

JULY 22, 2013 WHEATLAND TOWN BOARD MEETING

Meeting was called to order by Chairman William Glembocki at 6:30 p.m. on Monday, July 22, 2013 at the Town Hall in New Munster. Town Board members present – Chairman Glembocki and Supervisors Andrew Lois and Kelly Wilson. Others present: Clerk Sheila Siegler, Treasurer Deborah Vos, Brian Jensen, Frank Lumm, and John Paoli.

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.

Minutes of the July 8, 2013 town board meeting were moved for approval by Andrew Lois. Kelly Wilson seconded. Motion carried.

- **Fire Dept. Report** – none
Clerk reported the Fire Chief had training this evening.
- **Public Comments** –

Brian Jensen, 31708 71st St. reported to the board regarding John Paoli's water issues with a pond that overflows. He said there are drain tiles that were filled in by the neighboring property owner. The tiles go to the east toward the railroad tracks. Jensen said he would speak to that neighbor. Chairman Glembocki said this is a civil matter between neighbors.

John Paoli, 6915 317th Ave. told the board that an attorney told him it was the town's problem and the town should take care of this complaint.

Jensen also spoke of a problem with kids 4-wheeling with pickup trucks in the flooded areas of 314th and 76th/77th Street. He's complained to the Kenosha County Sheriff's Dept. but they say they can't do anything and hard to be there when it's happening. Jensen said they come around 11 – 1 afternoon on weekends and before dark 7:30 – 8 p.m. Chairman said he would speak to the Kenosha Co. Sheriff's Dept. and to Constable Santelli and ask Santelli to pay attention to this area when he is out on patrol.

- **Request of North Beach LLC, 918 S School St., Mt. Prospect, IL 60058** –

North Beach Condominium Final Plat approval – Tax Parcel #95-4-119-074-0973, 39613 Bloomfield Rd., Powers Lake (Preliminary Plat approved August 8, 2012)

The board reviewed the North Beach Condominium Final Plat. The final plat differs from the preliminary in that it only includes the three building sites on the south side of Bloomfield Rd. There were minor changes in the boundaries of the "common element" area.

William Glembocki moved a favorable recommendation to the Kenosha County Planning, Development & Extension Education Committee for approval of the North Beach Condominium Final Plat, Tax Parcel #95-4-119-074-0973, 39613 Bloomfield Rd. Andrew Lois seconded. Motion carried.

- **Discuss revision of alcoholic beverage license ordinance to include a requirement for establishment to be open for business a certain of length of time during the license year**

The board reviewed a listing of all the municipalities in Kenosha County and their requirements. The majority require some type of activity during the license year so as not to subject the license to possible revocation for inactivity.

Board agreed to the following in order to create an ordinance amendment for consideration:

1. Establish a definition for "open for business" as a minimum of 48 hours per calendar month
2. Require the business to open for business not later than 120 days from issuance of the original license or a cause for possible revocation
3. Business is considered to be inactive if the business ceases to be open for business for 90 consecutive days and subject to possible revocation
4. Establish exceptions to ordinance for inactivity due to fire, disaster, medical reasons, etc.

- **Alcoholic Beverage Operator Licenses (Bartender):**

A. Leslie Wenzel, Genoa City, WI – *Change A Pace*

B. Cory Ann Foat, Elkhorn, WI – *Change A Pace*

William Glembocki moved approval for the applications of Leslie Wenzel and Cory Ann Foat. Kelly Wilson seconded. Background checks and alcohol server school requirements were fulfilled. Motion carried.

- **Reports**

A. Road report – Chairman Glembocki reported Racine County painted white lines on Geneva Rd. today. They will be back in August to paint the yellow line markings.

314th Ave./71st St. culvert repair – Chairman met with Kenosha County Highway Commissioner at

the site on 7/18/2013. He showed the board members an engineering print of the 1973 drainage project. The culvert pipe crosses 314th Ave. and follows the road to the south picking up another cross culvert and exiting thru the south side of the park to the Fox River. 282 ft. x 24' is the amount of asphalt overlay required to cover the road area that has to be excavated. They also found an old clay tile which runs thru the park to the river across from this intersection. We don't know how that connects but if DNR allows us to replace this tile it may drain enough so we don't have to dig up the pipe running along 314th, if that is also found to be failing.

