

## **APRIL 23, 2018 WHEATLAND TOWN BOARD MEETING**

Meeting was called to order by Chairman William Glembocki at 6:00 p.m. on Monday, April 23, 2018 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, Town Treasurer Deborah Vos, Constable Robert Santelli, Fire Chief Lou Denko, Assistant Fire Chief Brian Kerkman, Jack Bobula, Mike Iselin, Doug Hughes and Charlie Walker.

Notices were posted in two public areas (Town Hall and Transfer Station) 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 March 26, 2018 and April 9, 2016 Town Board Meeting were motioned for approval by Kelly Wilson. Andrew Lois seconded. Motion carried.

**Fire Dept. Report** - Fire Chief Lou Denko reported the annual maintenance service was completed today on all of the trucks by EAM (Emergency Apparatus Maintenance). Keller representatives met with fire department members, Supervisor Lois, and Constable Santelli at the firehouse on April 18. Keller has scheduled another meeting on April 30 at the town hall to speak with the town clerk and town treasurer and continue discussions with fire department members.

Supervisor Lois noted Kelller gave out preliminary handouts of the project and roof designs. The town hall is being planned to be a part of the building, judge office and court, law enforcement area for an office and double bay for squad and water patrol boat. Law enforcement office could also serve as a Kenosha Co. Sheriff satellite office on the west end.

Keller will come up with list of needs and then design the building sketch to see how it all fits and the size of the building. Depending on all considerations, town hall and office could be removed when the cost is estimated.

Assistant Chief Kerkman said the fire department is getting specs for the Ford truck they wish to purchase.

**Public Safety Report** – Constable Santelli said the weather has been an issue in writing citations. He has looked at three SUV's - Ford Interceptor and Chevrolet Tahoe are pursuit rated. and the Dodge Durango is not a police pursuit rated vehicle; it is for personal use. He is leaning toward the Ford. Ewald is the only state registered bidder. He doesn't believe any other dealer will beat Ewald's price.

**Public Comments** - Brian Kerkman said he wants the New Munster Park opened to teams having tournaments and alcohol sales.

**Town of Wheatland Volunteer Fire Dept. request to revise the Temporary Class B retail license for the sale of fermented malt beverages previously approved for June 24:**

Revision - extend the area to also include New Munster Park and pavilion area and date to also include June 23.

Chief Denko said the fire department is requesting the Class B retail license for the sale of fermented malt beverages approved at the April 9, 2018 meeting be revised to also include the pavilion and ball park area. They will be having the softball tournament on Saturday and Sunday but will not be having music and a dance at night. The beer sales will be from a small area of the pavilion and department members will handle the beer sales. Town board will require wrist bands and a secure area. Fire Dept. was advised to come up with a fence plan around the pavilion for the secure area.

Jeff Niederer, *B & D's Village Inn* will handle the food sales in the food stand. He will provide a Certificate of Insurance as a contracted vendor. Any sales tax, etc. are his responsibility. The profit or loss from the food sales are Jeff Niederer's. The fire department will be in charge of the beer sales.

William Glembocki moved a motion to add the beer sales in the pavilion and ball park area to the temporary retail Class "B" fermented malt beverage license approved at the April 9th Meeting for the Wheatland Volunteer Fire Department with sales to be as described above. Kelly Wilson seconded. Motion carried.

**Discussion with Jankowski-Iselin Partnership regarding April 4, 2018 letter from Chairman Glembocki**

Mike Iselin spoke for the partnership. He said they kept the outlot in good shape but they are no longer responsible for maintaining the outlot and berm. It is the homeowner's responsibility. Chairman said homeowners he has spoken to are willing to assume the maintenance but the outlot and berm are full of weeds and trees, etc. If the partnership was no longer in control of the homeowner's association they

were supposed to turn it over to the homeowners as they (Ron Jankowski and Mike Iselin) were the listed board; they were not supposed to just drop it. Mike Iselin said the partners sold the last lot and formerly resigned from the board of directors and architectural committee in February 2017. No, they did not inform the town board or the homeowners.

