal of Dave Evenson.

Dave Sauer presented the Committee and La Crosse County Representatives with his water storage/treatment TIF eligibility analysis and proposed allocation of costs for a new water storage facility. The analysis was prepared to review how much of an increase in water use in the business park will be realized. How the costs for the proposed water storage upgrade will be allocated is dependent upon the future users of the water system. Mr. Sauer has suggested the additional cost allocations for the business park be captured at the time of service connection. A connection fee system could be determined based upon historical water use within the Village. Mr. Sauer's proposed method of cost allocation uses the proposed initial cost allocation as a percentage of total land area of the Village. The Project Plan for the TIF with La Crosse County proposes 12.2 percent of the new water storage facility and iron filtration system is attributable to the expansion of the Lakeview Business Park. After review, Village

Attorney John Flynn concurs with the formula percentage. The Committee agreed that 12.2 percent of the total costs of the iron filtration and water storage facility be included in the TIF and authorize legal counsel to complete the legal opinion. The Committee recommended the Village direct Foth & Van Dyke to go forward with the connection fee cost allocation and Public Service Commission approval process. Public Works Director Wade Peterson informed the Committee he is working on obtaining a purchase price for the Farmers Co-op property and the cost of acquiring the property from La Crosse County for the proposed land near the cemetery property. Initial soil boring results from Braun Intertec indicate the co-op site is the preferred location for the water storage facility.

Wade Peterson presented the Committee with quotes for the 480-square foot pole building addition. Quotes were received from Walters Buildings, Cleary Building Corp., and Brickl Bros. as follows:

Walters Buildings	\$16,196.00
Cleary Building Corp. (Accepting Alternate Four – deduct for site preparation work, landscaping, and 1/2" CDX plywood for walls - \$15,345)	\$16,245.00
Brickl Bros. (Accepting Alternate Four – deduct for site preparation work, landscaping, and 1/2" CDX plywood for walls - \$16,717)	\$17,611.00

Quotes were received from Maxwell-White Plumbing, Heating & Air Conditioning and Schneider Heating & Air Conditioning for heating and cooling equipment and installation as follows:

Maxwell-White	\$3,835.00
Schneider	\$3,949.00

Bahr Electric submitted a proposal for electrical work in the amount of \$2,450.00.

The Committee recommended awarding the construction bid to Walters Buildings, the heating and cooling bid to Schneider, and the electric work to Bahr Electric.

Motion by Trustee Engel, seconded by Trustee Leicht to approve the minutes of the November 15, 2006, Utilities Committee meeting. Roll call vote: Unanimous aye.

Motion by Trustee Engel, seconded by Trustee Wehrs to accept the quotes of Walters Buildings, the heating and cooling quote to Schneider Heating, and the electric work to Bahr Electric. Roll call vote: Unanimous aye.

Shared Ride Update

Trustee Engel provided the Board with an update on the shared ride program, the increasing number of trips for West Salem residents, and ideas for targeting more participants to the program.

Motion by Trustee Leicht, seconded by Trustee Harold to adjourn the meeting at 7:55 p.m. Approved by voice vote.

Teresa L. Schnitzler, Village Administrator