

SEPTEMBER 10, 2012 WHEATLAND TOWN BOARD MEETING

Meeting was called to order by Chairman William Glembocki at 6:30 p.m. on Monday, September 10, 2012 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, Fire Chief Lou Denko, Tom Barr, Bill Heeg, Jack Bobula, and Mary B. Lois.

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. Additionally, property owners abutting tax parcel #95-4-119-044-0310 (Lois) were notified by First Class Mail.

Minutes of the August 27, 2012 town board meeting was motioned for approval by Robert Herda. Andrew Lois seconded. Motion carried.

- **Fire Dept.** – Fire Chief Denko reported on contacting Bristol Village Administrator Randy Kerkman, on behalf of Chairman William Glembocki, to obtain more information regarding a proposed study of fire and rescue services being proposed by Bristol.

A study of the delivery of fire and rescue service in Kenosha County, west of I-94 but including the Town of Somers is being proposed. There is a proposed cost of \$1 per population; approximately \$3,500 for Wheatland. The study would be set up to study each municipality as well as the overall group for the most cost efficient manner of providing service. If a local municipality was doing something particularly well, it would be recognized in the report; as well as if there was something that could be done better, it would likewise be detailed.

Chief Denko said he would go to the informational meeting expected to be held mid-October in Bristol with an open mind. At the meeting, parameters of the study are to be discussed and decided. Chairman Glembocki said he, and perhaps other town board members, would also attend. He also said this would need to be a 2013 budget item.

Chief Denko said the fire department will again be holding their annual pancake breakfast fundraiser on either the second or third Sunday in October.

- **Request for a variance from the Kenosha County General Zoning and Shoreland/Floodplain Zoning Ordinance:**

Gary J. & Mary Beth Lois, 7129 368th Ave., Tax Parcel #95-4-119-044-0310 – requesting a variance to add a 7 ft. x 33.9 ft. addition to the southwest side of the residence. Existing house is non-conforming due to 0.2 ft. rear yard setback (25 ft required by ordinance). Addition will be conforming and will not contribute a greater degree of encroachment of the rear yard setback. Clerk noted abutting property owners were sent meeting notices.

Mary B. Lois said they purchased the property 32 years ago as is. The former owner built a carport on the east side of the attached garage that is only 0.2 ft. from the property line. The proposed addition on the south side of the residence does have the correct setback and does not affect the area on the east that is too close to the property line.

Chairman Glembocki moved a motion for a favorable recommendation to the Kenosha County Board of Adjustments for the variance requested by Gary J. & Mary Beth Lois as listed in their application. Robert Herda. Motion carried.

- **Review and consideration of proposals for the demolition of the dwelling at 6900 318th Ave., purchased by the Town of Wheatland with funding from DNR Municipal Flood Control Grant Program No. MFC-30016-08.**

John Meland, SEWRPC and contracted Kenosha County Housing Authority Executive Director, acting on behalf of the Town of Wheatland has requested proposals for the demolition and received four proposals which ranged in cost from \$3,200 to \$4,860. He is recommending the low proposal from Siegler Grading & Excavating LLC, Elkhorn. He has worked with Siegler on several other jobs and feels he is an excellent contractor.

Robert Herda moved approval of the proposal from Siegler Grading & Excavating LLC to demolish the dwelling at 6900 318th Ave., a DNR Municipal Flood Control Grant Program No. MFC-30016-08 project. William Glembocki seconded. Motion carried.

- **Assessor contract – discussion – RFP considerations**

Clerk passed out copies of the proposed Request for Proposal for assessing services to the board members. The performance clause wording is waiting for input from Attorney Davison.

Tom Barr, 8100 328th Ave. told the board he has called for an appointment with Dean Peters, Associated Appraisal Consultants, Inc. three or four times. He now has an appointment for Thursday at 9 a.m. He said it should not be that difficult to get thru the people who answer the phone at Associated. Chairman said he will call Peters and discuss the appointment issue Tom Barr is describing.

Chairman reported he spoke to Town Attorney Jeff Davison regarding the performance clause. Davison will supply the wording. Davison cautioned the board that you would have to meet “just cause” standards in order to invoke the clause.

