

Regular Board Meeting

March 1, 2016

Meeting called to order at 7:00 p.m. by President Manthei. Trustees present: Brown, Deal, Leicht, and Schumacher. Excused: Hennessey and Lautz. Also present: Police Chief Charles Ashbeck, Recreation Director Michelle Czerwan, Public Works Director Scott Halbrucker, County Board Supervisor Ray Ebert, West Salem School Superintendent Troy Gunderson, Bob Anderson, and Jeanne Bahr, Village Attorney Bryant Klos, and Village Administrator Teresa Schnitzler.

Public Comment

Supervisor Ebert updated the Board on the Town of Hamilton's land acquisition progress and the Town Board's discussion of annexation of the Town Hall area into the Village of West Salem. The Town is working with the County on purchasing property along Highway 108 for construction of a future Town Hall. Supervisor Ebert requested the Village reinstate its written support of the Town's purchase. The Town Board is not interested in annexing the existing Town Hall property into the Village.

Minutes

Motion by Trustee Leicht, seconded by Trustee Schumacher to approve the minutes of the February 16, 2016, Regular Board meeting as written. Roll call vote: Unanimous aye.

Claims

Claims from the following funds were presented for payment:

<u>General Fund:</u>	\$28,732.51
<u>Water Utility:</u>	\$17,117.29
<u>Sewer Utility:</u>	\$1,087.85
<u>Storm Water Utility:</u>	\$212.91

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

June Dairy Days – 2016

June Dairy Days Committee President Bob Anderson and Committee Member Jeanne Bahr appeared before the Village Board to discuss this year's June Dairy Days event and to make several requests with regard to the event. June Dairy Days is scheduled for June 3 through June 5. The Committee is requesting use of the Village Park, Lions Shelter, Memorial Drive, Mill Street South, East Elm Street, and temporary use of Leonard Street for the parade and other activities on June 4 and 5. Memorial Drive would be closed down starting at midnight on Thursday, June 2 for the carnival to set up. The Committee would like to request the use of Mill Street, south of the Village Park, for additional space for carnival rides. A fireworks display is scheduled for June 3. The third annual car show is scheduled for Sunday, June 5 in the parking lot of Union

State Bank and South Leonard Street between Franklin and Elm Streets from 10:00 a.m. to 4:00 p.m. To comply with park closing times, the Committee is also asking for a waiver of the usual closing times on Friday and Saturday nights. Security will be provided in the park both days.

The Board discussed with the Committee the issue of parked cars remaining overnight on Leonard Street and interfering with the Sunday car show. Chief Ashbeck stated approximately six vehicles remained on Leonard Street last year necessitating tracking down the owners to have the vehicles moved and/or towing the vehicles away. The Board and June Dairy Days agreed to monitor the situation this year before making changes.

Motion by Trustee Leicht, seconded by Trustee Deal to approve the requests made by the June Dairy Days Committee for the 2016 event. Roll call vote: Brown – abstain; remainder of Board – aye. Motion approved.

West Salem School District Update

Superintendent Troy Gunderson addressed the Board with regard to the upcoming referenda questions included on the April 5, 2016, ballot. Mr. Gunderson distributed reference materials regarding the two referenda questions, site plans of both the bus garage and the swimming pool, and preliminary plans for both projects. The School Board would like to meet with the Village Board to discuss the futures of the School District and the Village, future growth, and effects on the School District. Mr. Gunderson also distributed performance data compiled by CESA #4.

Ordinance No. 472

Attorney Klos presented a proposed Ordinance to amend Sections 1.23 and 7.05 of the Village Code of Ordinances. Section 1.23 sets forth the Village construction limits, and Section 7.05 updates provisions and regulations of the building codes relating to the construction limits. The construction limits presently in place do not allow construction of lumber sheds within the limits and refers to an east/west alley that has now been abandoned.

Amendment to Development Agreement

Attorney Klos discussed with the Board the Development Agreement in place between the Village and Fossum Management, LLC. The Development Agreement sets forth land exchanges between the parties, building razing and construction provisions, timelines for construction, and other requirements. The present Development Agreement states the new building shall, in addition to having a metal exterior, be an all steel structure framed building. Due to the high costs of steel, Fossum would like to construct a wood frame structure and has offered to install a non-monitored fire alarm system.

Attorney Klos stated the present construction limits Ordinance and the Development Agreement both would not allow the construction of a wood frame structure. The Village Board should consider one of three options:

- 1) If the Village Board is agreeable to Fossum's proposal, it should adopt the proposed Ordinance and amend the Development Agreement.

2) If the Village Board does not want to amend the Development Agreement to allow the wood frame structure, it can vote to amend the Ordinance so Fossum is allowed to obtain a building permit, but would owe the Village \$25,000 for violating the Development Agreement.

3) If the Board votes to require the steel structure as set forth in the Development Agreement, the Agreement is not amended and the proposed Ordinance would be modified accordingly.

The Ordinance could be modified to state structures wider than 32 feet must have a fire protection sprinkler system. The Board directed Attorney Klos to draft two proposed Ordinances for Village Board consideration.

Alcohol Beverage License Applications

Motion by Trustee Schumacher, seconded by Trustee Brown to approve the issuance of Alcohol Beverage Licenses to Amelia K. Osornio and Lynn M. Parsons. Roll call vote: Unanimous aye.

Motion by Trustee Leicht, seconded by Trustee Deal to adjourn the meeting at 8:29 p.m. Approved by voice vote.

Teresa L. Schnitzler, Village Administrator