

**MINUTES
TOWN OF SALEM
REGULAR MEETING
OF THE BOARD OF SUPERVISORS
Monday, July 9, 2012 7:00 P.M.**

Chairman Diann Tesar called this Regular Meeting of the Town of Salem Board of Supervisors to order at 7:00 p.m. with the following present:

CHAIRMAN: Diann Tesar

BOARD OF SUPERVISORS: Dennis Faber, Ted Kmiec, Dan Campion and Mike Culat

OTHERS: Pat Casey, Attorney Scholze, Brad Zautcke, Mike Murdock, Dave Shortess, Jack Rowland, Mike Slover and Cindi Ernest

GUESTS: Dorie Jost, Carl Siegel, Brian Lolmaugh, David Hoke, Cheryl Hoke, Kim Roper, Julie Braakman, Beth duChemin, Michael Ullstrup, Craig McGrew, Betty Greiner, Ron Gandt, Pam Koch, Johan Ihlen, Karen Ihlen, Lisa Hinze, William Hoffman, Kerri Hoffman, Roland Buhler, Tim Vanderhoef, Roland Alber, Patty Zurla, Jorelyn Storz, Darren Hillock and Deneen Smith.

PLEDGE OF ALLEGIANCE

Chairman Tesar led the Pledge of Allegiance.

OPEN MEETING COMPLIANCE CHECK

The agenda was posted prior to 3:00 p.m. on Friday, July 6, 2012 at the Town Hall Municipal Building, Salem Post Office, Camp Lake Post Office, Wilmot Post Office, and the Trevor Post Office. It was also posted on the Town's website.

APPROVAL OF AGENDA SEQUENCE

There was no change in the agenda sequence.

CITIZENS COMMENTS

There were no citizen comments.

BUILDING DEPARTMENT

1.) An update on property located at 9949 272nd Avenue, Trevor, WI 53179-9797, Tax Parcel No. 66-4-120-214-1410, belonging to Roland Alber 9949 272nd Avenue, Trevor, WI 53179 and Mary K. Lester 10920 267th Avenue, Trevor, WI 53179 was given.

Building Inspector Rowland informed the board that Mr. Alber has started the siding the south side of the house. The roof is fixed, but he would like to change the pitch. He is working on the house, but the work is slow.

Mr. Alber told the board that new plumbing will be installed. He wants to take out ceiling rafters and put in new 2x6's. His vehicles are licensed, the trash is picked up and the outside isn't that bad. He is sleeping there at night. His goal is to get the outside done and the roof. The outside and the roof should be completed by the second week in October.

MOTION BY Supervisor Kmiec, second by Supervisor Culat to table this item until October and that outside work is complete and passes inspection and the yard is cleaned up.

Discussion followed. This will be placed on the October 8, 2012 regular board agenda.

UNANIMOUS VOTE – AYE

MOTION CARRIED

PRESENTATIONS, PETITIONS, COMMUNICATIONS, & OTHER AGENCY REPORTS

Chairman Tesar read a letter honoring three students, from Central and Wilmot High Schools who will be training for the Jr. Olympics.

1.) Discussion on an ordinance request by Rock Lake Highlands to allow electric motors only on Rock Lake took place. Chairman Tesar informed those in the audience that this item will have to go to the state DNR for approval. Harvesting and emergency vehicle motors would be placed in the ordinance.

MOTION BY Supervisor Culat, second by Supervisor Campion to direct Attorney Scholze to draft an ordinance to allow electric motors only on Rock Lake.

Johan Ihlen stated that he had a meeting with DNR personnel and they don't appear to "stand in the way" of this ordinance.

UNANIMOUS VOTE - AYE

MOTION CARRIED

ADMINISTRATOR'S BUSINESS

1.) There was no Administrator's report.

2.) A request was presented by Administrator Casey to upgrade the current accounting software, Harris Computer. The cost of the upgrade in the amount of \$3,760 (60%) will come out of the General Fund line item 10-10-51600-302 Computer Hardware/Software and \$2,505 (40%) will come out of Utility District line item 80-30-83300-315 Computer Hardware/Software.

MOTION BY Supervisor Faber, second by Supervisor Culat to approve the accounting software upgrade in the amount of \$6,265 to Harris Computer.

UNANIMOUS VOTE – AYE

MOTION CARRIED

3.) A Structure License Agreement, with New Cingular Wireless PCS, for the water tower was presented by Administrator Casey. He requested that this agenda item come back to the board after the Planning & Zoning portion of this agenda.