Chairman said we could publish the RFP after Davison sends the wording and board members approve it. The clerk can put copies in each member’s box for review.

Andrew Lois moved a motion to publish in the *Kenosha* News if there are no objections after the board members review the wording and to require the RFP’s to be back by October 1 and review/approve the assessor contract at the October 8th meeting. Robert Herda seconded. Motion carried.

- **Discussion on procedure to fill treasurer position if the office becomes vacant**

Chairman noted the town treasurer is running for the county register of deeds position on the November 6th election ballot. He said he wants something in place in the event Treasurer Deborah Vos is successful in her attempt to become the Kenosha County Register of Deeds. He wants the town clerk and treasurer to draft job duties. Since the treasurer is responsible for more than the statutory duties of treasurer, this needs to be detailed so anyone who would want to apply for her position understands.

Deborah Vos said she is the town treasurer as well as the municipal court clerk and also acts as the secretary for the building inspector and the town constable. She said the municipal judge would have the final approval on the municipal court clerk position.

Chairman said anyone running for this elective position would have to take out and return nomination papers during the period beginning December 1 and ending on the first Tuesday in January 2013. The county register of deeds position would begin January 2nd or close to that date. The current term of office for the town treasurer ends April 16th so there would be 3.5 months left in her term. We could decide to hire someone temporarily and not fill the position until someone is elected. If we choose someone who takes out nomination papers, we are perhaps giving that person an edge in the upcoming town election in April. We need to think about all these matters. The judge would likely have to sit in on any interviews and would have a voice in the court clerk hiring.

Town clerk noted that whoever would be hired would need to be trained and paid for those hours.

- **Discussion on budget items for 2013**

Chairman said this will be discussed at an upcoming meeting

- **Reports – Announcements - Correspondence**

- A. Road report –

Discussion and possible action – paving a portion of 368th Ave. – Chairman said there are three markings on 368th Ave. – one is the line north of 55th St. that \$40,000 would pave, one is \$50,000 and the last is \$60,000. He would like to have some paving done this year, even if it is a small amount. Clerk said the property owner on the north end of 368th Ave. did call and ask if any paving would be done this year. (Town of Burlington has recently paved Schaal Road which is the extension of 368th Ave. as you travel north into Racine County.) There are some spots on 368th Ave. that are really deteriorated. Chairman said we can’t do all of them and even then it would be a spot here and there and it would break up next to the patch spots in the spring. It would be better to have a solid road even if a small stretch.

Clerk cautioned that we are committed to the TRIP D Grant that was awarded jointly to the Town of Burlington and Town of Wheatland for reconstruction and paving on 31st St./Karcher Rd. in 2013. The board discussed that it might be beneficial to include paving the remainder of 368th Ave. but we would have to borrow the money. Chairman said we will have to keep this in mind. There may be no other way to find the money to pave the balance of this two mile road.

Andrew Lois moved approval to spend \$50,000 to pave on 368th Ave. beginning at 55th Street and proceeding north as far as the \$50,000 mark with the Kenosha County Highway Dept. doing the paving. Robert Herda seconded. Motion carried.

- B. Treasurer report – month of August – Treasurer’s report showed an ending balance of \$870,996.85 on August 31. William Glembocki moved approval of the detailed copy of the Treasurer’s Report for the period ending August 31, 2012. Robert Herda seconded. Motion carried.

- C. Building Inspector report - none
- D. Other reports – Recreation Board meeting September 24, 7:30 p.m.
- **Financial matters:**
 - A. Purchase approval – none
 - B. Other financial matters – none
 - C. Clerk's Report of Disbursements for the month of August – William Glembocki moved approval of the Itemized Statement of Disbursements for the period beginning August 2, 2012 thru August 31, 2012, checks #22344 thru #224423 in the amount of \$62,892.41. Robert Herda seconded. Motion carried.
- **Adjournment**

Meeting adjourned at 7:35 p.m. on a motion by William Glembocki and second by Andrew Lois.

Respectfully submitted,

Sheila M. Siegler, Town Clerk