

JUNE 29, 2015 WHEATLAND TOWN BOARD MEETING

Meeting was called to order by Chairman William Glembocki at 4:00 p.m. on Monday, June 29, 2015 at the Town Hall in New Munster and opened with the *Pledge of Allegiance*. Town Board members present: Supervisors Andrew Lois and Kelly Wilson. Others present: Clerk Sheila Siegler, Brett Butler and Fahrner representative George Polnow.

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 June 22, 2015 town board meeting were moved for approval as presented by Andrew Lois and second by Kelly Wilson.

Fire Dept. Report - none

Public Safety Report - none

Meet with Fahrner representative to discuss pavement surface sealing options for town roads - George Polnow, Fahrner representative, explained the pros and cons of micro surfacing, slurry surfacing, slag sealing and chip sealing. He said all help extend the life of the pavement by 5 - 10 years depending on the condition of the pavement before sealing.

Fahrner is a full service asphalt maintenance company. If there were some bad spots that needed to be cut out before sealing, they would hire a construction company. He offered local municipalities we could contact that have used Fahrner for surfacing/sealing, primarily chip and slag sealing if we want to check on the finished product and how well it was received.

Slag sealing uses a coal by-product for the aggregate. It stays black so road continues to keep black color over time. Snow melts quicker when the sun is out and municipalities say less salt is needed during the winter season. Emulsion oil with or without polymer is used at 2.8 gal. sq. yd and 18# aggregate per sq. yd. After applied it is rolled 2 times to force aggregate into oil but there will be some loose aggregate. If polymer used, road can be swept in 1-2 days; regular emulsion oil it takes 5-10 days before it can be swept. Can be painted for lane markings once it is swept. Road can be resealed with another slag sealing when necessary. A location with a blacktopped or concrete surface would be needed to store the aggregate used in the process until it is applied on the road.

Fahrner uses a coarser slag aggregate than others and also more oil to hold larger particles. They only do slag sealing until Labor Day or perhaps a week or so after because warmer conditions, both pavement and air temperature produce a better result. If Fahrner would be awarded the bid and they were unable to complete by Labor Day, they would hold the same price for 2016 and do first thing in the spring.

At 4:50 p.m. the meeting was recessed to allow Chairman Glembocki to show George Polnow the road the board is considering for slag sealing.

5:24 p.m. - the meeting resumed when Chairman Glembocki and George Polnow returned.

Polnow said he would not recommend the portion of Geneva Rd. from "50" thru New Munster as it is alligatored and has crack blocking. Geneva Rd. between "KD" and "O" would be a good candidate and it has recently been crack filled. Chairman said pavement is o.k. to 347th Ave. He would prefer 347th Ave. west to 368th Ave. (CTH "O") to be used for a trial of slag sealing.

Board agreed. Project will be greater than \$25,000 so will need to follow required bidding procedures. Board said a September 1 completion date will be required. Clerk will publish in *Kenosha News*.

Board also requested a seal coating price from Fahrner for parking lot across street. The public and town use every day but owned by the church. Would need some type of formal agreement with the church if the town were to pay for some or all of the expense of seal coating but it is needed now to prolong the parking lot surface.

Rezoning application - Lance A & Debra A Platts, 39005 60th St., Burlington, WI 53105 to rezone 3.03 Acres of Tax Parcel #95-4-119-052-0322 from A-2 General Agricultural District to R-2 Suburban Single-Family Residential District and attach via a lot line adjustment to the adjacent parcel #95-4-119-052-0330. Parcel #95-4-110-052-0322 will decrease to 10.08 acres including the road right-of-way; Parcel #95-4-119-052-0330 will increase to 4.41 acres zoned R-2 Single-Family Residential District. For information purposes, this property is located on the south side of 60th St., 600 ft. east of 392nd Ave.

Kelly Wilson moved a motion to send a favorable recommendation to the Kenosha County Planning, Development & Extension Education Committee for the rezoning of 3.03 A. of Tax Parcel #95-4-119-052-0322 owned by Lance A & Debra A. Platts from A-2 to R-2 and attaching to adjacent parcel via a lot line adjustment per application submitted. Andrew Lois seconded. Chairman said the Plan Commission had forwarded a favorable recommendation to the Town Board at the June 22nd Plan Commission meeting. Vote to approve the motion was unanimous.

Alcoholic Beverage Operator (Bartender) License Applications

William Glembocki moved to approve Alcoholic Beverage Operator License applications for Kelly Wilson, Chris Borre, and Violet (Dolly) Richter. Andrew Lois seconded. Clerk responded all had passed background check and met the alcohol server requirements. Motion carried with Kelly Wilson abstaining.

Reports - Correspondence - Announcements

A. Road report – Clerk said Jeff Meracle had purchased the former Koch residence on 57th St. and asked that we look at the erosion caused by stormwater drainage as it goes downhill to the creek.

Andrew Lois will look at tree complaint in Fox River Pines Park.

B. Other reports - Building Inspector is sending a letter to property owner in New Munster who has not completed the rear exterior siding on his property. Also, the building inspector is looking at fees charged for building permits. We have not reviewed those fees since established in 2010.

