

SEPTEMBER 14, 2015 WHEATLAND TOWN BOARD MEETING

Meeting was called to order by Chairman William Glembocki at 6:30 p.m. on Monday, September 14, 2015 at the Town Hall in New Munster and opened with the *Pledge of Allegiance*. Town Board members present: Supervisor Andrew Lois and Kelly Wilson. Others present: Clerk Sheila Siegler, Alan Kaddatz, Wayne Kaddatz, Brad Lois, Jack Bobula, George Grenus, Diane Grenus, Bill Heeg, William Adams, Kim Ruggles, Ed Applebee and Heather Applebee.

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. Report - Fire Chief Lou Denko distributed copies of the fire and first responder report for August. He said the Opticom system is installed and ready to go at "50"/"O" intersection. The fire department is looking into dual control units for the trucks because the City of Kenosha has a different system using GIS and they are sometimes called upon to answer MABAS calls in the city. Cost is \$3,000 per unit. A unit would need to be on each truck except for the new tanker, a total of \$12,000. Eventually, he would like to have an Opticom on Hwy 50 and 83 and with the curve, the Opticom may not work but the GIS system the city uses might work better. He is still exploring options.

He said the "Labor of Love" event went well. The fire department will use their share of the food stand profit to purchase screens for the food stand windows. They will have an opening to hand food thru and it should help keep down the number of flies inside the food stand at these events.

Public Safety Report - Constable Santelli said the board has copies of his August log. Traffic signals at Hwy "50" and Hwy "O" are still under construction. He said he worked Supervisor Wilson's "Just Live Labor of Love Music Festival" and had a nice time. He complemented her on a well-run operation.

Kenosha County Sheriff Dept. responded to a dog complaint and issued a citation for the dog running loose in Lilly Lake. We also have a citation in municipal court for this same problem.

Public Comments - Diane Grenus, 39400 60th St. said she has been trying to talk to the county treasurer for a number of years in order to pay the back taxes for the property listed on #9 on the agenda and get the property back and gotten no satisfaction. It used to be their property until they gave it to a relative. She said she is a little disturbed that the town is able to get the property for the back taxes. Chairman said we will address your comments when we get to it on the agenda.

Application for Class "A" Intoxicating Liquor & Fermented Malt Beverage License from Bedrock Management Inc., 1703 Mulberry Drive, Lake Villa, IL 60046, Rose M. Gaylor, 8801 312th Ave., Burlington, WI 53105 (Agent) for **Wheatland Convenience Center**, 33703 59th St., New Munster. (License is currently held by Tucker Bay Energies)

William Adams, President of Bedrock Management Inc. was present. They will be opening under Bedrock on September 23, 2015. Property was foreclosed and bank bought it back. Bedrock is leasing from the bank.

Andrew Lois moved approval of a Class "A" Intoxicating Liquor & Fermented Malt Beverage License for Bedrock Management Inc. for Wheatland Convenience Center, 33703 59th St. for the period of September 23, 2015 to June 30, 2016. Kelly Wilson seconded. Clerk stated forms have been filed, fees paid, background checks completed, and premises are in compliance in regard to building, sanitation, zoning, health, and fire inspection. Motion carried unanimously.

Authorize the Town Chairman to contact the Kenosha County Treasurer to begin the process of acquisition of Tax Parcel #95-4-219-314-0610 which is presently subject to reclamation by Kenosha County for delinquent taxes for the ultimate purpose of the construction of stormwater facilities on that parcel.

Chairman asked Diane Grenus, "you now want to pay the taxes and reclaim the property?" Diane Grenus responded she did. Chairman said that now becomes a problem as to what to do with the stormwater.

Wayne Kaddatz said that in light of this development, he withdraws his request. If the Grenus family wants it, they should get it.

Diane Grenus said she has tried several times to talk to the county about paying the taxes and getting the property back. They would attach this lot to their farm and the ditch could still go thru.

Sheriff sale process was explained to Diane Grenus. Since she is not the property owner of record, she has no legal standing and likely why she got nowhere when calling the treasurer.

Wayne Kaddatz explained to Diane Grenus what you don't understand is that it could go directly to the town and would not be sold on the sheriff's sale. It would take \$10,000 to put a swale on it. Could be \$40,000 to pay taxes and put in swale.

Chairman said if the current owner were to go in and pay taxes, not sure if it's too late for the current owner to bypass the sheriff's auction but believe it to be possible. At a sheriff's auction, anyone can buy it; whoever bids the most would purchase the property and would also pay the back taxes.

Wayne Kaddatz presented a letter from Warren Hansen, his engineer, and explained the process of what needed to be done if this stormwater drainage project were to be accomplished: swale cut down for 500 feet along Hwy 50, cut across George Grenus' peninsula of land, thru this property, culvert under 60th St. and then ditch 1,500 feet on Wayne Kaddatz's property to get to his agricultural ditch. He thinks he would spend \$100,000 to do the project. This is the first he heard Grenus wanted it back.

