

NOVEMBER 14, 2011 WHEATLAND TOWN BOARD MEETING

Meeting was called to order by Chairman William Glembocki at 6:30 p.m. on Monday, November 14, 2011 at the Town Hall in New Munster. He opened the meeting with the *Pledge of Allegiance*.

Town Board members present – Chairman Glembocki and Supervisors Andrew Lois and Robert Herda. Others present: Clerk Sheila Siegler, Treasurer Deborah Vos, Building Inspector Tim Popanda, Town Attorney Jeffrey Davison, Bill Heeg, Frank Lumm, Lon Wienke, Jim Mirek, Doloris Hudson, Mike Levandoski, and Attorney Stephen Clubb.

Notices were posted in six public areas and the town website. The *Kenosha News* and *Westosha Report* were notified. Individuals who have requested meeting notices by e-mail were also sent agendas as required by state law.

Andrew Lois moved approval of the October 24, 2011 Town Board Meeting. Robert Herda seconded. Motion carried.

- **Fire Dept.** – none – 911 memorial report at Nov. 28, 2011 meeting. Chief had training tonight.
- **Public Comments** – none
- **Doloris Hudson property raze order, 4702 328th Ave.,** Tax Parcel #95-4-219-351-0750 – Discuss agreement to meet demands of raze order

Attorney Stephen Clubb, representing Doloris Hudson, said he and Attorney Davison have had extensive discussions regarding this matter. The October 6, 2011 e-mail from Attorney Davison lists seven items required in order to hold up the raze order. He has discussed this with Doloris Hudson and she is in agreement; the only question was the May 31, 2012 date for completion and she also agrees to that.

Attorney Jeff Davison – that is correct. Davison also noted that e-mail item #1 - removal of exterior debris and equipment by Oct. 31, 2011 has been accomplished.

Building Inspector said he feels this meets the town's objectives. He supports this solution as long as Hudson meets the conditions of the agreement.

Attorney Clubb provided documentation to Popanda that met e-mail item #3 regarding the condition of the roof from the roofing contractor. Tim Popanda agreed this meets that condition.

Attorney Davison said the board's next step is to approve the agreement and authorize the town attorney to write a final draft stipulation, have it signed and provide this to circuit court with a May 31, 2012 deadline. At that time the court will drop the raze order if agreement conditions are accomplished.

William Glembocki moved to approve the agreement and authorize Attorney Davison to proceed. Robert Herda seconded. Motion carried.

- **One-year extension of assessing contract with Associated Appraisal Consultants** – discussion & possible approval

Chairman Glembocki began the discussion by reporting he had received three communications from property owners who object to the possible extension of the assessor contract. Property owners are Gail Schoch, Jerry Dressler, and Linda Gissell. All board members received copies.

Chairman Glembocki said Associated Appraisal Consultants, Inc. will extend the contract for a year for a fee that is \$5,900 less than this year. Since we need more time to do an adequate job with a contract RFP, and per our attorney, we need an assessor on board on January 1, he favors extending the contract for one year to allow proper time for the proposal process.

Supervisor Lois – has Davison reviewed the contract? Davison – yes.

Chairman Glembocki reported he had called three different municipalities. He tried to contact areas with similar population and tax parcel numbers, Kewaskum was \$21,000 but only 1500 parcels and this was for a market update (drive-by), Randall - \$42,561, and Paris - \$13,000 but only 800 parcels. If you use parcel count, Associated is right on target. There are people out there with lower cost but would you get service?

Lon Wienke asked if he could offer some comments. Chairman said this was a meeting of the board. Supervisor Lois said he had been talking with Lon Wienke before the meeting concerning the assessment increases for the small wooded parcels owned by farmers. Farmers are now cutting down these small wooded areas to receive the ag use tax. You can't grow those oak and hickory trees in a lifetime. Lois said he hates to see that.

Chairman Glembocki said he was interested to hear what Wienke had to say and the board agreed to have him speak. Wienke said he represents realtors and is on the board of the Wi Realtor's

Ass'n Board. He has no problem with Associated and Dean Peters and feels Peters has done a fine job. He understands the board's situation and feels the contract needs to be extended.

However, he wants the board to understand the issue of ag forest land and assessor options. If they do something consistently, they say it's o.k. to do. We need guidelines to help save some of these woodlands. If you reclaim gravel pits, you should have a credit and cutting down 100 yr. oak trees to save tax money is not a good answer. The lone oak was left by farmers years ago to rest horses from plowing. He hates to see that go.

Chairman – state really sets those guidelines. Davison agrees and is in sympathy but legislators are the proper place to start.

Wienke says state statute states he should not have done what he did in several instances. Wienke read from statutes. Peters should not have assessed as residential; he operated contrary to statutes. Wienke will bring it to the attention of local legislators.

Davison – any statute that is left open to interpretation will have various results. You need objective standards.

Lois – can we have associated look into this? Davison need to extend the contract but discuss with Peters separately on an ongoing basis.

Wienke said Dean has acknowledged and he and Frank Lumm have an appointment for spring when Peters is working on 2012 assessments.