Clerk asked if the board wished to go on record opposing the assembly bill which would require all elected municipal judges to be attorneys. The board agreed that would not be a workable idea because of the cost. Clerk will find out where the bill is at this point before we act on a resolution.

Clerk gave out copies of the draft of the 2014 audit prepared by Andrea & Orendorff. Board agreed to review the Final 2014 Audit at a town board meeting and if there are questions, then request that Kathy Andrea attend a board meeting to explain any issues.

DNR performed the aquatic invasive species study on June 18. They did not find adult zebra mussels or spiny water fleas but took water samples to send to Madison for further testing.

Chairman said he spoke to the town attorney regarding vehicles that have not been moved for some time on a property in New Munster. If inoperable the ordinance defines them as junk and they can be ordered to be removed. Constable does have to give a 10 days' notice. We do not need to amend the ordinance.

Chairman also said the work trailer on the premises of Kyle Walters property needs to be moved off the site. Chairman said he heard complaints and looked at the trailer. It's been there about a week. Chairman said there are other trucks and vehicles on this property that also need to be removed. He will speak to Constable Santelli about enforcing the ordinance.

Town engineer Len Roecker has reported the rocks at the end of the launch are sticking up. He's asked CCI to re-position them so the profile is lower. CCI is also working on a metal plate to transition the uneven levels between the concrete and the pier. We do not want anyone to trip.

Kelly Wilson said prints for the beach improvement proposed by Lily Lake Summerhaven Association will be laid out for the people to see at the July 4th parade. The Mullins family did paint the swing set and did a great job but they did not think to ask or report they would be painting. It looks good but the next improvement should be discussed so everyone is on the same page. Supervisor Wilson said the cracked steps on the beach need repair or replacement.

Clerk said she has contacted Dean Peters, Associated Appraisal, regarding the complaint from a property owner about the 2014 assessment on his property. The owner wants some recourse but did not meet the time requirements to file and it is too late for 2014 tax issues. Clerk e-mailed Peters to ask if he knew of any other options available to the property owner.

Chairman will speak to Dean Peters about getting the 2015 revaluation done in a timely manner.

D. Announcements

- Public Boat Launch at Lilly Lake opened June 17
- Lily Lake Summerhaven Ass'n - 4th of July Celebration & Parade on Lily Lake Rd. in public beach area on Saturday, July 4 with bake sale at 10 a.m.; parade at 11 a.m.
- 2015 Property Assessment Open Book - Aug. 13, 1 - 7 p.m. at Town Hall

Financial matters:

A. Purchase approval - review proposals for tree removal and maintenance for possible approval. Clerk said three companies were asked for proposals - Cassity Tree Service, Complete Tree Service, and Arbor Images. Cassity did not have time. Complete and Arbor furnished proposals. Totals

were calculated by the clerk based on the requested proposal not the extras that Arbor suggested and priced. Clerk eliminated the extras. Based on totals for the work per the proposal showed Complete Tree Service at \$6,575 and Arbor at \$8,615.

William Glembocki moved to approve the proposal from Complete Tree Service at \$6,575. Andrew Lois seconded. Motion carried. Clerk noted the \$4,000 will be recreation/parks expense. The \$2,575 is a road expense.

Chairman said he was approached by someone to form an all-age volleyball league even if it is late in season. Court needs to be fluffed up and weeds killed. Chairman will speak to Jeff Niederer about this. Kelly Wilson asked if the basketball hoop was put back up. Kids could play if the other hoop was up. Trees will be trimmed that are hanging over the court as part of this tree trimming.

B. 2015 - 1st Qtr Budget vs. Actual Report and need for budget amendment. Discussion on road expenses and budget balance took place.

A notice for directional boring on 76th St. was put in the *Kenosha News* and we need to wait a week before taking any action on the work. Attorney Davison said we need an easement. Chairman said one owner is o.k. but he has not been able to speak to the other. Chairman said we may only need the north side property owners to consent. Estimated price for boring, attorney, possible surveying and repaving 76th was estimated at \$20,000. This road was vacated years ago and does not go thru. It would be better if there was a road connection between 331st and 332nd.

We have an estimated price of \$54,560 from the highway department for the contemplated Oakwood Shores paving. This needs to be done.

Estimate \$40 - \$45,000 for the slag sealing.

Cranberry Rd. - 1,250 feet is the length. Contact highway department for price.

368th Ave. - "50" to where we started paving should be done. Ask highway department for price. Supervisor Lois said he'd rather do all of Cranberry Rd. and leave 368th Ave. if we can't do everything.

Lilly Lake Rd. - going to beach. Maybe just patch the area where broken up under the trees when the county paves 76th St.

76th St. west of 331st Ave. should wait for construction to be completed.

Drainage in New Munster across from 345th Ave. needs to be addressed. Chairman will talk to the highway department. County highway department could install cement sidewalk replacement.

Supervisor Wilson suggested we get a price for paving 347th Ave. to STH "50" just for estimating in a future year.

Nothing was decided and need to check figures further.

C. Other financial matters - none

Adjournment

Meeting adjourned at 6:50 p.m. on a motion by William Glembocki and second by Kelly Wilson.

Respectfully submitted,

Sheila M. Siegler, Clerk