Diane Grenus said their niece is unresponsive to their calls and they felt she should have turned it back to them. Chairman said in that case with the niece uncooperative, it would have to go to a sheriff's auction for them to receive ownership.

Andrew Lois moved to table until the next meeting. Kelly Wilson seconded. Motion carried.

Alcoholic beverage operator license application: Colleen M. Kakareka - *River Valley Ranch*
William Glembocki moved approval of an alcoholic beverage operator license for Colleen M. Kakareka. Kelly Wilson seconded. Background check and alcohol server certificate requirements have been met. Motion carried unanimously.

Discussion of contract for snow removal services for 17 plus miles of town road and decision on whether to bid the service or extend the contract with current provider, Finishing Touches Landscaping LLC.

Brad Lois, owner of Finishing Touches was present. He said he has recently bid on services for another municipality. It was awarded to someone who lived in that area but the bid rates should be increased \$25 based on that experience. He is looking for a wing for added equipment and is willing to hold his per hour rate the same as the last contract. The last contract was a four year agreement. Supervisor Lois asked how many years he is looking for. Brad Lois said ideally at least three years so he can invest more in the equipment. He said he has experienced drivers who now know the routes and is trying to knock down the salt usage. He feels he should be given more of the old Hwy 50 route instead of the county.

Chairman said Finishing Touches will hold the rate and a big plus for extending the contract is that the drivers know the routes because it is a big learning curve.

Andrew Lois moved to extend the snow removal service contract with Finishing Touches Landscaping LLC for three years with the per hour rates to remain the same. Kelly Wilson seconded. Motion to approve was unanimous.

Change dates for September 28th and November 9th town board meetings

William Glembocki moved to change the September 28 town board meeting to September 29 and to change the November 9 town board meeting to November 2. The normal second meeting date of November 23 would remain the same. Kelly Wilson seconded. Motion carried.

Reports - Correspondence - Announcements

A. Road report – Andrew Lois reported Scott Construction had swept the loose slag off Geneva Rd. today.

B. Other reports & correspondence - Clerk's report listed a proposed dues increase from WI Towns for 2016 of \$85; a burial request for High Street Cemetery which was refused because burials cannot be accepted without a legal process of platting and procedure and fees approved; property owner complaint of property in disrepair at 6928 314th Ave.; Lilly Lake fish stocking was advised by DNR to wait until 2016 since DNR is stocking 174 N. Pike fingerlings this year and board agreed it would increase survival rate of N. Pike fingerlings if done in separate years; WisLine webinar on current issues affecting local government including implements of husbandry options; DNR compliance notice for 36675 57th St. and DNR reports owner agreed to comply with DNR requirements; and FYI that the compactor was purchased in 1995 for \$12,500 from D&B Fabricators, Lemont, IL.

- Other contracts - Advanced Disposal contract expires in March 2016

C. Announcements -

- 2015 Board of Review - Sept. 15, 2015, 10 a.m. at Town Hall - appointment required
- Halloween "Trick or Treat" - Sunday, October 25, 2 - 5 p.m.

Chairman recessed the Town Board meeting at 7:30 p.m. and will reconvene after the 7:30 p.m.

Recreation Board meeting.

Chairman reconvened the Town Board meeting at 8:30 p.m.

Financial matters:

A. Purchase approval - Chairman reported there is a huge tree east of the town hall which the property owner believes to be in the right-of-way. Property owner is worried the tree will fall on to the road and perhaps injure someone driving thru. Chairman will check to see if on r.o.w. and try to get an estimate for removal cost.

- approve transfer station blacktop
- approve Geneva Rd. (south side - area of 346th Ave.) drainage repair

William Glembocki moved to approve the blacktopping of the vehicle and food traffic areas of the transfer station, raise the grade of the cement pads and the salt shed and remove and re-install the compactor for a total of \$26,005 and to have the county highway department reconstruct the drainage ditch on the south side of Geneva Rd. from the 34517 to 34609 block and replace the sidewalk for a cost of \$37,000. Kelly Wilson seconded. Motion carried unanimously.

B. Other financial matters - none

C. Clerk's Report of Disbursements - August 1-31, 2015. William Glembocki moved to approve the Clerk's Report of August disbursements which total \$57,645.18, checks #25118 thru #25195, dated August 5 - 31, 2015. Kelly Wilson seconded. Motion carried unanimously.

D. Review of 2014 budget/expenses to date - Clerk gave board a summary of department totals.

Adjournment

Meeting adjourned at 9:15 p.m. on a motion by William Glembocki and second by Kelly Wilson.

Respectfully submitted,

Sheila M. Siegler, Town Clerk