The consensus of the board was to move this item in the agenda sequence on agenda to after Town Board reports. This would allow the Town Board to act on agenda item #3 under Planning & Zoning prior.

PLANNING & ZONING

1.) A request by William G. Hoffmann, 30725 114th St., Wilmot, WI 53192 (Owner), for a rezone from B-2 (Community Business District) to R-4 (Urban Single-Family Residential District), on tax parcel # 67-4-120-303-0895, property address of 30725 114th Street Wilmot, WI 53192 was presented. For information purposes only this parcel is located on the south side of CTH 'C' (114th St) approximately 250ft west of CTH 'W' (307th Ave).

The Town of Salem Planning & Zoning Commission approved the rezone request on a 6-0 vote.

MOTION BY Supervisor Faber, second by Supervisor Campion to take the recommendation of the P & Z Commission and approve the request by William G. Hoffmann, 30725 114th St., Wilmot, WI 53192 (Owner), for a rezone from B-2 (Community Business District) to R-4 (Urban Single-Family Residential District) as presented.

UNANIMOUS VOTE – AYE

MOTION CARRIED

2.) A request by Debbie Bulawa, 8753 Camp Lake Road, Salem, WI 53168 (Owner), for two (2) variances was presented (Section V 12.27-6D): that accessory buildings be located in the side or rear yard only in the R-2 (Suburban Single-Family Residential District) variance requested is for street yard placement and a second request that up to (2) accessory buildings are permitted (1) up to 150 sq ft and (1) up to 1,500 sq ft, variance requested is for (1) at 720 sq ft and (1) at 440 sq ft. Tax Parcel #65-4-120-162-0420, SE ¼ of NW ¼ Section 16, T1 N, R20 E, Town of Salem. For informational purposes only, this property is located on the east side of Camp Lake Road (CTH 'SA') approximately 1,000 ft north of 89th Street (CTH 'AH').

The Town of Salem Planning & Zoning Commission denied the variance requests on a 6-0 vote.

MOTION BY Supervisor Faber, second by Supervisor Culat to take the recommendation of the P & Z Commission and deny the two (2) variances requested by Debbie Bulawa, 8753 Camp Lake Road, Salem, WI 53168 (Owner), as presented (Section V 12.27-6D): that accessory buildings be located in the side or rear yard only in the R-2 (Suburban Single-Family Residential District) variance requested is for street yard placement and a second request that up to (2) accessory buildings are permitted (1) up to 150 sq ft and (1) up to 1,500 sq ft, variance requested is for (1) at 720 sq ft and (1) at 440 sq ft. Tax Parcel #65-4-120-162-0420, SE ¼ of NW ¼ Section 16, T1 N, R20 E, Town of Salem.

SUPERVISORS Faber, Culat and Campion – AYE

SUPERVISOR Kmiec & Chairman Tesar - NAY

MOTION CARRIED

3.) A request by the Town of Salem, PO Box 443, Salem, WI 53168 (Owner), Craig McGrew, 3609 Driftwood Drive N. #201, Lafayette, IN 47905 (Agent), for a Conditional Use Permit to allow the placement of a cellular and digital communication facility on an existing municipal water tower in the I-1 Institutional Dist. on Tax Parcel: #66-4-120-274-0121 located in the SW & SE ¼ of Section 27, T1N, R20E, Town of Salem. FYI - NW corner of Wilmot Rd. & 245th Ct was presented. The Town of Salem Planning & Zoning Commission approved the Conditional Use Permit request on a 6-0 vote.

MOTION BY Supervisor Culat, second by Supervisor Campion to approve the request by the Town of Salem, PO Box 443, Salem, WI 53168 (Owner), Craig McGrew, 3609 Driftwood Drive N. #201, Lafayette, IN 47905 (Agent), for a Conditional Use Permit to allow the placement of a cellular and digital communication facility on an existing municipal water tower in the I-1 Institutional Dist. on Tax Parcel: #66-4-120-274-0121 located in the SW & SE ¼ of Section 27, T1N, R20E, Town of Salem. FYI - NW corner of Wilmot Rd. & 245th Ct as presented.

UNANIMOUS VOTE – AYE

MOTION CARRIED

4.) A recommendation on a request to amend the Creekside Subdivision Covenants to allow for 1,450 square foot ranch dwellings, currently 1,600 square foot ranch is required was tabled at the request of Brian Lolmaugh, developer.

MOTION BY Supervisor Faber, second by Supervisor Campion to table this item until the August Regular Board meeting agenda.

