

OCTOBER 8, 2012 WHEATLAND TOWN BOARD MEETING

Meeting was called to order by Chairman William Glembocki at 6:30 p.m. on Monday, October 8, 2012 at the Town Hall in New Munster. He opened the meeting with the *Pledge of Allegiance*.

Town Board members present – Chairman Glembocki and Supervisor Andrew Lois. Robert Herda was excused. Others present: Clerk Sheila Siegler, Treasurer Deborah Vos, Fire Chief Lou Denko, Alan Kaddatz, Bill Heeg, and Tom Barr.

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.

Fire Dept. – Chief Denko said the fire department firefighter recognition banquet was a success. They are conducting Fire Safety observations at Wheatland Center School and St. Alphonsus School this week. Fire Dept. is in testing phase for a new private channel license. They are doing a demo repeater testing to see how much area it covers, Wednesday a.m. at the Public Safety Building. Receiver on the fire dept. tower has lost 25% signal for fire dept. hand held radios and relay to dispatch. They are discussing a talk around repeater the fire dept. would purchase to enhance radio service. The initial phase is \$8,000 and licensing which the fire dept. would take care of. Extra height of 40 ft. for tower would cost \$13,000 and add second antenna at the top. Existing antenna at 100 ft. would remain. He will report on what happens.

Fire Dept. funds from fund-raisers did pick up the costs of the fire safety educational supplies for schools, \$885, and \$300 for 1st Responder books and another \$25 for CPR. There are two costs pending – non-destructive testing on the ladder truck, \$900 - \$1,000, and air pressure service and air pak maintenance & testing that has to be done this year, \$38 x 14 paks = \$532. Also due is a 5 year hydro-test on the bottles. He asked the board to decide on what you want the fire dept. to do. Chief said they could push to January. Chairman asked if they could wait until after January 1 for next year's budget. Chief said he could.

- **Public comments** – none

- **Alcoholic Beverage Operator Licenses (Bartender):** Pamela A. Rider, Burlington, WI – *Local Folks* – Background check and server certification requirements have been met. William Glembocki moved approval of an alcoholic beverage operator license for Pamela A. Rider. Andrew Lois seconded. Motion carried.

- **St. Alphonsus Church – Fall Festival, October 21, 2012, 6211 344th Ave., New Munster**

- A. Temporary Class “B” Retailer’s License for the sale of fermented malt beverages
- B. Temporary Alcoholic Beverage Operator Licenses – October 21 Festival

Andrew Lois moved approval of a Temporary Class “B” Retailer’s License for the sale of fermented malt beverages for St. Alphonsus Church for October 21, 2012 per application and Temporary Alcoholic Beverage Operator Licenses for Susan Elmer, Carol Lois, Maureen Nicolazzi and Mark Willkomm per applications. William Glembocki seconded. Motion carried.

- **St. Alphonsus Church – Chili Cook-off, November 3, 2012, 6211 344th Ave., New Munster**

- A. Temporary Class “B” Retailer’s License for the sale of fermented malt beverages & wine
- B. Temporary Alcoholic Beverage Operator Licenses – November 3 Chili Cook-off

William Glembocki moved approval of a Temporary Class “B” Retailer’s License for the sale of fermented malt beverages & wine for St. Alphonsus Church for November 3, 2012 per application and Temporary Alcoholic Beverage Operator Licenses per application for Jeannie Clark and Marty Clark. Andrew Lois seconded. Motion carried.

- **Assessing service proposals – discussion – no action to be taken**

Chairman said two proposals were received: Associated Appraisal Consultants and Grota Appraisals. Grota did not follow the RFP proposal when submitting a quote and did not include revaluations. Chairman said he called Michael Grota to get more information. He received a verbal \$65,000 total for a revaluation and \$18,700 in a non-revaluation year. Considering the request was for a four year contract, the total would be \$65,000, \$18,700, \$65,000, and \$18,700 = \$167,400. Associated’s proposal was \$32,000 each year which includes a revaluation in 2013 and 2015, a total for four years of \$128,000.

Supervisor Lois said he had been to a meeting regarding assessing. A point of discussion was that revaluations should be done regularly so values aren’t so out of sync with market values. Other town

board members agreed and said it was easier to keep a level budget if the revaluations were done consistently and part of the overall plan.

Chairman said the board needs to discuss further to make sure we want revaluations done every other year. Associated has said the cost would be \$18,500 annually if no revaluations were conducted.

The meeting recessed at 7:02 p.m. to allow a board member to take a phone call. Meeting reconvened at 7:04 p.m.

Chairman asked the floor for any comments. Response was the current Associated assessor, Dean Peters, was doing a fine job.

Chairman said we need to think about this and decide at the next meeting.

