

Regular Board Meeting

March 1, 2011

Meeting called to order at 7:30 p.m. by President Manthei. Trustees present: Engel, Iverson, Koelbl, Leicht, Schumacher, and Wehrs. Also present: Police Chief Charles Ashbeck, Public Works Director Scott Halbrucker, Village Attorney Bryant Klos, County Board Supervisor Ray Ebert, Recreation Director Michelle Czerwan, Lester Hanson, Errol Kindschy, Pat Hofer, Peyton Czerwan, Coulee News Special Correspondent Emily Wilson, and Village Administrator Teresa Schnitzler.

Public Comment

Lester Hanson appeared before the Board on behalf of the Salem Lodge 125. In December 2010, a Conditional Use Permit was issued to Eric Jansky for a residence in the business building. Since then, five vehicles are parked overnight on West Hamilton Street. Mr. Jansky has offstreet parking available, and Mr. Hanson felt Mr. Jansky should be made to utilize his offstreet parking. Mr. Hanson distributed a copy of Village Ordinance 6.05(B) stating no overnight parking on West Hamilton Street from Leonard to Youlon Street. This ordinance should be enforced by the police department. The Board agreed the matter will be referred to a committee for follow-up.

Minutes

Motion by Trustee Leicht, seconded by Trustee Engel to approve the minutes of the February 15, 2011, Regular Board meeting as written. Roll call vote: Unanimous aye.

Claims

Claims from the following funds were presented for payment:

General Fund: \$16,622.51

Water Utility: \$4,183.20

Sewer Utility: \$4,113.62

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

100th Anniversary Celebration of the West Salem Downtown Business Rebuild

Errol Kindschy and Pat Hofer appeared before to Board to report the West Salem Historical Society's plan to recognize downtown West Salem's business community and how West Salem rebuilt after the July 1, 1911, downtown fire. The celebration will include re-enactors positioned in front of the present downtown businesses dressed in period-appropriate apparel to relay what business was in that location on July 1, 1911, and what happened to the business after the fire. The celebration event is planned for Friday, July 1 and Saturday, July 2, 2011.

Joint Powers Agreement County 9-1-1 Emergency System

Motion by Trustee Leicht, seconded by Trustee Iverson to approve the Joint Powers

Agreement County 9-1-1 Emergency System for 2011. Roll call vote: Unanimous aye.

Operator's License Application

Motion by Trustee Wehrs, seconded by Trustee Engel to approve the issuance of an operator's license to Cassandra Jo Tremain. Roll call vote: Unanimous aye.

Utilities Committee

Trustee Engel reported on the February 16, 2011, Utilities Committee meeting. The purpose of the meeting was to review and recommend for approval 2011 Water Utility, Sewer Utility, and Storm Water Utility budgets. Scott Halbrucker presented the Committee with a proposed 2011 Water Utility Budget. Budgeted revenues total \$673,600, which includes a final \$81,500 EDA grant reimbursement from the tax incremental district. Expenditures total \$151,799. Included in anticipated expenditures is painting of the ground reservoir in the amount of \$16,000. Other cash outlay includes water main replacement in conjunction with the Pathways project and continued radio read meter replacement program costs. Net revenue over expenditures is \$26,339. The Committee recommended approval of the 2011 Water Utility budget as presented. The Committee then reviewed the proposed 2011 Storm Water Utility budget. Estimated revenues total \$86,088, and expenditures are estimated at \$46,250. Other cash outlay proposed is prepayment of the street sweeper and curb and gutter work in conjunction with the Pathways project. The Committee voted to recommend approval of the 2011 Storm Water Utility budget as presented. Teresa Schnitzler outlined the increasing expenses of the Sewer Utility and the continued deficit of the Utility. User fees and other operating revenues are no longer covering the costs of operating the Utility. User fees were last reviewed and an increase was approved in January of 2006. The 2011 proposed Sewer Utility Budget includes eliminating sprinkler credits and increases the usage rate by 20 cents per thousand gallons of water usage. The current rate is \$1.85 per thousand gallons of water. The Committee noted eliminating sprinkler credits and increasing the sewer rate by 20 cents per thousand gallons of water used resulted in expenses exceeding revenues in the amount of \$58,927. The Committee discussed a 50-cent per thousand gallons of water used increase, and the result was a budget deficit of \$20,897. Mr. Halbrucker then presented the proposed 2011 Sewer Utility budget. Expenditures have increased due to a Sewer Utility employee enrolling in the health insurance program, maintenance expenses increasing, chemical and testing requirements increasing, and fuel costs increasing. Other cash outlay proposed includes sewer main work on Mill and Hamilton Streets in conjunction with the Pathways project and purchase of a used sewer cleaner. Mr. Halbrucker emphasized a need for sludge hauling equipment. The Utility was unable to obtain proper equipment to spread sludge last year, and the ability to obtain equipment this year is still unknown. Mr. Halbrucker proposed a set aside be established for the purchase of a large manure spreader and a tractor. Given the present budgetary constraints of the Sewer Utility, serious consideration should be given to increasing the usage rates of the Sewer Utility. The Committee recommended a 50-cent per thousand gallons rate increase be approved and to eliminate sprinkler credits. With the 50-cent per thousand gallons rate increase and the elimination of sprinkler credits, the Committee recommended approval of the 2011 Sewer Utility budget with the rate increase and elimination of sprinkler credits.

Motion by Trustee Engel, seconded by Trustee Iverson to approve the minutes of the

February 16, 2011, Utilities Committee meeting. Roll call vote: Unanimous aye.