UNANIMOUS VOTE – AYE

MOTION CARRIED

PARK COMMISSION

1.) Supervisor Culat gave a background on the proposed event “Fall Fest”. What started as a Lake to Lake volley ball tournament grew wings. Now there has been discussion of a fire water fight, baggo tournament, kids games, bands and other activities. He hoes to make this an annual event with a chance to bring neighborhoods together. They are looking for volunteers.

Discussion followed regarding up front “seed money”, sand volleyball courts and funding for them and other costs. It was proposed that our Public Works Department could install two (2) sand volleyball courts with funding coming out of the Park Fund.

MOTION BY Supervisor Faber, second by Supervisor Campion to install two (2) volleyball courts at a cost of \$9,076 and fund out of the Park Fund.

UNANIMOUS VOTE – AYE

MOTION CARRIED

2.) A request by Elizabeth Duchemin for a beer/wine permit for Salem Oaks Park on July 21, 2012 2:00 pm to dusk for a going away party was presented.

MOTION BY Supervisor Culat, second by Supervisor Faber to approve the request by Elizabeth Duchemin for a beer/wine permit for Salem Oaks Park on July 21, 2012 2:00 pm to dusk for a going away party as presented.

UNANIMOUS VOTE – AYE

MOTION CARRIED

3.) A request by Barb Ingram for a beer/wine permit for Community Park on August 19, 2012 for a family celebration was presented.

MOTION BY Supervisor Culat, second by Supervisor Kmiec to approve the request by Barb Ingram for a beer/wine permit for Community Park on August 19, 2012 for a family celebration as presented.

UNANIMOUS VOTE – AYE

MOTION CARRIED

CLERK'S BUSINESS

1.) The minutes of the previous meeting of a Regular Board Meeting on 6/11/2012 and a Special Board Meeting on 6/29/2012 were presented.

MOTION BY Supervisor Culat, second by Supervisor Faber to approve the minutes of a Regular Board Meeting on 6/11/2012 and a Special Board Meeting on 6/29/2012 as presented.

UNANIMOUS VOTE – AYE

MOTION CARRIED

2.) Operator License applications were submitted to the Town Clerk as follows. Approval is contingent on background check clearance, completion of beverage server class, and payment of the necessary fees.

Megan L Bader Jean Sullivan Carrie Snyder Shannon Smith Laurie Koller
Amber Hofer Victoria Grimm AnnMarie Becker Thomas P Hough Jean Hucker
Scott Bartelson Stephanie Kuhnle

MOTION BY Supervisor Campion, second by Supervisor Kmiec to approve the Operator License applications as presented with approval contingent on background check clearance, completion of beverage server class, and payment of the necessary fees.

UNANIMOUS VOTE – AYE

MOTION CARRIED

3.) Temporary Class B “Picnic License” applications were filed with the Town Clerk for the following, with approval contingent on the payment of necessary fees and a licensed bartender (operator) for the event.

- Salem Oaks Community Association, Salem Oaks Park & Pavilion at 235th Ave. & 81st St., Salem, WI, for Assoc. Salem Fest, July 28, 2012, 12:00 noon until 12:00 am.
- Schultz-Hahn Post 293 American Legion, Kenosha County Fair Beer Tent , for Kenosha County Fair, Aug. 15, 2012 thru Aug. 19, 2012 daily.
- Silver Lake Sportsman Club, 27000 85th St, Salem, WI, for Silver Lake Sportsman Club Jr. Trap Shoot, July 29, 2012, 11:00 am until 7:00 pm.
- Silver Lake Sportsman Club, 27000 85th St, Salem, WI, for Silver Lake Sportsman Club Annual Picnic, August 25, 2012, 11:00 am until 7:00 pm.

MOTION BY Supervisor Faber, second by Supervisor Campion to approve the Temporary Class B “Picnic License” application for Salem Oaks Community Association with approval contingent on the payment of necessary fees and a licensed bartender (operator) for the event.

UNANIMOUS VOTE – AYE

MOTION CARRIED

MOTION BY Supervisor Campion, second by Supervisor Culat to approve the Temporary Class B “Picnic License” application for Schultz-Hahn Post 293 American Legion with approval contingent on the payment of necessary fees and a licensed bartender (operator) for the event.

UNANIMOUS VOTE – AYE

MOTION CARRIED

MOTION BY Supervisor Faber, second by Supervisor Campion to approve the Temporary Class B “Picnic License” application for Silver Lake Sportsman Club Trap Shoot with approval contingent on the payment of necessary fees and a licensed bartender (operator) for the event.