- **Reports**

A. Road report – Board to send a work order to cut road r.o.w. back to property line for the winter. Clerk reported Lowell Larson, property owner on the north end of 368th Ave. did ask if the road would be paved up to 31st St. Clerk responded the board is trying to budget that paving for next year.

B. Treasurer's Report – Treasurer Deborah Vos reported a September net worth of \$885,631.58 and presented the board with a detailed report. William Glembocki thanked her for the detailed report and moved to approve. Andrew Lois seconded. Motion carried.

C. Building Inspector Report – none

D. Other reports – Chairman Glembocki said the post office is talking about cutting back hours for New Munster post office or closing it all together. There is a meeting at the town hall on October 24th at 5 p.m. He urged people to come and voice their opinions. Questionnaires are due October 10. The board asked the clerk to compose a support letter for the board to sign.

The clerk reported:

1. Recreation Board meeting is scheduled for October 22 at 7:30 p.m.
2. Wheatland's comprehensive plan text will need to be revised to reflect the county adopting a change to the county multi-jurisdictional plan text which allows the zoning to change back to agricultural, for a subdivision that was approved but not built, but to leave the land plan map in the residential category for that parcel(s).
3. Regarding a request from property owner Dan Long who wanted to split off a parcel of less than five acres in an agricultural zoned area on 376th Ave. He was informed the town comprehensive plan would not allow a split in this area under five acres unless it was contiguous to other residential property.
4. A bank Certificate of Deposit that has matured was renewed for 13 mos. at .45% interest at BMO Harris. The account was changed to "Business Advantage Checking" which then gave us a preferred rate. This is low but we checked other bank rates and they were lower.
5. Fox River Trails Subdivision proposed on Hwy "W" south of Hwy 50 had received Preliminary Plat but it stalled at that point and the plat approval has expired. The property was recently purchased and the new owner is indicating he would like to revive that plat. The plat will need to be revised to remove the land sold to the DNR along the Fox River and the wetland area to the south.

6. The cross culvert at 71st St. and 314th Ave. in Oakwood Shores needs to be checked because there are two holes in the r.o.w. on each side of the culvert. It likely indicates the metal culvert is rotted. Chairman will investigate.

- **Announcements –**

- Trick or Treat Hours for Wheatland – Sunday, October 28, 2 – 5 p.m.
- **November 6, 2012 Election – Register to vote** – town office, M-F – 8 am – 5 pm
Absentee voting begins October 22nd 8 a.m. – 5 p.m. at the town office. Clerk will schedule some of the election board to assist especially toward the last days.

- **Correspondence –**

Time Warner Cable sent a notification the Wisconsin State-Issued Certificate for Franchise Authority (SICFA) pursuant to the cable service received in our community has been transferred to a new regional entity, Time Warner Cable Midwest LLC. The transfer will have no impact on the cable system operations or local staff or management.

- **Financial matters:**

- A. Purchase approval – none
- B. Other financial matters – Clerk and Treasurer are requesting a change for the company

that services our credit card payments. Credit cards are currently used for payment for permits, licenses, court citations, property tax, etc. We chose "Official Payments" a few years back because Kenosha County was using that company. Kenosha County will be changing in time for real estate payments to "Point and Pay." We would like to be consistent with the county and change to "Point and Pay." It is a convenience for our customers but the user does pay the fee of approximately 2.39% for that convenience. The town incurs no cost. The plan would be to have it available by December tax season.

William Glembocki moved approval of the change to Point and Pay as the company servicing credit card payments for the town. Andrew Lois seconded. Motion carried.

C. Clerk's Report of Disbursements for the month of September – The report listed expenses of \$78,906.89, checks #22424 - #22508, dated September 5, 2012 – September 28, 2012.

Andrew Lois moved approval of the report as printed. William Glembocki seconded. Motion carried.

D. Work on town budget – work continued on the town budget with the board reviewing projected expenses. 0% levy limit so there is no revenue increase from taxes. Law enforcement will be scheduled for 30 hours per week and gas expense cut because of lesser hours. Constable Haas told the clerk the new person will have to use the Track systems for citations; so, could have more costs with training and setting up. There was discussion whether the budget was consistent with those law enforcement projections. Chairman spoke to Sheriff and Wheatland is covered; so, should not require any more hours. Considerations for road paving and the total budget were discussed. The garbage and recycling contract will be up in March 2013 so we need to leave as is in the budget. Parks is the same. Pavilion ceiling installation costs are included in parks. No wage/salary increases are planned for 2013. We will try to have the budget completed to have a hearing on October 29.

The board scheduled a work session to work on the town budget for Thursday, October 11, 2012, 2 – 5 p.m. at the town hall.

- **Adjournment**

Meeting adjourned at 8:15 p.m. on a motion by William Glembocki and second by Andrew Lois.

Respectfully submitted,

Sheila M. Siegler, Town Clerk