

## JANUARY 27, 2014 WHEATLAND TOWN BOARD MEETING

Meeting was called to order by Chairman William Glembocki at 6:30 p.m. on Monday, January 27, 2014 at the Town Hall in New Munster and opened with the *Pledge of Allegiance*. Town Board members present – Chairman Glembocki and Supervisors Andrew Lois and Kelly Wilson. Others present: Clerk Sheila Siegler, Constable Robert Santelli, Fire Chief Lou Denko, Building Inspector Tim Popanda, Randy Rieboldt, Pam Fisher, and Ron Valente.

Notices were posted in six public areas. 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. Clerk reported problems with the town website and thus unable to post this meeting's agenda.

Andrew Lois moved to accept the Minutes of the January 13, 2014 Town Board Meeting. Kelly Wilson seconded. Motion carried.

- **Fire Dept. Report** – Chairman Glembocki said the fire chief will be presenting a monthly report of fire and First Responder activities beginning with January 2014. Supervisor Wilson said she had an excellent source to search for a used fire truck and will talk to the chief.

Chief Denko arrived. Chairman said we did discuss the monthly report we expect to have beginning February. Denko agreed they would be supplying a report.

He announced the fire department's annual Corned Beef and Cabbage fund-raiser is scheduled for March 10 but they are considering moving to St. Alphonsus Church's Biersack Center rather than having it at Luisa's Restaurant. Space is limited and the event has outgrown the restaurant and parking lot. They will be applying for a Class "B" Temporary Alcoholic Beverage License in order to sell beer and will also need a Certificate of Insurance for the church.

Chief said the fire department has a new website and invited all to try it out. It is the same internet address: [www.wheatlandfiredept.com](http://www.wheatlandfiredept.com). They have pictures of the fire department inspectors. Photo badges will be issued this year thru the Kenosha County Sheriff's Dept. for all county fire and rescue people.

The fire dept. is working on truck proposals and should have specifications ready in February. They would like to meet with the town board in March at the fire house and go over the proposal. It was decided to meet at 7 p.m. on February 24<sup>th</sup> at the firehouse. The town board meeting will be changed to 6 p.m. on February 24<sup>th</sup> to accommodate the meeting time.

- **Public Safety Report** – Constable Santelli noted this month had less activity because of the weather. Most of the activity was cars in ditches. He did assist the building inspector with the inspection of the Pamela Fisher property at 5535 366<sup>th</sup> Ave.

- **Public comments** – none

- **Meyer Material Company**, 1819 Dot St., McHenry, IL 60050 for the mining operation and ready-mix plant at 4111 392<sup>nd</sup> Ave.:

- A. Conditional Use Permit (County) - two year renewal for gravel mining operation on 392<sup>nd</sup> Ave. - tax parcels #95-4-219-291-0100, 291-0300, 291-0400, 292-0200, 292-0300, 293-0100, 293-0200, 293-0300, 293-0400, 294-0100

- B. Owner and Operator Permits (Town) for the above Ron & Bonnie Denko, Bert & Lillian Robers, and Ray & Gloria Tenhagen properties

Chairman Glembocki said Randi Wille, Meyer Material representative had called and said he and Alan Miller would be present at the meeting if the board needed them. Chairman said he excused them because of the weather. We've heard of no problems and this is a renewal with no changes. They are continuing to restore as they mine and have continued to maintain 392<sup>nd</sup> Ave. as well as renew the annual road bond.

Chairman Glembocki moved a favorable recommendation to the Kenosha County Planning, Development & Extension Education Committee for the two-year renewal of the Conditional Use Permit for the gravel mining operation on the above-listed 10 parcels per existing conditions and agreements. Andrew Lois questioned whether it was a 20 year permit. Clerk did not believe that to be the case, rather they may have said it would take 20 years as an estimate for the area to be mined. Recent economic events have caused much less extraction of material. Kelly Wilson seconded. Motion carried unanimously.

Andrew Lois moved approval of the renewal of the two-year Owner and Operator Permits for Ron & Bonnie Denko, Bert & Lillian Robers, and Ray & Gloria Tenhagen as owners and Meyer Material Company as the operator. Kelly Wilson seconded. Motion carried.

- Proposal from Vozel Landscape Maintenance Inc. for brush & wood chipping at transfer station with mulch to be left at transfer station for town residents to pick up for home use.

Clerk said the proposal was \$150/hour for two people and the chipper. Joe Vozel had estimated it would take two hours to chip a normal pile of transfer station wood debris. Residents could then pick up the mulch and use on their property. Since neither of the transfer station operators was present, Chairman Glembocki said this would be taken up at the next meeting.

