

JULY 9, 2018 WHEATLAND TOWN BOARD MEETING

Meeting was called to order by Chairman William Glembocki at 6:00 p.m. on Monday, July 9, 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, Constable Robert Santelli, Fire Chief Louis Denko, Ass't Fire Chief Brian Kerkman, Plan Commissioner Clayton Wagner, Plan Commissioner Brett Butler, Ken Rucker, Callie Rucker, Jim Scherrer, Denise Scherrer, Ryan Syreini, Jack Bobula, Brian Kerkman, Clem Stein, Rachelyn Butler, Brittany Lamb, Alan Kaddatz, Brian Kretschmer, Aaron Richter, Joshua Fischer, Mark Homuth, Jeffrey Koenen, Jonathan Winter, Traci Denko, Ed Applebee, Bob Rynkiewicz, and Devin Flanigan.

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 June 25, 2018 Town Board Meeting were motioned for approval by Andrew Lois and seconded by Kelly Wilson. Motion carried.

Fire Dept. Report - Fire Chief Lou Denko said fire calls were submitted. He did not have a community day report yet but will shortly.

Public Safety Report – Constable Santelli reported the Sheriff's Dept. had rounded up the last couple of suspects in the recent thefts from cars. He reminded people to not leave valuables in autos and to always lock them.

Public Comments - Ryan Syreini, 5339 369th Ave. said he represented his neighbors in Meadowbrooke Farms Sub. No. 2 on west side of 368th Ave. There are many children in the subdivision and cars come flying thru. They want "slow - children" signs. Constable Santelli asked if it was mostly the subdivision residents. Syreini said some were. Constable asked when there was the most speeding and said he would try to be thru there more often. Chairman said he would look into signs.

Clem Stein III, 5700 312th Ave., Salem - Certified Survey Map land division - create one additional parcel - Tax Parcel #95-4-219-364-0105 (Wheatland), #30-4-220-313-0255 (Brighton)

Clem Stein said he wants to rearrange the parcel lines. He has two parcels and will have two when the lines change. The A-2 zoning is correct and there are no issues with the Comprehensive Plan. William Glembocki moved to approve the Certified Survey Map per application submitted. Kelly Wilson seconded. Motion carried.

Meet with Keller representatives to review Space Needs Assessment for proposed firehouse or firehouse/town hall

Devin Flanigan representing Keller said he and the architect had met with building committee members as well as town board supervisors Andrew Lois and Kelly Wilson, Clerk Sheila Siegler, Treasurer Deborah Vos and Constable Robert Santelli to ascertain the needs and develop the needs assessment report which we are discussing tonight. Chief Denko said the fire department has good volunteer firefighters now and wants to provide a good working environment so they will stay. This will save the town a lot of money if we can avoid paid firemen. Flanigan said this is a needs assessment study at this point; there is no specific budget and no building costs projected yet.

Andrew Lois said you are projecting 24,937 sq. ft. for a combined town hall, firehouse, town offices, municipal court and constable garage. What about the current firehouse? Your partner at the initial meeting thought it was a sound building that should be kept. Flanigan - that decision would need to be made by the board.

Chairman Glembocki thought it was not necessary for a new town hall to be included.

Supervisor Wilson wants the town hall included.

Supervisor Lois said it would be a nice addition for the town for the future.

Jeff Koenen, fire department member who is also familiar with construction said the 7,500 sq. ft. for the town hall part came from the town board and staff. The existing firehouse does not meet the needs of the fire department any longer. There are lots of issues with the old building. It is not good

practice to tuck a nice, new building behind the existing one; what does that say? There would be a cost-saving by combining the construction of a town hall and firehouse at the same time.

Supervisor Wilson said that is a good point. Sticking a lot of money in an old building does not make sense.

Chief Denko said the proposed building would meet the needs 30 - 50 years in the future if incorporated into one facility. Court room security would be built in. Cheaper to do now. He said the fire department is running on roughly \$77,000 now and they want to keep it that way. One paid fireman equals that alone. Once you begin paying, you lose volunteers. He said the town's assessed value is growing. It would cost a \$200,000 house an additional \$75 per year.

15,910 sq. ft. is the outside dimensions. The fire department is ok with the proposed needs report.

Devin Flanigan noted the following process:

Step 1 - put the pieces of the puzzle together

Step 2 - plans and floor plan developed

Step 3 - estimate cost

There is a video of a fire department in Door County that is online and one of Keller's projects.

Clerk will put this on the town website for everyone to view.

Supervisor Wilson said we need to go with the plan and see where we're at. It's what we talked about.

Chief Denko said the old station is structurally sound but with the high humidity the past weeks, they could not keep up with the moisture problems. That is not good for the fire trucks which are a huge investment to protect. That is a 40 year old building.

Ryan Syreini asked when you say the cost is too much, how does the board figure out how much is too much? Chairman said we need to find out some figures first. Flanigan said we'll go thru a budget process and if it is deemed too much, we can tweak or cut down.

Supervisor Lois said he doesn't feel this proposed building is too far-fetched. Fire department members need some of these things such as the showers. They should not have to bring the smoke and dirt home to their family.

