

Vouchers were APPROVED ON A TESAR/O'CONNELL MOTION. MOTION CARRIED 4-0.

CITIZEN COMMENTS:

Mrs. Linda Andrews
10463-270th Avenue

She stated that she lives across the street from the Town Park in her Subdivision. She said that there has been much destruction going on in the park; fires and camping also.

Supervisor Tesar stated that she spoke to Chief Slover and he informed her that the homeowners should call the fire department when there is a fire. Chairman Walsh will check on getting an ordinance for a time for park closure. He would like the Town's Attorney to get a draft ordinance in place for the January meeting.

UTILITY DISTRICT BUSINESS:

1. DISCUSSION AND POSSIBLE ACTION OF AN AGREEMENT BETWEEN THE SALEM UTILITY DISTRICT AND CCLRD FOR THE STORAGE OF WEED HARVESTING EQUIPMENT:

This will be a lease for the sum of \$1.00. It will automatically renew every year unless either party declines to renew.

Supervisor Faber stated that the CCLRD does do some minor maintenance on the weed harvester - they winterize the equipment. He would like some of the wording of #3 of the lease agreement changed.

Supervisor Tesar asked then if any lake district could then ask the Board for something similar to this.

Chairman Walsh has no problem with this as long as there is room for storage.

APPROVE AGREEMENT, WITH THE CHANGE MADE TO #3 OF THE CONTRACT, MADE ON A MEIER/FABER MOTION. MOTION CARRIED 4-0.

2. DISCUSSION AND POSSIBLE ACTION ON A REQUEST BY FULL GOSPEL CHURCH/MASTERCRAFT TO PETITION SEWRPC FOR THE ADDITION OF PARCELS #67-4-120-353-0100; AND 0300 TO THE SALEM SEWER SERVICE AREA:

Mr. Zautcke stated that Mr. Kaempfer has spoken to SEWRPC. In the past, if the Town adds sewer service to one area, they must delete it from another area.

Mr. Kaempfer stated that if this proposed area comes up with a suitable neighborhood plan, then SEWRPC will check further into including this area in the sewer service area. The developer can go ahead and start the neighborhood planning.

Chairman Walsh asked if sewer in this area meets the Town's standards?

Mr. Kaempfer stated that it does; it is surrounded by existing sewer service area.

Mr. Zautcke stated that if the Town does make a request for an amendment to SEWRPC, they need to remember that Mr. Don Krahn was promised a few years ago, that the Town would include his property in the request.

Chairman Walsh stated that as long as Mr. Krahn follow the criteria, and the plan is approved by the Town Planner, Mr. Krahn will then have the option to move forward.

AUTHORIZE CHRIS KAEMPFER AND BRAD ZAUTCKE TO PURSUE THE SEWER SERVICE AREA AMENDMENT WITH SEWRPC, AS LONG AS THE SAME MEETS THE APPROVAL OF THE TOWN PLANNER AND THE NEIGHBORHOOD PLAN, MADE ON A FABER/TESAR MOTION. MOTION CARRIED 4-0.

3. DISCUSSION AND POSSIBLE ACTION ON A PURCHASING STRATEGY FOR THE MADELINE MAYER PROPERTY NEXT TO THE WASTEWATER TREATMENT PLANT:

Attorney Scholze stated that the Town obtained the right of first refusal and entered into an agreement with Ms. Mayer's niece regarding the property. One of the conditions was that an evaluation of the property would be done, and that the seller would handle any problems that arose. It was noted that there was much asbestos in the buildings. Ms. Mayer's niece received a quote of \$140,000.00 to remove the asbestos, which was more the Town is willing to pay to purchase the property.

Attorney Scholze would suggest getting a second quote on the asbestos removal and then buy the property for a minimum.

Chairman Walsh asked if there is a cost for obtaining asbestos removal quotes?

Mr. Rowland stated that some companies do charge for bids.

Chairman Walsh asked if the asbestos removal can be done in phases?

Attorney Scholze stated that there are no time limits.

MOTION TO OBTAIN AT LEAST TWO MORE BIDS FOR ASBESTOS REMOVAL BEFORE MAKING A FINAL DECISION, MADE ON A MEIER/O'CONNELL MOTION. MOTION CARRIED 4-0.

**4. DISCUSSION AND POSSIBLE ACTION ON THE PURCHASE OF "WORKHORSE" SPECIAL ASSESSMENT SOFTWARE:
APPROVED ON AN O'CONNELL/FABER MOTION. MOTION CARRIED 4-0.**

TOWN BUSINESS:

1. COMMITTEE REPORTS:

**CCLRD is still working on their weed harvesting plan. There will be a possible meeting date in March, 2005.

**Chairman Walsh stated that he has had a chance to meet with Rocco Vita, the assessor for the Town, regarding the property maintenance fee.

Supervisor O'Connell questioned this additional fee forcing people to by-pass the permit process.

Mr. Vita stated that the Village of Pleasant Prairie has not had such a problem. He explained the process for collecting the fee.

**Chairman Walsh said that the Town is required to have revaluations on property assessments done. Thus far, the Town has had them every two years. However, the Town has the option of waiting until 2009 to have another revaluation done.

