

SEPTEMBER 17, 2018 WHEATLAND TOWN BOARD MEETING

Meeting was called to order by Chairman William Glembocki at 6:00 p.m. on Monday, September 17, 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, Assistant Fire Chief Brian Kerkman, Ryan Syreini, Brett Butler, Alan Kaddatz, Jeff Koenen, Bob Rynkiewicz, Jerry Greil and Devin Flanigan from Keller.

Notices were posted in three public areas (Town Hall, Post Office 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 August 27, 2018 Town Board Meetings were motioned for approval by William Glembocki and second by Kelly Wilson. Motion carried.

Fire Dept. Report - Fire Chief Lou Denko reported they are continuing to work with Clem Stein in regard to fire standby service for his events. Chairman said there will be a Conditional Use Permit application coming before the board soon from Clem Stein. He stressed that building inspection and fire inspection was required and told Stein he must satisfy those departments.

Chief Denko said #6672 (recently purchased 2006 F-250) should be dressed up and ready for display at the Oct. 14 pancake breakfast. Disposing of the 1968 Chevrolet brush truck will be listed on the next town board agenda. Chief also said there will be a meeting with the Randall fire department and town board on Sept. 22 at 2 p.m. to discuss issues with Silver Lake Rescue Squad. He asked for a Wheatland town board member to attend.

Chief Denko said the county is switching to a new frequency on October 4th. It is not a repeater as they had requested. The crossover interference with MABAS will be corrected with the new frequency. All fire department radios need to be reprogrammed. He has the software to do this and there won't be a cost but the squad will need to go to RC.

Public Safety Report – Constable Santelli said the latest projected squad delivery date is October 13. He has a quote from General Communication but he needs to add some items and remove others. Quote is up to \$18,000 but he stressed he will stay in budget. He will ask for a separate re-quote for the handheld radio. He can't communicate with the fire dept. with current radio. He is also getting other prices from a local graphics shop. Chief Denko supported the General Communication shop and said they do a good job. Santelli said he is talking to Kenosha County regarding the camera and computer system.

Public Comments - Ryan Syreini, 5339 369th Ave. once again asked about the "children present sign" for his subdivision. Chairman replied it has been ordered for installation.

Keller Inc. report on progress of proposed firehouse needs assessment/preliminary design & budgeting proposal

Devin Flanigan, Keller representative, gave a presentation on his company's construction management procedures and timelines. He said they've worked thru the initial retainer money of \$1,500 and the final item was to give a preliminary budget figure based on the plan they've presented. He cautioned they start high because there are so many unknowns and then work their way down. He estimated firehouse at \$3.54 million, town hall \$1.95 million for a combined total of \$5.49 million.

Supervisor Lois said he agreed it was not good to build a new firehouse in back of the old but the present building could still be used if moved to a different location.

Chairman Glembocki said his feeling was to scratch the town hall immediately, keep the current firehouse and build a new one behind. Safety is the first concern both for the firemen fighting the fire and all the contaminants and for providing the public with a reliable fire service. He can't see the town hall in this town's budget and doesn't see the growth in the town to support or warrant it. We need to move forward on the new firehouse.

Chief Denko suggested building in the parking lot behind the town hall and keeping the old firehouse. The present town hall would be knocked down.

Devin Flanigan said there are options and they should be explored. That is one of the reasons his company pushes touring firehouses. Flanigan said there needs to be community engagement. This is a rough budget but everything should be publicized.

Chief Denko said he estimated it would be \$50 a year for a \$200,000 house for each million that is borrowed with a 20 year loan; thus, \$250 for a \$5.4 million loan repayment.

Ryan Syreini said that as a taxpayer he would like to see a new town hall. You would save money in the long run. He is in favor of keeping the present firehouse and building in the parking lot behind the town hall.

Lots of ideas were brought up including what the cost would be of not building a town hall at this time. Chairman said taxpayers should certainly be given those costs to make a comparison of whether to proceed now or at a later date.

Discussion was for giving taxpayers different options with cost associated with that option. There could be three options.

Flanigan said his company can assist with those options and hold open houses to explain. The number one reason these projects fail is disagreement between town board and fire department members. He gave a timeline/calendar of events to work the way thru the proposals and elector approval in order to begin construction next spring.

Jerry Greil, 33807 Geneva Rd. said the town hall should definitely stay in the plan.

Chairman said Keller has fulfilled their proposal; so, how do we proceed from here? There are other companies that have expressed interest in providing this service to the town. How does the town board go about choosing?

Flanigan said the board would choose a company to lead the proposal. Construction management is new to the business but it provides a single source responsible company to oversee. He gave examples of how his company would do that. The board would pick a company they feel would do the best for the town. It is a matter of experience qualification and comfort level. This construction requires public bidding and Keller would follow all the necessary bidding procedures. The town board would approve any bids.