Andrew Lois moved a motion to extend a one-year contract with Associated Appraisal Consultants, Inc. for 2012 for \$35,000. Robert Herda seconded. Motion carried.

- **Certify Special Charges to be placed on the 2011 Real Property Tax Roll**

A. Resolution No. 6-2011 – certifying the amount of the Garbage/Recycling Service for each residential unit on improved real estate property

\$70 is projected for this year, a drop from \$80.09 in 2010. Costs are \$93,281.88, a drop of approximately \$12,500. Changing garbage service contractor and recycling method has saved money. Chairman Glembocki moved approval of Resolution No. 6-2011. Robert Herda seconded. Motion carried.

B. Resolution No. 7-2011 – certifying a one-time House Number Sign Installation Charge for each improved real estate property

The board discussed a cost of \$30 for single number on one post; \$51 for two numbers on one post; and \$71 for three address numbers when installed on a single post. It covers the cost for this installation and associated costs. New home which require address signs in the future will cost more. Andrew Lois moved approval of Resolution No. 7-2011. Robert Herda seconded. Motion carried.

C. Resolution No. 8-2011 – certifying 2011 uncollected weed cutting & property management costs

Clerk noted this is collecting fees for individual properties that were noticed of violations, service was provided, service was billed and property owner has not paid. William Glembocki moved approval of Resolution No. 8-2011 which lists \$820 in fees. Robert Herda seconded. Motion carried.

- **Alcoholic Beverage Operator (Bartender) License Application:**

A. Dana H. Kotula, N1570 Washington Ave., Lake Geneva – *Dave's Saloon*

B. Catherine E. Glembocki, 347 Holy Hill Rd., Apt #101, Twin Lakes – *Wheatland Conv Ctr.*

C. Callie A. Rucker, 34307 Geneva Rd., Burlington – *B & D's Village Inn*

All passed background and have met alcohol server certification requirements. Chairman Glembocki stated he was abstaining from voting on No. B – Catherine E. Glembocki who is a relative. Robert Herda moved approval of Dana H. Kotula, Catherine E. Glembocki, and Callie A. Rucker. Andrew Lois seconded. Motion carried with chairman abstaining from voting for Catherine E. Glembocki.

- **Approval of a project for a 2012/2013 TRIP Grant Application**

Chairman said Wheatland will receive this grant, approximately \$8,000 because he went to a meeting. He suggested it be used to pave one of the short streets or extend the paving on the thru street in Oakwood Shores.

Andrew Lois moved approval of using Oakwood Shores area for this 2012/2013 TRIP Grant Application. Robert Herda seconded. Motion carried.

- **Reports**
 - A. Road report – Chairman’s report of discussion with town engineer regarding applying for a 2012/13 TRIP-D Grant Application (projects greater than \$100,000)
Chairman said the board authorized him to speak to the town engineer for costs to write this grant application. Town Engineer Len Roecker said it would cost approximately \$1500. Roecker also said most discretionary TRIP D grants are approved for roads with high accident rates to correct a design or structure problem. He also said if the joint grant with the Town of Burlington was approved, that would definitely remove us from any chance of approval. Roecker suggested, if we wanted to pursue a TRIP D, write a grant application attempting to alleviate road flooding problems in Oakwood Shores by raising the roadway and installing culverts. Glembocki said his perception was Roecker was saying don’t spend the money on grant writing because chances are pretty slim. But Roecker did say if you don’t apply, you definitely won’t have any chance.
Popanda said this is a 50% grant and the state scores grant applications based on safety. The Village of Paddock Lake looked at it and decided to pass Chairman said his personal opinion was to save our money and pass on this. Robert Herda said just end the discussion. Andrew Lois agreed.
 - B. Treasurer’s Report – Treasurer Deborah Vos presented the October 2011 financial report with Net Worth of \$630,809.93. She stated all detailed deposits are listed on the second page. Chairman noted \$14 was deposited for a boat launch fee. Andrew Lois moved to accept the report. Robert Herda seconded. Motion carried.
 - C. Building Inspector Report – Building Inspector Tim Popanda reported 24 permits issued, \$882,000 value, and \$6,219 permit fees. Included were three new single family homes. Report was accepted on a motion by William Glembocki and second by Robert Herda.
 - D. Other reports - none
- **Announcements –**
Nov. 28 – 7 p.m. – Public Hearing 2012 Town Budget, followed by Special Town Meeting of Electors to approve road expenditures & set levy
- **Correspondence - none**
- **Financial matters:**
 - A. Purchase approval –
Approved a proposal from The Roofing Company of Burlington for \$1,322 to replace the town hall vestibule roof and a maximum of \$600 to check over the town hall flat roof and patch and repair where needed.
 - B. Clerk’s Report of October Disbursements – Nov. 28th meeting
 - C. Other financial matters - none
- **Adjournment**
Robert Herda moved to adjourn at 7:20 p.m. William Glembocki seconded. Motion carried.

Respectfully submitted,

Sheila M. Siegler, Town Clerk