

Regular Board Meeting

February 21, 2012

Meeting called to order at 7:00 p.m. by Village Administrator Teresa Schnitzler. Trustees present: Iverson, Koelbl, Leicht, Schumacher, and Wehrs. Excused: Engel and Manthei. Coulee News Special Correspondent Emily Staed, Police Chief Charles Ashbeck, Public Works Director Scott Halbrucker, Recreation Director Michelle Czerwan, Village Attorney Bryant Klos, County Board Supervisor Ray Ebert, June Dairy Days President Rita Schmitz, Peyton Czerwan, Bennett Schumacher, and Village Administrator Teresa Schnitzler.

Due to Village President Dennis Manthei's excused absence, the Board was requested to appoint a Trustee to preside over the regular meeting pursuant to Wis. Stat. Sec. 61.32.

Motion by Trustee Koelbl, seconded by Trustee Schumacher to appoint Trustee Leicht to preside over the Village Board meeting. Roll call vote: Unanimous aye.

Minutes

Motion by Trustee Wehrs, seconded by Trustee Iverson to approve the minutes of the February 7, 2012, Regular Board meeting as written. Roll call vote: Unanimous aye.

Claims

Claims from the following funds were presented for payment:

<u>General Fund:</u>	\$1,550,301.68
<u>Water Utility:</u>	\$50,761.99
<u>Sewer Utility:</u>	\$54,006.68

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

2012 June Dairy Days

June Dairy Days President Rita Schmitz appeared to inform the Board of activities planned for this year's June Dairy Days event. The June Dairy Days Committee is again requesting the use of the Village Park, Riverview Park, Lions Shelter, Memorial Drive, South Mill Street, and temporary use of Leonard Street for the annual parade and other activities from June 1 through June 3, 2012. The Committee is also requesting use of Memorial Drive beginning at 12:00 Noon on Thursday, May 31 for the carnival to set up rides for the weekend. The fireworks display will take place on Friday, June 1 and will last 15 to 20 minutes. The fireworks company will furnish the Village with all necessary insurance binders. To comply with the park closing hours, the Committee is also asking for a waiver of the usual closing times on Friday and Saturday nights, and the Committee will provide park security until 6:00 a.m. on both days.

Motion by Trustee Koelbl, seconded by Trustee Iverson to approve the street closing and waiver of park closing hours as requested by the June Dairy Days Committee. Roll call vote: Unanimous aye.

Ordinance No. 443

Motion by Trustee Wehrs, seconded by Trustee Iverson to schedule a public hearing on Ordinance No. 443 Amending West Salem Fire Protection District Ordinance for Tuesday, March 20, 2012, at 6:50 p.m. Roll call vote: Unanimous aye.

Buildings and Grounds Committee

Trustee Koelbl reported on the February 7, 2012, Buildings and Grounds Committee meeting. The purpose of the meeting was to meet with the organizers of summer Legion Ball regarding scheduling of their league's activities and review their request for baseball field signage, and to discuss a request for construction and operation of a Village dog park. Friends of West Salem Baseball representative Rick Schultz presented the American Legion senior and junior league schedules for the summer of 2012. The Leagues run from June 7 through July 26. A West Salem High School senior exit project to construct a concession and bathroom building facility is planned for this spring. The concession building drawings are complete. The building will be located along the third base line of the high school baseball field. Mr. Schultz requested the Village consider allowing the Friends and the Legion groups to place advertising signage on the ball field fence. This is a good revenue fundraising activity. Attorney Klos explained the Village has no authority over the baseball field fence signage issue since the field is leased to the West Salem School District. The Lease Agreement between the Village and the School District gives the School District authority over the matter, and, therefore, the request is an issue for the School District to decide. Attorney Klos and Teresa Schnitzler will discuss the matter with the School District. Dave Hundt has requested the Village consider constructing and operating a dog park. Recreation Director Michelle Czerwan has compiled research on the Cities of La Crosse, Onalaska, and Eau Claire dog parks. The largest expense in creating a dog park is fencing. Annual expenses included waste dispensers, bags, signage, dog park permits, and application forms. Each city has varying sizes of parks and different amenities offered. The Committee agreed to consider an acceptable location for constructing a dog park and how the operation of a dog park could be funded and maintained.

Motion by Trustee Leicht, seconded by Trustee Wehrs to approve the minutes of the February 7, 2012, Buildings and Grounds Committee meeting. Roll call vote: Unanimous aye.

Buildings and Grounds Committee

Trustee Koelbl reported on the February 17, 2012, Buildings and Grounds Committee meeting. The purpose of the meeting was an annual review of the West Salem Community Shelter and parks facilities usage. Recreation Director Michelle Czerwan presented two spreadsheets to the Committee. One spreadsheet listed all Recreation Department usage of West Salem School District facilities, and the second spreadsheet set forth all School District usage of Village-owned facilities. The Recreation Department does not charge the School District for its usage of Village facilities. The Committee discussed the latest West Salem Hockey Association proposals for

remodeling and new construction at the West Salem Community Shelter, taking into consideration the State of Wisconsin Stewardship Program funding restrictions on the building and its public accessibility. The Committee also discussed future use of the Village-owned high school baseball field, the new Legion Ball summer league, and the School District's future plans for the area.

Motion by Trustee Koelbl, seconded by Trustee Wehrs to approve the Buildings and Grounds Committee meeting minutes of February 17, 2012. Roll call vote: Unanimous aye.

