

JUNE 25, 2018 WHEATLAND TOWN BOARD MEETING

Meeting was called to order by Chairman William Glembocki at 6:00 p.m. on Monday, June 25, 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, Treasurer Deborah Vos, Constable Robert Santelli, Bill Zwack, Don Hawley, Michael Iselin, Connie Johnson, Lora Epping, Rich Epping, Ray Emond, Darla Emond, William Buffa, Diane Buffa, Glenn Raiman, Karen Raiman, Nick Cullen, Joe Arnold, Kendra Arnold, and Dave Biedrzycki.

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 May 31, 2018 Town Board Meeting and June 5 Board of Review were motioned for approval by Kelly Wilson and seconded by William Glembocki. Motion carried.

Fire Dept. Report - Fire Chief Lou Denko was not able to be present

Public Safety Report – Constable Santelli reported the squad car motor is going; may last a day, a week, a month. There are cylinder problems according to two mechanics. Repair cost \$5,000 - \$6,000 minimum.

Public Comments - Bill Zwack, 7001 327th Ave. noted this is the first meeting after road inspection and asked that 327th Ave. paving be a priority if funds are available. Chairman replied this will be addressed later in the meeting.

Chairman declared public comments closed but he may open later in the meeting if there are questions for Hillside Heights Estates residents.

Approve the purchase of a 2019 Ford Police Interceptor Utility Squad from state bid list per specifications for a price not to exceed \$45,000 including outfitting the squad with law enforcement equipment

Constable said he has a base price of \$27,500 plus options. He is not going with the larger motor after discussion with county squad maintenance personnel. There should be room to stay within the \$45,000 budget and still get the camera system and outfit the squad. He also reported speaking to Miller Motors, Burlington and will be receiving a price from them.

Chairman Glembocki moved to approve purchase of a 2019 Ford Interceptor squad not to exceed \$45,000 fully equipped. Supervisor Wilson seconded. Glembocki and Wilson voted in favor, Lois was opposed. Motion carried on a 2-1 vote.

License Renewals for period July 1, 2018 - June 30, 2019:

A. Class "A" Intoxicating Liquor and Fermented Malt Beverage - Bedrock Management, Inc. -- Andrew Lois moved approval of a renewal license for Bedrock Management, Inc. for *Rock Corner Wheatland*, Kelly Wilson seconded. Motion carried.

B. Alcoholic Beverage Operator - William Glembocki moved approval of 17 additional alcoholic beverage operator licenses #60 - #76 per attached list. Kelly Wilson seconded. All have passed background and alcohol server requirements. Motion carried.

Hillside Heights Estates - Development Agreement, final restoration of outlot, and release of escrow funds

Michael Iselin, one of the developers was present as well as 12 property owners. Iselin said all the property owners were given copies of the covenants at the time of the lot purchase. Covenants state the homeowners' association shall be responsible for all upkeep and maintenance of the outlot. When 50% of the lots are sold, the homeowners shall elect a board of directors, officers and shall form an architectural committee. The sixth lot was sold October 2014 and the lot owners should have taken over the association.

Property owners present stated the developers did not follow a process to inform them 50% of the lots were sold and they needed to elect officers, etc. Developers were still handling architectural committee duties up to January 2018. Developers had filed the state reports for the association listing themselves as the officers as late as 2016. Developers had done NO maintenance work on the outlot.

Chairman told Michael Iselin the town is willing to use town funds for the cost not covered by the escrow balance to pave a final layer of blacktop recognizing the years since the base paving was done, wear and tear on the road and increase in paving prices, but the outlot was your responsibility to maintain. Chairman said he has received a price not to exceed \$3,500 from a contractor to clean up the outlot.

Depending on what shows after the brush is cut back, the price could be \$2,500.

Chairman said the homeowners will maintain the outlot once it is cleaned up. The town needs the release of the escrow funds before we can proceed. Michael Iselin said he will not sign the agreement to release the funds until he is assured that this closes the matter on the outlot. The developers are NOT responsible and not contributing \$3,500 to pay for the cleanup.

Chairman said we will need to speak to our attorney again. We cannot proceed at this point.

Michael Iselin said he would pay \$1,250 for half of the cleanup as he left the meeting.

Chairman Glembocki spoke to the board asking if we can move forward if Iselin pays the \$1,250.

Andrew Lois moved a motion to approve Kerkman Bros. Construction to clean the outlot at the stated cost provided Iselin pays the \$1,250 and signs the agreement to release the escrow funds. Kelly Wilson seconded. Motion carried.

Reports - Correspondence - Announcements

A. Road report - Kelly Wilson moved a motion to approve the annual road inspection report and based on a paving estimate and budget balance report, approve the following roads for paving: balance of 330th & 48th St. in F.R. Pines Sub., Lilly Lake Rd. from JI to 334th Ave., 44th St., and 327th Ave. and to slag seal coat 368th Ave. from "50" to 31st St. for an estimated cost of \$241,743. Andrew Lois seconded. The slag seal coating may need to be bid and will be dependent on that bid amount. Motion carried.

B. Chairman's report - none

C. Treasurer's report - Treasurer Vos reported a May 31 fund balance of \$1,032,676.87. Andrew Lois moved approval of the detailed report. Kelly Wilson second. Motion carried.

D. Building Inspector report - none

E. Clerk's report

Clerk's Report to Town Board - June 25, 2018 Meeting	
groundbreaking ceremony	July 7, 9:30 a.m. at Burlington DPW, groundbreaking for fire dept. Tri-County training facility. Board is invited
firehouse	new well pump installed
plan com. Mtg	plan com will meet 7:30 p.m. - zoning ordinance changes
BMO new contact	Benjamin Bakke is new contact - Racine office
cemetery easement	We received notice today the cemetery easement was approved by the state cemetery board.
proposed firehouse	Keller representatives will meet with fire department members and town board members to discuss findings of the space needs assessment.

F. Correspondence - none

G. Announcements

- June 23 & 24 Softball Tournament at New Munster Park hosted by B & D Village Inn
- June 24 - Fire Dept. Community Day - parade, waterfights, Euchre tournament, vehicle extraction demonstrations, free blood pressure clinic, food and refreshments, etc. @ firehouse - 34001 Geneva Rd., New Munster
- 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
- June 30 - Lily Lake Summerhaven Ass'n - "Fourth of July" celebration & parade, 11 a.m. at public beach on Lilly Lake Rd.
- July 7 - 10 a.m. Saturday - meet at public boat launch area for a "Get to Know Your Lake" program with Mike Adam

Financial matters:

A. Purchase approval – none

B. Other financial matters - Town Chairman said he might start to work on the east side of the town this week when he had some time. Clerk reported Mark Weidert said he would help and try to get some tracking pads to use on the lawn so the skid steer can be used on the grass area.

Adjournment - Kelly Wilson moved to adjourn at 7:25 p.m. Andrew Lois seconded. Motion

carried.

Respectfully submitted,

Sheila M. Siegler, Town Clerk