Supervisor Meier asked what the assessor's recommendation would be?

Mr. Vita stated that the State requires that once in five years the Town cannot drop below 90%.

Chairman Walsh wants this placed on the January, 2005 Town Board agenda for action.

Supervisor Tesar asked why the assessor's office gets paid the same amount each year, even when revaluation is not done?

Mr. Vita explained the consortium process. He also stated that their annual cost per parcel is the lowest in the County.

Supervisor Meier felt that if the Town waits until 2009, then homeowners would get a tax shock.

This matter will be on the next month's agenda.

**There will not be a park commission meeting for the month of December, 2004.

2. DISCUSSION AND POSSIBLE CONSIDERATION OF PARK COMMISSION MINUTES FROM 11/30/04:

Supervisor Tesar stated that as part of the minutes; the Park Commission would like to see an Ordinance prohibiting motorized vehicles and skateboards on pedestrian trails.

APPROVE PARK COMMISSION MINUTES AND AUTHORIZE ATTORNEY SCHOLZE TO GET A DRAFT ORDINANCE FOR THE JANUARY, 2005 MEETING, MADE ON A MEIER/FABER MOTION. MOTION CARRIED 4-0.

3. DISCUSSION AND POSSIBLE ACTION ON DRAINAGE ISSUES CONCERNING DOUBLE EAGLE DEVELOPMENT, A/K/A HAWK'S RUN; HICKORY HOLLOW AND SUNSET RIDGE SUBDIVISIONS/CHAIRMAN WALSH:

Chairman Walsh stated that he has recently received a fax from Ms. Nancy Washburn, from Mastercraft. It seems that Ms. Washburn would like this matter tabled until the January meeting, due to the fact that no one is present for this meeting to represent Mastercraft.

Chairman Walsh felt that if she is requesting that this matter be tabled, so should the prior request for sewer service area, which was on the agenda under Utility District Business.

Chairman Walsh said that when this matter was first brought to his attention, he was told that this particular property was Town owned property. The Town then had the Town Engineering Firm get together the Chapter 30 permit.

Mr. Len Roecker stated that the drain tile (rear yard) tile was installed today.

Supervisor Tesar stated that she has never heard Mastercraft claim any responsibility for this problem.

Attorney Scholze stated that the owner of property who needs an "outlet" for a drainage problem can request a public hearing from the Town Board. The Town needs a formal petition from the property owners prior to doing any work on private property. Clerk Seitz felt that the tax payers of the Town should not be responsible for any bills incurred in this matter, due to the fact that not a single property owner has ever petitioned the Town for any help.

Mr. Roecker stated that the problem comes from an old drain tile that needs to be fixed. The tile has been broken for at least 10 years. The developers did not disturb the tile.

TABLE THIS MATTER UNTIL NEXT MONTH'S MEETING, MADE ON A MEIER/FABER MOTION. MOTION CARRIED 4-0.

4. DISCUSSION AND POSSIBLE ACTION ON THE DRAFTING OF A COST SHARE AGREEMENT WITH THE W.D.O.T. FOR THE STH "83" IMPROVEMENTS:

Mr. Roecker said that the State will cost-share with the Town. The Department of Transportation is willing to work with the Town to do an urban section in the "down town" area of Salem. The Department of Transportation would like a letter of support in this matter.

APPROVE HAVE THE ATTORNEY DRAFT A LETTER OF INTEREST, MADE ON A MEIER/FABER MOTION. MOTION CARRIED 4-0.

5. CONSIDERATION OF TOWN EXPENDITURES:

**A. QUOTE ON THREE TOWN HALL COMPUTERS - \$3465.90;
APPROVED ON AN O'CONNELL/MEIER MOTION. MOTION CARRIED 4-0.**

**B. PURCHASE OF 4 PERSONAL FLOATATION DEVICES FOR WATER PATROL AT APPROXIMATELY \$100.00 EACH;
APPROVED ON A MEIER/TESAR MOTION. MOTION CARRIED 4-0.
APPROVE PURCHASE OF DEPTH FINDERS, MADE ON AN O'CONNELL/TESAR MOTION. MOTION CARRIED 4-0.**

**C. PROPOSAL FROM DAN'S CARPENTRY FOR TILE ADDITION TO HALL AT \$1285.00, PLUS TWO EXTRA LIGHT FIXTURES FOR \$366.79:
APPROVED ON A MEIER/FABER MOTION. MOTION CARRIED 4-0.**

6. UPDATE ON CONCERNS FROM DENNY WILLIAMS:

A. GATE AT RUNYARD PARK;

This is taken care of.

B. 122ND STREET DIRT BIKE TRACK

Chairman Walsh will have this checked into.

C. STORAGE OF CCLRD WEED CUTTER

This was taken care of.

D. EXIT DOORS AT WILMOT CAFÉ

Chief Slover stated that for right now, the doors are fine; however, if remodeling is ever done at the café, the doors will then need to be brought up to code.

7. UPDATE ON WEIGHT RESTRICTION ON ROADS IN VOLTZ LAKE / RICHARD DRAZEWSKI:

Attorney Scholze stated that the Town has the authority to have temporary signs; however, if the Town were to place permanent restrictions on the road, then, they would need to have enforcement.

