

Regular Board Meeting

September 21, 2021

Meeting called to order at 7:00 p.m. by President Scott Schumacher. Trustees present: Curtis, Hennessey, Lautz, Leicht, and Twining. Also present: Police Chief Jeremy Randall, Police Lieutenant Kyle Holzhausen, Recreation Director Tony DeGaetano, Public Works Director Loren Schwier, Village Attorney Bryant Klos, and Village Administrator Teresa DeLong.

Minutes

Motion by Trustee Leicht, seconded by Trustee Hennessey to approve the minutes of the September 7, 2021, Regular Board meeting as written. Roll call vote: Unanimous aye.

Claims

Claims from the following funds were presented for payment:

<u>General Fund:</u>	\$68,841.66
<u>Water Utility:</u>	\$16,583.75
<u>Sewer Utility:</u>	\$980,481.62
<u>Storm Water Utility:</u>	\$1,680.77

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

Confirmation of Client Request for Services

Motion by Trustee Lautz, seconded by Trustee Twining to approve entering into a Confirmation of Client Request for Services between Cedar Corporation and Village of West Salem for professional economic development services to create tax increment district #2 in an amount not to exceed \$10,000. Roll call vote: Unanimous aye. Motion approved.

Ordinance No. 505 Responsible Bidder Standards

Motion by Trustee Hennessey, seconded by Trustee Lautz to approve adoption of Ordinance No. 505 Responsible Bidder Standards as presented. Roll call vote: Unanimous aye. Motion approved.

Planning Commission

President Schumacher reported on the September 9, 2021, Planning Commission meeting. The Commission reviewed a Petition for Change of Zone submitted jointly by the Village of West Salem and La Crosse County to change the zoning on various parcels of land presently owned by La Crosse County. Attorney Klos explained the Village has an option to purchase the parcels from La Crosse County for future creation of a second tax incremental district and development. The long-range plan for this area

includes rezoning from Agriculture to the Industrial Zone. Attorney Klos informed the Planning Commission that there are three potential buyers the Village is negotiating with, and each will require industrial zoning. The Planning Commission scheduled a public hearing on the Petition for Change of Zone for Monday, October 4, 2021, at 5:00 p.m. with a Planning Commission meeting immediately following. The Commission then reviewed a Petition for Change of Zone submitted by Coulee Region Christian School Association, Inc. and Capstone, LLC. The nearly 15-acre parcel is located at 701 Industrial Drive, and it is presently being used by the Teleperformance business. The property has been gifted by Capstone, LLC. to Coulee Region Christian School, and it will be used as the new site development for an existing private Christian school. In order to take advantage of this gift, the site must be rezoned from Business District to R-1 Residential District which would allow school use. Enrollment at the current school is approximately 250 students, and it anticipates there will be 300 students within the next year. The school is drafting engineering plans for State approval, and stormwater and erosion control plans will also be submitted for review by the Village Engineer. The Planning Commission scheduled a public hearing on the Petition for Change of Zone submitted by the Coulee Region Christian School and Capstone, LLC. for Monday, October 4, 2021, following the prior public hearing. An Application for Conditional Use Permit submitted by Coulee Region Christian School Association, Inc. and Capstone LLC. was then reviewed by the Planning Commission. If the Petition for Change of Zone submitted by the Coulee Region Christian School is approved, the new school site would then require a Conditional Use Permit in order to be an approved use in an R-1 Residential District Zone. The Planning Commission scheduled a public hearing on the Application for Conditional Use Permit for Monday, October 4, 2021, following the two prior public hearings.

Motion by President Schumacher, seconded by Trustee Lautz to approve the minutes of the September 9, 2021, Planning Commission meeting. Roll call vote: Unanimous aye. Motion approved.

Finance and Personnel Committee

Trustee Leicht reported in the Finance and Personnel Committee meeting held on September 13, 2021. The Committee met in closed session. pursuant to Wis. Stat. Sec. 19.85(1)(c) to consider employment, promotion, compensation, or performance evaluation data of a public employee over which the governmental body has jurisdiction or exercises responsibility, to-wit: Appointed department head positions statuses. In open session, the Committee recommended accepting Jeremy Randall's resignation as police chief effective September 30, 2021, and to promote Kyle Holzhausen to Interim Police Chief effective October 1, 2021, for a period of six months with performance reviews every sixty days.

Motion by Trustee Leicht, seconded by Trustee Hennessey to approve the minutes of the Finance and Personnel Committee meeting of September 13, 2021, as presented. Roll call vote: Unanimous aye. Motion approved.

Motion by Trustee Leicht, seconded by Trustee Lautz to accept the resignation of Jeremy Randall as Police Chief and confirm the promotion of Kyle Holzhausen to Interim Police Chief. Roll call vote: Unanimous aye. Motion approved.

Motion by Trustee Leicht, seconded by Trustee Hennessey to convene in closed session at 7:25 p.m. pursuant to Wis. Stat. Sec. 19.85(1)(e) for purpose of deliberating or negotiating the purchase of public properties, investment of public funds, and transfers of public properties, to-wit: possible land transfer and land acquisition. Roll call vote: Unanimous aye. Motion approved.

Motion by Trustee Leicht, seconded by Trustee Hennessey to reconvene in open session at 7:41 p.m. Roll call vote: Unanimous aye. Motion approved.

Motion by Trustee Lautz, seconded by Trustee Leicht to adjourn the meeting at 7:42 p.m. Approved by voice vote.

Teresa L. DeLong, Village Administrator