Regarding paving, Iselin said the final paving should have been done in 2009 and you (the town board) didn't request then per the developer's agreement. Any damage was not their responsibility. The escrow would have covered it if done in 2009. He disputed the board's assertion that the partners had requested and were given additional time because of the economic climate in 2008 and 2009. He said it's not in writing. He and Ron Jankowski should not be responsible for eight or nine years of road deterioration.

Chairman said it was the partner's responsibility and they should get some prices for having an overlay done. Bring the bids to the board when you have them.

**Camp Center Lake Rehabilitation District (CCLRD) request for 2018 water patrol service thru an Intergovernmental Agreement**

Doug Hughes, President of CCLRD and Charles Walker, Treasurer of CCLRD were in attendance. They have been speaking to Kent Waldow, who will be directing the Wheatland Water Patrol in 2018 and also a Kenosha County Sheriff Deputy, concerning their need for water patrol. They have a boat, insurance and a budget for water patrol service. They are agreeable to working with everyone to share hours and available officers. The rate last year was \$35 per hour which covers all costs including liability and worker compensation, officers wages and administration. Chairman said we will all have to give a little to make this work. Wheatland just wants to cover expenses and CCLRD was ok with a higher rate if needed. Kent Waldow feels he has enough certified law enforcement officers willing to work part-time to fill the requested hours. It will be a one-year agreement so we can see if this is workable for everyone.

William Glembocki moved approval of entering into an Intergovernmental Agreement with CCLRD to provide water patrol service per items stated above. Kelly Wilson seconded. Motion carried. Clerk was authorized to proceed with having town attorney draw up an IGA for CCLRD and also for Paddock Lake.

**Alcoholic beverage operator (bartender) license application: Shari C. Bjerga, Burlington - Rock Center - Wheatland**

Andrew Lois moved approval of an alcohol beverage operator license for Shari C. Bjerga, Kelly Wilson seconded. Background check and alcohol server certification are in order. Motion carried.

**Work party date - remove stucco and insulation from town hall**

The board set Saturday, June 2nd for a work party to remove stucco, etc. Details such as dumpsters and equipment need to be organized and workers will need to be recruited.

**Reports - Correspondence - Announcements**

A. Road report – none

B. Chairman's report - none

C. Treasurer's report - Treasurer Deborah Vos reported March 31, 2018 funds on hand of \$1,109,229.36. Andrew Lois moved approval of the detailed treasurer report. Kelly Wilson seconded. Motion carried.

D. Building Inspector report - none

E. Clerk's report

<b>Clerk's Report to Town Board - April 23, 2018 Meeting</b>	
Wind brought limb down	Limb on Maple 76th/335th came down in April 14 storm. Called off tree company. Kenosha Co. Hwy took care of downed limb and removed. Tree is in bad shape. Should look at it for possible removal.
31st/368th	Stop sign knocked down again on SW corner. Had replaced end of January 2018. Post knocked off but sign is new and ok.
dock & lift	We need to look at a location and also procure a dock and lift for the water

	patrol.
DOJ registration	We have received a verbal confirmation thru Kenosha Co. Sheriff's Deputy Kent Waldow the Town of Wheatland Water Patrol is now registered with the WI Dept. of Justice as a law enforcement agency. Waldow will be the water patrol director.
tax-deeded lots	Received notice Kenosha County has taken ownership of three tax-deeded lots in Oakwood Shores.

F. Correspondence - Chairman Glembocki asked the clerk to read an e-mail into the record from Mark Merklng who stated his frustrations with the Town of Wheatland. (E-mail attached.) Chairman said the \$35,000 bond stated in the letter is not held by Kenosha County. Neither the county or town is holding money for this project. If any town employee (unknown to the town board) has spread lies and rumors, Chairman said if there is someone to "knock it off." Chairman added it is the responsibility of the owner to follow thru on the permit requirements.

G. Announcements

- Kenosha Human Development Services (KHDS) will be holding hours at the town hall, lower south entrance on the second and fourth Wednesday of the month 10 am - 2 pm
- April 23 Annual Town Meeting - 7 p.m. @ Town Hall
- May 5, 2018 - 8 a.m. - 1 p.m. - Household Hazardous Waste, E-Waste & Refrigerant Collection Event - Kenosha County Center, 19600 75th St., Bristol (Hwy 45/50)
- May 12 - 10 a.m. - Spring Meeting of the Lilly Lake Protection & Rehabilitation District

**Financial matters:**

A. Purchase approval –

B. Clerk's Report of March 2018 Disbursements and Budget Report - Clerk's report listing \$158,306.01, checks #27365 thru #27432, dated March 1-31 was approved on a motion by Andrew Lois and second by Kelly Wilson.