Motion by Trustee Engel, seconded by Trustee Schumacher to approve the 2011 Water Utility budget as presented. Roll call vote: Unanimous aye.

Motion by Trustee Engel, seconded by Trustee Iverson to approve the 2011 Storm Water Utility budget as presented. Roll call vote: Unanimous aye.

Trustee Engel presented the 2011 Sewer Utility budget as originally proposed to the Committee. The original budget presented a \$117,329 deficit. Incorporating the elimination of sprinkler credits as outlined in Chapter 8 of the Code of Ordinances and including a 50-cent per thousand gallons rate increase, the revised 2011 Sewer Utility budget results in a \$20,900 deficit. Therefore, the Utilities Committee recommends the rate increase.

Motion by Trustee Engel, seconded by Trustee Leicht to schedule a public hearing on Ordinance No. 436 to revise Chapter 8 Sewer Use Ordinance and User Charge System for Tuesday, March 15, 2011, at 7:20 p.m. Roll call vote: Unanimous aye.

Street Committee

Trustee Leicht reported on the February 17, 2011, Street Committee meeting. The purpose of the meeting was to review street light design and layout, pole details, and lighting level information for the Pathways Project with final recommendations to the Village Board and receive an update on the Pathways railroad coordination and design schedule. Dan Penzkover presented a proposed street light location layout. The proposal included 32 poles for optimal illumination. The Committee agreed continuing the new lighting design farther north to the intersection of North Leonard and Garland Street was important. Therefore, four lights were eliminated at Elm Street, two were eliminated on South Mill Street next to the Village Park, and four lights were then added to the design on North Leonard Street between Franklin and Garland. One light would then be held as a spare in case replacement was needed at a later date. One light proposed on South Mill Street at Memorial Drive was moved to the northeast corner. The new proposal recommended includes 31 poles. The estimated complete and installed cost is \$8,000 per pole for a total street light estimate of \$248,000. Dan Penzkover then presented five options for street poles and street lights for consideration by the Committee. The Committee and representatives from the Village People Appearance Committee discussed the designs of each pole, appearance of each light globe, and base width. The Committee recommended moving forward with the black, 16-inch width Charleston base pole with a plain Washington acorn light. Dan Penzkover updated the Committee on the progress made with coordination of the Pathways project and CP Railway. CP Rail plans to raise the railroad tracks and extend the crossing to the side for sidewalk installation at both the Mill Street and the Leonard Street crossings. The Pathways contractor and the CP Rail contractors will coordinate their work during construction. The Department of Transportation has determined the Farmers Cooperative spur line will be kept separate from the Pathways project.

Motion by Trustee Leicht, seconded by Trustee Koelbl to approve the Street Committee meeting minutes of February 17, 2011. Roll call vote: Unanimous aye.

Planning Commission

President Manthei reported on the February 28, 2011, Planning Commission public hearing and meeting. The hearing concerned a Conditional Use Permit Application submitted by Shon M. Jordan for 114 South Leonard Street. Mr. Jordan is applying for a conditional use permit to allow for a single-family residence in the rear portion of a Business zoned building. Lester Hanson addressed the Commission on behalf of Salem Lodge 125 located at 100 South Leonard Street. Mr. Hanson stated the Lodge is not opposed to the conditional use permit. The Lodge is opposed to additional parking on South Leonard Street, and Mr. Hanson inquired whether there is adequate parking in the rear of the building. Shon Jordan assured the Commission there are two parking spaces in the rear of the building, and Mr. Jordan intends to reside in the apartment. There were no other citizens present to speak for or against the requested conditional use permit. The Commission then reviewed the Conditional Use Permit Application and accompanying documentation provided by Mr. Jordan and Attorney Klos, and the Planning Commission recommended approval of Conditional Use Permit No. 3 for 114 South Leonard Street. The Commission reviewed revised Chapter 3 Zoning of the Code of Ordinances. Attorney Klos addressed the Commission regarding the proposed official zoning map which will be adopted by the Village Board at the time Chapter 3 is approved. When the Village annexed areas west and east of the Village, the Board did not rezone any of those areas but instead simply adopted La Crosse County Zoning in place at the time of annexation. Attorney Klos suggested the annexed areas be designated on the zoning map as Agriculture under La Crosse County Zoning as of the date of annexation. The areas would then maintain the same La Crosse County Zoning regulations as was in place at the time the Village annexed the land. The Commission continued review of Chapter 3, noted minor revisions and additions, and discussed publication and timeline requirements. The Planning Commission scheduled a public hearing on Chapter 3 for Monday, March 21, 2011, at 6:30 p.m.

Motion by President Manthei, seconded by Trustee Engel to approve the Planning Commission meeting minutes of February 28, 2011. Roll call vote: Unanimous aye.

Motion by President Manthei, seconded by Trustee Leicht to approve Conditional Use Permit No. 3 for 114 South Leonard Street. Roll call vote: Unanimous aye.

Motion by Trustee Leicht, seconded by Trustee Wehrs to convene in closed session at 8:16 p.m. pursuant to Wis. Stat. Sec. 19.85(1)(e) for deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specific public business, whenever competitive or bargaining reasons require a closed session, to-wit: Discussion and consideration of purchase of real estate. Roll call vote: Unanimous aye.

Motion by Trustee Leicht, seconded by Trustee Engel to reconvene in open session at 8:53 p.m. Roll call vote: Unanimous aye.

Motion by Trustee Koelbl, seconded by Trustee Engel to adjourn the meeting at 8:54 p.m. Approved by voice vote.

Teresa L. Schnitzler, Village Administrator