Chairman responded to Supervisor Lois and said the \$40,000 - \$50,000 would be the cost of 282 ft. x 24 ft. of asphalt overlay, replacing 70 – 100 ft. of 30" pipe, a manhole in the park across from the intersection and the tile thru the park. The cross culvert under 314th could fail and cause an accident; so, this needs to be done. The overlay would begin from where we stopped paving two years ago.

Chairman asked the board if he has their approval to have the Kenosha County Highway Dept. begin the project, if DNR says o.k. to go ahead, with an approximate \$40,000 - \$50,000 cost for the project.

Andrew Lois moved approval for the project which will involve cutting the road, installing a new cross culvert into the park 6 – 8 ft. and put in a manhole and replacement of the tile running thru the park. The new culvert will also be connected to the existing culvert running along 314th Ave. if that can be done. It will give us two ways to divert the water. Kelly Wilson seconded. Motion carried.

Chairman noted that we don't have the money to replace all of the culvert along 314th Ave. but if DNR won't let us go thru the park across from 71st St. and the balance of the culvert is failing, we would have to replace all of it. It is impossible to know what will be found until you begin excavating.

B. Treasurer's Report for June – Treasurer reported a net worth as of June 30 of \$873,630. Bill Glembocki moved approval of the detailed, printed report. Kelly Wilson seconded. Motion carried.

C. Building Inspector's Report – The printed report for the period April 15 – June 30, 2013 shows 25 permits issued, \$477,093 of value, and \$3,969 in fees collected. Kelly Wilson moved a motion to accept the report. Andrew Lois seconded. Motion carried.

D. Other reports – Clerk reported the water patrol has 83 hours and three citations. It is likely we will not meet the reimbursement requirements and will not qualify for any state grant for water patrol for 2013. The total cost will then need to be funded by the general fund.

Clerk also reported Tucker Bay Industries LLC has filed for bankruptcy.

Property assessments will not be out in time for the Board of Review which we had adjourned to September 11. The board will need to meet on that date at 10 a.m. to adjourn to a future date.

- **Announcements –**

- August 17 – Venetian Night & a movie on the beach, *JAWS* – sponsored by the Lily Lake Summerhaven Association

- **Correspondence –**

- **Financial matters:**

A. Purchase approval – proposal to install backing on New Munster Park sign. Chairman Glembocki said Burl Sign will install the two 4x8 boards under the present scoreboard and advertising space and presented a price from Herda Construction LLC to install the metal backing to cover the entire back with an opening for back access and a cap piece on the top for a price of \$780. Andrew Lois moved to approve the proposal. Kelly Wilson seconded. Motion carried.

B. Other financial matters –

- Road Improvement Loan – review of bank proposals and other financing options and possible approval of one of the proposals

Chairman Glembocki said he met with four banks – BMO, Community State, State Bank of the Lakes, and Talmer. All four have presented proposals for a 10 year note of \$750,000.

BMO – 2.5%

Community State – 3.75%

State Bank of the Lakes – 3.75%

Talmer Bank & Trust- 2.95%

In addition, we did check with the State Trust Fund Loan program. That rate is 3.25%. The bonds market was also investigated. Clerk called Ehlers & Assoc. If we were borrowing a greater sum of money, it might be advantageous but the initial costs are quite hefty. Ehlers estimated the ending effective rate would be closer to 3.25%.

Andrew Lois moved a motion to approve a 10 year note for \$750,000 at 2.5% from BMO Harris

with approximately \$433,400 used to pay off the 2008 loan which has a rate of 3.75. Kelly Wilson seconded. Motion carried.

- Review proposals from financial institutions for banking services

Kelly Wilson moved a motion to remain with BMO Harris for town banking services. Andrew Lois seconded. Motion carried.

C. Town Hall roof – consider repair or replacement – discussion on whether to replace with a similar gravel/rolled roof or a pitched metal or gable roof. The Roofing Company of Burlington did patch the roof recently because of leaking in the lower roof, southeast corner and recommended the roof be replaced. If not replaced, they estimated at least \$1,200 in repair to carry us over the winter. More information will be available at the next meeting.

D. Clerk reported there was a problem with the lower level A/C. When the A/C repairman located the problem (minor - a fuse on a box on the furnace) he had to move the gas water heater and noticed it is very rusty. He recommended replacement. Board will consider at next meeting.

- Adjournment –

William Glembocki moved to adjourn the meeting at 7:55 p.m. Andrew Lois seconded. Carried.

Respectfully submitted,

Sheila M. Siegler, Clerk