

APRIL 27, 2009 WHEATLAND TOWN BOARD MEETING

Meeting was called to order by Chairman Glembocki at 6:30 p.m. at the Town Hall in New

Munster and opened with the *Pledge of Allegiance*.

Town Board members present – Chairman William Glembocki, Supervisors Andrew Lois and Robert Herda.

Others present: Clerk Sheila Siegler, Constable Bob Haas, Fire Chief Alan Kaddatz, Plan Commissioner Paul DeLuisa, Kenosha County Housing Authority Director John Meland, Jim Mirek, Jennifer Reed, Jack Bobula, and Bill Heeg.

Notices were posted in five public areas, the town website and 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.

Andrew Lois moved approval of the Minutes of the April 13, 2009. Robert Herda seconded. Motion carried. Board also received and reviewed draft Minutes of the April 14, 2009 Annual Meeting which are subject to approval of the electors at the 2010 Annual Meeting. Clerk distributed copies of the corrected April 1, 2009 Town Board Meeting. “20” ft. easement was corrected to 30 ft. easement as well as several typos. Board will review and accept at the next meeting.

- **Fire Dept. Report**

Fire Chief Alan Kaddatz reported the recent rain has resulted in fewer grass fires. Chief also reported the motorcycle Bike Blessing will be taking place next weekend, May 3rd. The fire department will lead the parade and control traffic for the distance from 317th Ave. to the Town of Randall line on “KD.” Constable Bob Haas said he will not be here and he said that Kenosha County Sheriff’s Dept. would not be assisting this year. They are depending on the fire department.

The fire department is holding a meeting tonight to plan work details of the June festival. Letters will be going out in the next week or so.

- **Public comments and questions from residents of the town and other persons present. Introduction of guests.** (*Please be advised per State Statute Section 19.84(2), information will be received from the public and there may be limited discussion on the information received. However, no action will be taken under public comments.*)

Chairman explained that he is placing this at the beginning of the agenda and expects comments at this point in the meeting rather than at the end of the meeting.

- **Review and consideration of proposals for the demolition of the dwelling at 31633 71st St., purchased by the Town of Wheatland funded by DNR Municipal Flood Control Grant Program - No. MFC-30016-08**

John Meland explained that he works for the Southeastern Wisconsin Regional Planning Commission (SEWRPC). Kenosha County has contracted with SEWRPC and hired him to administer the Kenosha County Housing Authority. As part of the program he has been involved in the DNR & FEMA floodplain property acquisition grant programs. It is in this capacity that he is assisting the Town of Wheatland in administering the latest flood control grant program.

He said RFP’s were requested and a legal notice was printed in the *Kenosha News* for the demolition of two recent floodplain purchases at 31633 71st St. and 7512 314th Ave. He has extended the proposal deadline to May 6th for the 7512 property because asbestos was found. The extension will give contractors additional time to determine the asbestos abatement cost.

There was high interest in the demolition projects and he has 11 proposals listed in the tab sheet. They range from \$3,550 to \$11,815. He explained that he also listed some of the RFP stipulations and the number that were fulfilled by the contractor as well as whether the contractor has worked with the housing authority on past projects. The RFP also states that failure to provide the documentation may result in rejection of the proposal.

The low price from Odelling Construction, Delavan included only the first documentation. Meland said the board could table this and give him time to request more information from this contractor or could approve a contractor tonight.

Meehan said he had worked with three contractors previously: Faber, Kerkman Bros., and Barhyte. They have all done satisfactory work. Responding to Supervisor Lois, Meland said

he supervises the contractor. Contractor is required to have inspection permits from the County Sanitarian for abandoned sewerage system, DNR approval for the abandoned well, DNR notification if asbestos removal is necessary, and the local building inspector. Meland said it is his responsibility is to make sure all are complied with.

Meland said all the contractors did "walk-thru" the property as a part of the RFP requirement. That was done by all of those submitting proposals. Insurance coverage must be provided before work can begin.

Board noted Kerkman Bros. was the lowest of the three contractors with previous work experience. Documentation is on file and they do not subcontract work to anyone else. Chairman said the difference in the lowest and Kerkman is \$675. The Board was in agreement that the contractor, Odelling, did not fulfill the RFP requirements and should thus be rejected. Chairman asked Meland to explain the reason for the rejection of the proposal if Odelling has concerns.

Andrew Lois moved to accept the proposal of Kerkman Bros. Construction at \$4,225 Robert Herda seconded the motion. Motion carried.

Jack Bobula asked Meland when property is purchased, who is responsible for garbage, junk, vehicles, etc. that remain on the property. Meland said that is part of the purchase agreement and money is held back for compliance. In some cases, some of the items are just removed during the demolition. He is working on compliance issues with a buyout at the west end of 77th Street which should be resolved soon.

Constable Bob Haas asked Meland to notify him if a property is bought out in Wheatland that has junk, garbage, etc. on it. It will help him when there are issues with the property owner.