Town Chairman recessed the town board meeting at 7:06 p.m. and will reconvene following the 7 p.m. Annual Meeting.

**Chairman Glembocki reconvened the meeting on April 23, 2018 at 7:42 p.m.**

C. Other financial matters - Chief Lou Denko explained to the board that Clem Stein, Stein Farms has an event coming up and his sprinkler system is not completed. Building Inspector said a standby fire watch would be required for occupancy. Chief said he would like to establish a rate for a truck and crew. This could come up for another business. City of Kenosha charge for a staffed truck is \$775.

Fire Inspector Clayton Wagner questioned why he needed a sprinkler system. It is an insurance liability if town is unprotected.

Town Attorney Jeff Davison said it is a concern for protection for the town. Could another fire department provide protection? Chief Denko said we have MABAS agreements and if necessary other local fire departments would respond.

Board discussed and stated to Chief Denko that he should inform Clem Stein it is a staff recommendation that we do not provide the standby fire watch requested. If Mr. Stein objects, he can come to a board meeting to speak. Board suggested Building Inspector Tim Popanda, Fire Inspector Clayton Wagner and Fire Chief Lou Denko meet and figure out a solution.

Approve Resolution #2018--004 - 2017 Budget Amendment - Kelly Wilson moved approval of Resolution #2018--004 - 2017 Budget Amendment. Andrew Lois seconded. Motion carried.

D. Report - replacement hired for transfer station operator, Bill Heeg, who recently resigned. Chairman reported Bill Lill, a current part-time employee, has been named to replace Bill Heeg who resigned on Thursday, April 12m 2018 effective immediately because of health issues.

**Adjournment** - Meeting was moved for adjournment at 8:10 p.m. by William Glembocki. Andrew Lois seconded. Motion carried.

Respectfully submitted,  
Sheila M. Siegler, Town Clerk

4/13/2018

Sheila, Bill has told me in the past that he does not spend a whole lot of time on the computer so I am sending this message through you. Please be sure that he reads it in its entirety. Thank you.

I have reached out to Lou Denko about the key box. There were specific instructions not to install it until he shows me where he wants it. It will be done as soon as he can make the time to come out.

Thank you in advance.

Bill, I am wondering why I have not received a clear occupancy permit yet. As I stated to you months ago, I can not close on my loan until I have a clear occupancy permit from the town, and I can not get nearly \$100,000 of my last draw refunded to me until I close. Also now interest rates have gone up 1% since this issue. That alone is over \$130,000 in loss. Your engineer has told the town that the storm water works and that the county has a \$35,000 bond to insure the grass grows and any tweaks to our work would be completed if needed.

I have recently been told by a board member that there are still town forces trying to do harm to my company. (This was unsolicited information.) No names were mentioned but were eluded to. I simply can not understand how a tax paying citizen of our community has been treated this way. If I had not built on this property, Slades Corners would have been completely under water during last years catastrophic storm. It was not. Our project protected them. I sure didn't here any thank you. Your engineer, after that storm reported to the board that it all worked.

I have been told so many times by you that I need to understand because you are under so much pressure of being sued and your life has been threatened over my building. Well I don't want to hear that any more. My company has been under severe financial pressure for over two years and it is unprecedented for this to be happening. I do not want a phone call. I either want a clear occupancy permit or a written explanation directly from you. You are the first to be cussing and swearing at the bar about building inspectors in other communities causing financial harm to you and affecting your own personal company so I would think you would be looking out for local businesses in your own community. You ultimately do have power and can crush a local business that is clearly apparent.. I certainly hope it is not mine. I have 14 incredible employees and there families that are all counting on me to succeed.

On another note over the last two years several lies and rumors have spread around our community from town employees. I personally and my company have been looked at in a very negative way by locals because of them. You yourself have fallen victim to these and have literally yelled at me over false accusations that you did not verify. I expect you to address all town employees and ask them to stop talking negatively about my company or myself.

God bless

Thank you,  
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