Mr. Drazewski then asked about the storage of construction vehicles in a subdivision.

Mr. Zautcke stated that the zoning of the Perelli property does not allow for storage of construction equipment. However, the Perelli's have a DNR permit to bring trucks in.

Ms. Perelli stated that if the Town is going to limit this road to only four tons, the UPS truck, the garbage trucks or her own personal vehicle would not be allowed to drive on the road. She also said that this is not a thru street. She also stated that some of the names that were on the petition would like to be taken off because of misinformation.

Attorney Scholze stated that this is a public road.

Mr. Drazewski's concern was the fact that if the Town continues to allow heavy traffic on this road, the Town will be repairing this road on a continual basis.

It was asked if the roads were able to withstand the current road weight restrictions?

Mr. Vujovic stated that they would.

It was also asked if the roads were deteriorating in any way since Ms. Perelli purchased her property?

Mr. Vujovic stated that they had not.

Mrs. Perelli stated that there was a time when there was a drainage problem; however, her friend, Tony Marotta, and the Town's Director of Public Works came up with a plan, and the Town helped to install a tile to alleviate that problem. She also stated that the last two loads of fill that were brought on to her property, were delivered by Town trucks.

Chairman Walsh said that he is looking at a Petition that may be invalid. He would like this matter tabled until the January meeting. He also suggested having the people that signed the petition present for the meeting.

Mr. Drazewski stated that Ms. Perelli is filling her property with the hopes of developing the same.

Chairman Walsh assured Mr. Drazewski that the Town will not allow development on that piece of property without proper access; neighborhood planning, etc.. The Town's Plan Commission will not approve it; and neither will Kenosha County Planning.

Attorney Scholze will be drafting a letter to bring to the Board at the January meeting.

Mr. Drazewski would suggest putting the need for a police force on a referendum for the April, 2005 election.

This matter will be on the January, 2005 agenda.

8. CONSIDERATION OF BID FOR PAVER FROM DAN CHAULKIN:

APPROVE SALE TO DAN CHAULKIN FOR THE SUM OF \$7500.00, MADE ON AN O'CONNELL/FABER MOTION. MOTION CARRIED 4-0.

9. CONSIDERATION OF FIRE NUMBERS IN THE TOWN OF SALEM:

Chief Slover stated that he would like sign posts to be put in the right-of-way of properties, with the house numbers on them. This would be extremely helpful to the fire/rescue departments. The highway department will install them, and maintain them. The cost of these would be placed on the tax roll - possible \$20,000.00.

AUTHORIZE ATTORNEY SCHOLZE TO CONTINUE DRAFTING AN ORDINANCE REGARDING FIRE NUMBERS, MADE ON A TESAR/FABER MOTION. MOTION CARRIED 4-0.

10. CONSIDERATION AND POSSIBLE ACTION FOR RESOLUTION #04-12-13; A RESOLUTION OF THE TOWN OF SALEM, KENOSHA COUNTY, WISCONSIN RELATING TO GASB 34 REQUIREMENTS: APPROVED ON A FABER/O'CONNELL MOTION. MOTION CARRIED 4-0.

11. BOARD ACTION REGARDING LETTER TO SILVER LAKE RESCUE SQUAD:

Chief Slover said that this is a letter of termination of the present contract, which will expire on December 31, 2005.

12. CONSIDERATION OF LAW ENFORCEMENT RE-CERTIFICATION TRAINING AT GATEWAY TECHNICAL COLLEGE IN KENOSHA FOR OFFICERS RICHARD COLE AND JOSH COOPER:

Chairman Walsh stated that, in the future, he would like the employees to perform a certain number of hours before the Town pays for schooling.

APPROVED ON AN O'CONNELL/FABER MOTION. MOTION CARRIED 4-0.

13. FORMAL ACTION ON 2005 WAGE INCREASES FOR NON-UNION TOWN AND UTILITY DISTRICT EMPLOYEES BEGINNING JANUARY, 2005:

APPROVED ON A TESAR/MEIER MOTION. MOTION CARRIED 4-0.

14. CONSIDERATION OF HOURLY INCREASE FOR POLL WORKERS BEGINNING 2005:

APPROVED ON A MEIER/FABER MOTION. MOTION CARRIED 4-0.

15. CONSIDERATION OF APPOINTING TODD BLOOM TO PARK COMMISSION, REPLACING PAM LOTH NELSON, EFFECTIVE IMMEDIATELY:

APPROVED ON A MEIER/FABER MOTION. MOTION CARRIED 4-0.

16. CONSIDERATION OF OPERATOR'S LICENSES PENDING
CLEAR RECORD CHECKS:

Danielle Briesmeister

Kristina Winkle

APPROVED ON A TESAR/O'CONNELL MOTION. MOTION CARRIED 4-0.

At 9:15 PM, the meeting was ADJOURNED ON A TESAR/O'CONNELL
MOTION. MOTION CARRIED 4-0.

Minutes submitted

by: _____ Town Clerk.

Minutes prepared

by: _____ Deputy Clerk.