- **Reports**

A. Road report – Chairman advised everyone to drive slow and pay attention to weather and road conditions. He has informed Finishing Touches that only intersections, hills and curves should be “salted.” Everyone is running short of salt this winter.

Clerk said the state inspector will be here February 3<sup>rd</sup> to check our salt shed.

B. Building Inspector Report & update on Fisher property - 5535 366<sup>th</sup> Ave.

Chairman told Pamela Fisher that her neighbors have been extremely patient. But everyone has a limit.

Building Inspector Popanda said after complaints to Chairman Glembocki, he and Constable Santelli were directed to investigate and did receive an inspection warrant from Municipal Judge Fred Hewitt and he and the constable inspected the property on January 24, 2014. There are a lot of construction materials on the site, 100's of foam/cement drive-it panels along the north parcel line, hot tubs in various states of deterioration scattered around, masonry material, a pettibone (lift), air compressor, vehicles that need to be licensed and able to operate or junked, etc. A Notice of non-compliance and order to remove in 30 days would work in this manner. We would remove from the property and store if necessary. The cost of the removal, any storage, and any disposal costs would be billed to the property owner, Pamela Fisher. If not paid, it would be placed on the tax bill as a special charge. It could amount to a considerable amount of money. The town might have to wait for a new owner to pay. Chairman said he checked on this with the town attorney and we may need to have to wait for the money.

Ron Valente objected that this was the middle of winter. They can't do it now. Chairman Glembocki said there has been many town meetings and time to do this. In fact the cement panels came in after this was discussed at meetings.

Pamela Fisher spoke and explained her problems that it was supposed to be a simple renovation of the old farmhouse but they ran into all these problems and bank foreclosure and they filed bankruptcy because of the difficult economic times.

Chairman Glembocki said we are not speaking at this time of finishing the house but rather the condition of the outside premises. Just clean this up.

Supervisor Kelly Wilson said the cars are part of the cleanup. Valente said he would get rid of them.

Constable Santelli listed the vehicles that were found. Fisher said if they were operating, they would not be there.

Fisher said the panels are part of the renovation and intended to be used for the driveway. Kelly Wilson asked the building inspector if these were able to be used. Valente said they are for a heated driveway and he can't get them out of there. Tim Popanda said this is the first he has heard the material is for a driveway base.

Popanda said if the property is not corrected in 10 days for vehicles and 30 days for other items, he can come to the board and ask the board to proceed with the removal process. We would get bids for the removal and storage. Valente asked if he can put them anywhere else on the property. Building Inspector Popanda said they cannot. They need to be removed.

Popanda said he and Constable Santelli will serve the abatement notices with the 30 day and 10 day timelines. We can see where we're at after the time has expired.

Valente said he can get the cars and the hot tubs out right away and by April he can move everything off the property.

Constable Santelli said we'd see where we are at after the 10 day notice on the cars.

Chairman Glembocki moved to authorize the building inspector and the constable to issue the 30 day and 10 day notices. Andrew Lois seconded. Motion carried.

C. Treasurer Report – next meeting

D. Other reports – Clerk showed board copies of the latest Lilly Lake Newsletter from Mike Adam. It will be posted on the website when possible.

The election handicapped accessibility report from the state has to be addressed. We will have to make some slight changes but the pavement crack issue will be the biggest challenge. Handicapped signage and line painting will need to be done when weather conditions permit.

- **Correspondence** – Charter has sent a letter regarding increased cable theft penalties with Wisconsin Act 89. The letter lists two investigator contacts. If we have any issues, call them.
- **Announcements** –
  - **Corned Beef & Cabbage Fire Dept. Fund-raiser at Luisa's, 6806 317<sup>th</sup> Ave. Monday, March 10, 2014 – 4 to 8 p.m. Tickets in advance \$10; at door \$12**

- **Financial matters:**

- A. Purchase approval – none
- B. Approve town property and liability insurance renewal

Kelly Wilson moved to renew the town, fire department and law enforcement property and liability insurance with Horton Group for \$26,993. Clerk said it is a \$941 increase but everyone is seeing increases. Responding to Chairman Glembocki, it was two years ago that we bid out the insurance. Andrew Lois seconded. Motion carried.

C. Approve Clerk's Report of December Disbursements – Andrew Lois moved to approve the report as printed listing checks #23577 thru #23661 dated December 2 – 31, 2013 in the amount of \$244,043.17. Kelly Wilson seconded. Motion carried.

D. Other financial matters – Clerk said there are issues with the town website. We have contacted someone to help us resolve this issue.

- **Adjournment** –

William Glembocki moved to adjourn at 7:30 p.m. Kelly Wilson seconded. Motion carried.

Respectfully submitted,

Sheila M. Siegler, Clerk