Planning Commission

The Planning Commission met on February 8, 2012. The purpose of the Planning Commission meeting was to review a certified survey map submitted by Harter DC and to review a proposed conditional use Permit submitted by Harter DC. The Commission reviewed a certified survey map submitted by Harter DC, Inc. for a 3.15-acre parcel of land on Buol Road between the Americinn Motel and the BP station. Dan Carr explained if the remainder of the property is re-zoned from Business to Conservancy, the owners would like Lot 5 to remain in a Business Zone. The Commission recommended approval of the Certified Survey Map as presented. The Commission reviewed proposed conditions to be incorporated into a real estate declaration of covenants, conditions, and deed restrictions as prepared by Attorney Bryant Klos. The proposed conditions include:

1. The conditional use permit only goes into effect if the real estate is re-zoned Conservancy.
2. The conditional use permit shall last for a period of five years.
3. No explosives may be used on the property as part of the non-metallic mining, and no washing or other processing of materials shall be conducted on site as part of the non-metallic mining operation.
4. The operation must stay in full compliance with all State and County requirements of a non-metallic mining operation and reclamation and pay all obligations and have all permits as required by La Crosse County.
5. The hauling of all materials from the site shall be by way of Neshonoc Road overpass and thence via Interstate 90.

Mr. Carr delivered a copy of a vibration report to Attorney Klos, and a geological rock formation report will be delivered soon. Mr. Carr discussed future vining and greening materials on the face of the rock wall once the operation is complete. Engineer Fred Hilby presented proposed cross sections and elevations proposed for the mining operation. The Commission has requested Engineer Dave Sauer render a written report on behalf of the Village regarding the conditional use permit and any conditions he would recommend the Commission incorporate. The Commission has concerns about how the operation may potentially affect Wells 2 and 3, the iron filtration plant, and the reservoir. The Commission would also request Dave Sauer's opinion on storm water issues, future erosion issues, potential damage to any of the Village's facilities, and aesthetic issues. The Commission recommended scheduling a public hearing on the proposed conditional use permit for Tuesday, March 13, 2012, at 6:30 p.m. with a Planning Commission meeting to follow.

Motion by Trustee Leicht, seconded by Trustee Wehrs to approve the Planning Commission meeting minutes of February 8, 2012. Roll call vote: Unanimous aye.

Motion by Trustee Schumacher, seconded by Trustee Iverson to approve the certified survey map submitted by Harter DC, Inc. for property located on Buol Road. Roll call vote: Unanimous aye.

Motion by Trustee Wehrs, seconded by Trustee Koelbl to schedule a public hearing on proposed conditional use permit for Harter DC, Inc. for Tuesday, March 13, 2012, at 6:30 p.m. with a Planning Commission meeting to follow. Roll call vote: Unanimous aye.

Utilities Committee

Trustee Schumacher reported on the February 10, 2012, Utilities Committee meeting. The purpose of the meeting was to discuss options for possible utility extensions to further developments. Scott Halbrucker informed the Committee that he and Engineer Dave Sauer have discussed available options for extending utilities, water and sanitary sewer to future developments east of the Village along County Trunk Highway B. Mr. Halbrucker outlined two possible options for extending sanitary sewer east of the Village. The first option extends a 10-inch sanitary sewer main along CTH B from the Cenex station location to the first development on CTH B. In a memorandum dated February 9, 2012, Engineer Dave Sauer stated this option is questionable since a 10-inch pipe would have to be installed in order to get enough elevation at the end of the extension to maintain a 5-foot depth from grade to the invert of the pipe at the end manhole. This depth does not allow the Village to extend gravity sanitary sewer further to the east on CTH B. Any other connections to the east would require a costly lift station. This option is estimated to cost \$154,800. Mr. Sauer has recommended a \$190,580 cost to directional bore sanitary sewer from the existing sanitary sewer on Industrial Drive. This option would require an easement from property owners facing Neshonoc Road along with crossing under the railroad. Although this option is approximately \$36,000 more in cost, the sanitary sewer on CTH B could be extended to the east to pick up other connections by gravity service when needed. This is a better option for the Village, and additional costs can be collected in the future through special assessments on future connections. The Committee recommended the Village follow Cedar Corporation's recommendation that future extension of sanitary sewer on County Trunk B come from the existing sanitary sewer on Industrial Drive and in consideration of requiring this option, the Village will fund an amount not to exceed \$36,000 of the additional cost of the required extension over the alternate route and to collect the additional costs as a special assessment to future developments to the east. Mr. Halbrucker outlined two proposed routes for extending water to future developments along County Trunk Highway B. The first option extends an 8-inch water main along CTH B from the Cenex station location to future developments. This option would extend along the side of the street to minimize the street repair costs at an estimated cost of \$136,160. A second option extends an 8-inch water main from Buol Road, under I-90 to CTH B by directional bore at an estimated cost of \$145,640. Cedar Corporation does not recommend the second option since extension along CTH B is more valuable in the future and appears to be less costly at this time. The Committee recommended Cedar Corporation's first option to extend water main along CTH B from the Cenex station.

Motion by Trustee Schumacher, seconded by Trustee Koelbl to approve the minutes of the February 10, 2012, Utilities Committee meeting. Roll call vote: Unanimous aye.

Motion by Trustee Schumacher, seconded by Trustee Wehrs to follow Cedar Corporation's recommendation that future extension of sanitary sewer on County Trunk B come from the existing sanitary sewer on Industrial Drive and in consideration of requiring this option, the Village will fund an amount not to exceed \$36,000 of the additional cost of the required extension over the alternate route and to collect the additional costs as a special assessment to future developments to the east. Roll call vote: Unanimous aye.

Motion by Trustee Schumacher, seconded by Trustee Leicht to approve Cedar Corporation's first option to extend water main along CTH B from the Cenex station. Roll call vote: Unanimous aye.

Motion by Trustee Koelbl, seconded by Trustee Iverson to adjourn the meeting at 7:31 p.m. Approved by voice vote.

Teresa L. Schnitzler, Village Administrator