- **Alcoholic Beverage Operator (Bartender) Original License applications:**

- A. Stephanie M. Cahill, 39617 Bloomfield Rd., P.O. 194, Powers Lake – *Sit 'n Bull*
- B. Jillian R. Glas, 21208 15th, Union Grove, WI 53182 – *Sly Fox*
- C. Angel M. Kotrba, 7540 Fox River Rd., Burlington, WI 53105 – *Independent*
- D. Heather C. Weddige, 7909 336th Ave., Burlington, WI 53105 – *Lily Lake Resort*
- E. Kristin N. Wenzel, 7822 336th Ave., Burlington – *Wheatland Convenience Center*

Clerk reported all have met the alcohol beverage server certification requirements and background checks provided nothing to preclude license approval.

Robert Herda moved approval of the five listed applicants. Andrew Lois seconded. Motion carried.

- **Chairman Glembocki said the following 11 agenda items regarding appointments and designations following the Spring Election for town officials** would all be considered and approved under one motion unless someone wanted to address one of them under a separate motion.

- A. Set date for road inspection for May 16, 2009 to meet at 8 a.m. at Town Hall and proceed to view roads
- B. Designate newspaper for legal notices – *Kenosha News* – no change
- C. Designate depository for town funds – M&I Bank and Local Government Pooled Investment Fund – no change
- D. Assign town road inspection areas – same areas as shown on street map and same town officer except that Bill Glembocki will take Jeffrey Butler's area
- E. Appointment - Town Attorney – John Hotvedt – no change
- F. Appointment - Town Engineer – Len Roecker – no change
- G. Appointment - Town Planner – Patrick Meehan – no change
- H. Appointment - Town Prosecutor – Todd Terry – no change
- I. Appointment - Emergency Management Director – Kenosha county – no change
- J. Appointment - Deputy Emergency Management Director – Bob Haas – no change
- K. Appointment - "Smart Growth" Committee – William Glembocki and Sheila Siegler as alternate

Andrew Lois moved approval of the above A. – K. (11 items) with the understanding that the town chairman will be investigating the town attorney and town prosecutor situation as we go on, for a possible change. Robert Herda seconded. Motion carried.

- **Road Report –**

1. Clerk reported the crack sealing has been sent in for the roads board members indicated. The basketball court crack sealing was also sent in.

2. Clerk said Nick Burmesch, 34701 45th St. has called again with concerns about the restoration of his lawn area since last fall's repaving of the cul-de-sac. Board agreed to look at this while out on annual road inspection.

- **Other reports , correspondence, announcements -**

1. Racine/Kenosha County WTA meeting at Union Grove on May 4, 2009, 7 p.m. Chairman, Supervisor Lois and Clerk will attend.

2. Council of Governments Meeting – April 18, Kenosha County Center, 9 a.m. – Chairman and Clerk attended. Prevailing wage rates and \$2,000 limit budget bill item that is being proposed by Governor Doyle was discussed along with the 2010 Census and a report from Representative Samatha Kerkman regarding the state budget and other proposals.

3. Lilly Lake Beach incident – Clerk reported a two-year old child, walking barefoot in the sand, had stepped on a screw in a piece of wood imbedded in the sand on April 17. Jerry Schuerman reported that Twin Lakes Rescue Squad was called. The child was taken to Burlington Memorial Hospital ER to have them remove the screw. The child's grandmother had inquired about town insurance coverage. The town's insurance company was notified and their claims department is handling the claim. Lilly Lake Beach caretaker did check the beach the same afternoon but found no other pieces of wood.

4. May 7, 2009 – Wisconsin Towns Association Town Officials Workshop for new officials and continuing officials will be held at Brookfield from 8 a.m. – 3 p.m. Chairman Glembocki and possibly Supervisor Lois will be attending.

5. Sharing Center Fundraiser – Benefit Dinner at Fitzgerald's Octagon House, Genoa City, Tuesday, May 5th, 4 – 8 p.m. Tickets are \$15.

6. WI Dept. of Transportation has offered to attend a town meeting to discuss the proposed STH "50"/CTH "P" intersection upgrade if the Town Board wishes. Board asked Clerk to set up a meeting.

7. Sustainable Living Report from Kenosha County Board Supervisor Dayvin M. A. Hallmon was distributed to the board members.

8. A North Chicago VA Medical Center 2008 Annual Report was received and available for anyone interested.

9. Lilly Lake Weed Study Report – public hearing must be held. Kathy Aron, Aron & Associates, contracted to prepare the report is available for a June 13th meeting. Board set June 13 for the meeting and will combine a special meeting of the Lilly Lake Prot. & Rehab. Dist. following the 10 a.m. public hearing. A special meeting in the spring was requested by property owners of the Lilly Lake district at the annual meeting in August 2008.

10. Clerk reported that Ron Vollmer resigned from the Recreation Board, effective April 27, 2009.

- **Financial Matters -**

Clerk informed the board that gift card purchases have been made as directed by the tornado committee and approved by the town board. Committee had wanted to buy a replacement shed for one person but is now waiting for more information before proceeding.

- **Adjournment -**

Andrew Lois moved to adjourn at 7:25 p.m. Robert Herda seconded. Motion carried.

Respectfully submitted,

Sheila M. Siegler, Clerk