Chief Denko said there are a lot of compliance factors built into these plans in regard to contaminants. Trucks also get contaminated and need to be kept clean. The way this station is set up will help accomplish that.

Flanigan said they can have site plans, building elevation and floor plan for the August 13 meeting.

Chairman said we need to get some figures together and if you're talking about construction in 2019 we need to get moving. He is in favor of having Keller proceed. Once we know estimated cost, we can remove town hall if necessary.

Andrew Lois moved approval to have Keller proceed with the site plan, building elevation and floor plan all of which is included in the retainer fee. Kelly Wilson seconded. Motion approved.

Discussion on ATV travel on town roads

Chairman said we have \$450 donated by individuals to be used for ATV signs. We need to proceed with this and will have further action at the next meeting.

Bob Rynkiewicz - you are going to change all these roads for a couple of people?

Chairman said Geneva Rd. needs to be changed to 35 mph. The designated roads would be Geneva Rd. and all of the Lilly Lake area. We would require ATV stickers to help pay for the signs.

Purchase used 2006 Ford F-250, 4x4 utility truck to replace Fire Dept. 1968 Chevrolet brush truck

Chief Denko and Assistant Chief Kerkman said they are asking for approval to purchase a used fire truck to replace the 1968 brush truck if the truck meets their expectations when they view it. Brindlee is holding the truck for them for a price of \$22,500. It has 22,000 miles, striping, lettering, winch, etc. It meets 7 of the 10 things they had listed on their want list. The truck is in Huntsville, AL and Chief Denko would fly down and inspect and then drive it back if acceptable. He said the fire department was

anticipating a cost of \$50,000 to purchase a new truck. They would still need to install a radio and move the existing pump from the brush truck to this truck, likely a couple of thousand dollars but they will then be ready to go.

Kelly Wilson moved a motion to approve the purchase of the used 2006 Ford F-250, 4x4 utility truck from Brindlee Fire Apparatus for a price of \$22,500 if it meets inspection by Fire Chief Denko and to approve Chief Denko flying down and driving the fire truck back to Wisconsin. Andrew Lois seconded. Motion carried.

Alcoholic beverage operator license application: Jenifer Lynn Ostergaard, Trevor, WI - Rock Corner; Susan M. Piagentini, McHenry, IL - Sit 'n Bull

William Glembocki moved approval of alcoholic beverage operator licenses for Jenifer Lynn Ostergaard and Susan M. Piagentini per application. Kelly Wilson seconded. Background check and alcohol server certification have been received. Motion carried.

Reports - Correspondence - Announcements

A. Road report - Kelly Wilson said the beach area of Lilly Lake Road needs to be striped again including the crosswalk and parking areas. Also the "crosswalk" sign needs to be placed in the crosswalk area.

B. Chairman's report - none

C. Clerk's report -

Clerk's Report to Town Board - July 9, 2018 Meeting	
water patrol	report for June activities - 42 hrs
fire dept.	June report of First Responder & Fire Dept. calls
\$1250 received	Michael Iselin, Hillside Heights Estates developer paid a share of outlet cleanup
escrow received	Hillside Heights Estates escrow balance transferred to town account.
fireworks possessor permits	632 permits sold - \$3,160 permit fees
water patrol boat	not covered - cover tab broken and boat should be positioned to drain water
thank you	Lily Lake Summerhaven Ass'n thanked the board for parade donation, barrels, signs, etc.
squad	Miller Motors matched state bid - squad ordered.

D. Correspondence - none

E. 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
- July 7 - 10 a.m. Saturday - meet at public boat launch area for a "Get to Know Your Lake" program with Mike Adam
- July 7 - Movie at Lilly Lake Public Beach - *Finding Dory*, approximately 8:15 p.m.
- August 4 - L.L. Summerhaven Assoc. - Venetian Night boat parade at 6 p.m. and Movie Night at Lilly Lake Public Beach - *CoCo*, approximately 8:30 p.m.

Financial matters:

A. Purchase approval – none

B. Other financial matters - none

C. Clerk's Report of June 2018 Disbursements and Budget Report - Andrew Lois moved approval of the clerk's June 2018 Report listing checks #27595 - #27685 dated June 1 - 30 in the amount of \$61,707.94. William Glembocki seconded. Motion carried.

Recess for 7:30 Plan Commission meeting

Chairman Glembocki recessed the town board meeting at 7:27 p.m. in order to attend the 7:30 p.m. Plan Commission meeting.

Reconvene to review and approve Kenosha County Shoreland and Floodplain Zoning

Ordinance text changes and updates

Chairman Glembocki called the town board meeting back into session at 8:02 p.m.

Chairman stated the Plan Commission has forwarded a favorable recommendation to the town board for the text changes and updates to the Kenosha County Shoreland and Floodplain Zoning Ordinance as proposed by the Kenosha County Planning and Development Office staff.

Kelly Wilson moved to approve a favorable recommendation to the PDEEC committee for the proposed text changes and updates to the Kenosha County Shoreland and Floodplain Zoning Ordinance as printed. William Glembocki seconded. Motion carried.

Adjournment -

William Glembocki moved to adjourn at 8:03 p.m. Andrew Lois seconded. Motion carried.

Respectfully submitted,

Sheila M. Siegler, Town Clerk