Supervisor Lois said firemen do a lot more than just fight fires. The current firehouse is more valuable to the town than the town hall. We need to figure out a way to make this work to keep the old firehouse but still build the new town hall/firehouse and make it look good for the community.

Board members were asked if they were available to tour some firehouses that Keller has built. The date is Saturday, October 6th from around 7 a.m. to 5 p.m. Supervisor Lois said he would go. Chief Denko said he has room for seven or eight people.

Chairman Glembocki thanked Devin Flanigan for his presentation. He said the next step will be for the board to make a decision for proceeding if we use a construction management firm.

Alcoholic Beverage Operator License - Patricia L. Poppe, New Munster; Andrea D. Thomas,, Kenosha for Lily Lake Resort; Tanya Lee Bronder, Burlington for Sit n Bull

William Glembocki moved approval of Poppe, Thomas and Bronder. Kelly Wilson seconded. All have passed background check and have alcohol server requirements fulfilled. Motion carried.

Reports - Correspondence - Announcements

A. Road report - Chairman said 327th and 73rd/Lily Lake Rd. have been paved. Mileage sign changes for Geneva Rd./60th St. have been sent in

B. Chairman's report - Chairman asked if anyone can attend the meeting at Randall regarding the Silver Lake Rescue Squad issues on Saturday, September 22 at 2 p.m. Kelly Wilson will attend and report at the next town board meeting.

Chairman asked if the board still wanted to strip the building before we have sided. Supervisors Wilson and Lois said they were in favor of leaving as is and not putting any more money in the building. Chairman said we'd need to have the dumpster removed and cut off the nails and fill and caulk openings.

C. Clerk's report

	Clerk's Report to Town Board - September 17, 2018 Meeting
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complaint from 399th Ave.	neighbor placing obstacles in roadway.
CTH "W" closed just north of "F"	"W" will be closed approximately 2,300 ft. north of "F" <u>until late October</u> for extensive replacement of concrete barriers, guard rail, retaining wall.
Hwy "O" Cemetary tree/shrub clearing	ATC contractor began tree/shrubbery clearing on 368th Ave. 9/4/2018.
squad ETA	latest word is now Oct. 13
August fire calls	Fire Dept. reported total calls 310; 16 EMS, 15 fire, 7 of fire calls were also EMS
USDA loan and grant info	Funding for income-eligible and age-eligible households at 1-3.75% to purchase & repair eligible homes
L.L. plant mgmt plan update	Kathy Aron, Aron & Associates will not be preparing any more lake management plans.
thank you	Family of R. Santelli, Sr. for floral arrangement
W.C. rating	WI Comp. Rating Bureau - .97 to be used for 2019 premium
Salem Lakes	Notice of public hearing regarding proposed village zoning & zoning map ordinance Sept. 17, 2018, 6 p.m. at Salem Lakes Village Hall
Water Patrol	Ended for season on 9/9/2018. Boat being stored at Paddock Lake again. P.L. mechanic looking at bilge pump which is not working properly. Will need boat cover or lift cover for 2019 season.
Nov. election absentee voting	Absentee voting for the Nov. 6 general election available at town office beginning Thurs., Sept. 20 from 8 a.m. - 5 p.m. and continuing thru Fri., Nov. 2.
state contracts	WI DOA sent correspondence to make us aware there are contracts available to local governments that may be useful for natural disaster recovery.
invitation to participate	Tri-County Access Project from IL Tollway and IL DOT. Respond by 10/5/2018.

D. Correspondence - none

E. Announcements

- Wheatland Fire Dept. Pancake Breakfast at the firehouse - Oct. 14, 7 a.m. - Noon
- Halloween "Trick or Treat" - Sunday, Oct. 28, 2 - 5 p.m.
- Absentee voting - Nov. 6 general election - Sept. 20-Nov. 2 - 8 am-5 pm - town office

Financial matters:

A. Purchase approval – none

B. Other financial matters - clerk asked amount of administrative charge for water patrol. Board said 10%. Regarding budget timeline, board agreed to try to have ready for an October 29 budget meeting. Budget requires 15 day prior notice so it will require extra meetings.

C. Clerk's Report of Disbursements & Budget Report for August 2018 - William Glembocki moved approval of the Clerk's Report listing checks #27755 thru #27863, August 1 - 31, in the amount of \$83,424.71 as listed. Kelly Wilson seconded. Motion carried.

Adjournment - William Glembocki moved to adjourn at 8:37 p.m. Andrew Lois seconded. Motion carried.

Respectfully submitted,
Sheila M. Siegler, Town Clerk