UNANIMOUS VOTE – AYE

MOTION CARRIED

MOTION BY Supervisor Faber, second by Supervisor Culat to approve the Temporary Class B “Picnic License” application for Silver Lake Sportsman Club Annual Picnic with approval contingent on the payment of necessary fees and a licensed bartender (operator) for the event.

UNANIMOUS VOTE – AYE

MOTION CARRIED

TREASURER’S REPORT

1.) Chairman Tesar gave the Treasurer’s report for June 1, 2012 – June 30, 2012 as follows:

JUNE 2012 - CASH REPORT FOR THE GENERAL ACCOUNT - TOWN OF SALEM

June 1, 2012- Beginning Balance \$2,472,675.36

<u>RECEIPTS</u>		\$ 295,513.59
Transfer from LGIP#9	\$	
Prior Month Adjustment	\$	

<u>DISBURSEMENTS</u>		\$ 281,898.65
PAYROLL	\$	138,086.58
Adjustments.	\$	3928.16
Transfer to LGIP #4	\$	<u>250,000.00</u>
Total	\$	673,913.39

June 30, 2012 - Ending Balance	\$2,094,275.56	
State Pool - General	\$	1,411,026.59
Gen. Checking	\$	<u>683,248.97</u>
Totals	\$	2,094,275.56

JUNE 2012 - CASH REPORT FOR THE TAX ACCOUNT - TOWN OF SALEM

June 1, 2012- Beginning Balance \$ 0.00

<u>RECEIPTS</u>		\$ 0.00
Trnsfr from Gen. Ck.	\$	0.00

<u>DISBURSEMENT</u>		
Trnsfr to Gen. Ck	\$	

June 30, 2012 - Ending Balance \$ 0.00

JUNE 2012 - CASH REPORT FOR THE PARK ACCOUNT - TOWN OF SALEM

June 1, 2012 - Beginning Balance \$ 531,930.70

<u>RECEIPTS</u>		\$ 1,688.49
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<u>DISBURSEMENTS</u>		\$ 0.00
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June 30, 2012 - Ending Balance \$ 533,619.19

JUNE 2012 - CASH REPORT FOR THE MAINTENANCE ACCOUNT-SALEM

June 1, 2012	Beginning Balance	\$ 36,311.33
	<u>RECEIPTS</u>	\$ 235.98
June 30, 2012	Ending Balance	\$ 36,547.31

JUNE 2012 - CASH REPORT FOR THE CAPITAL PROJECTS ACCOUNT - SALEM

June 1, 2012	Beginning Balance	\$ 432,586.82
	<u>RECEIPTS</u>	\$ 57.50
	<u>DISBURSEMENTS</u>	
	Transfer to Gen Fund	\$ 0.00

June 30, 2012	Ending Balance	\$ 432,644.32
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JUNE 2012- CASH REPORT FOR THE TRAILS ACCOUNT – SALEM

June 1, 2012	Beginning Balance	\$ 225,595.01
	<u>RECEIPTS</u>	\$ 29.99
June 30, 2012	Ending Balance	\$ 225,625.00

2.) The payment of the vouchers June 12, 2012 – July 9, 2012 was presented as follows:

Vouchers issued from June 12, 2012 through July 9, 2012	\$ 411,966.51
Payroll #13 Ending 6/16/2012	\$ 67,212.05
Payroll #14 Ending 6/30/2012	\$ 76,851.12
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Total	\$ 556,029.68

VOUCHER REPORT June 12, 2012 – July 9, 2012

Vouchers issued from June 12, 2012 through July 9, 2012	\$ 411,966.51
Payroll #13 Ending 6/16/2012	\$ 67,212.05
Payroll #14 Ending 6/30/2012	\$ 76,851.12
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Total	\$ 556,029.68

MOTION BY Supervisor Campion, second by Supervisor Faber to approve the payment of the vouchers June 12, 2012 – July 9, 2012 as presented.

UNANIMOUS VOTE – AYE

MOTION CARRIED

REPORTS ON PREVIOUS COMMISSION MEETINGS, FUTURE AGENDA ITEMS, AND UPCOMING SCHEDULED MEETINGS

Chairman Tesar (Library Board, Hooker Lake, & Administration, Public Works, Public Safety & Communication Committees) report.

Chairman Tesar reported that there will be a marching band concert on Thursday at Central High School which she highly recommends. Hook Lake District has tentatively scheduled a meeting on Thursday at the Town Hall. The Library Board met, but there is nothing further to report on.

1.) There was discussion relative to commission members serving on different governing units and the ability to vote on Town of Salem business more than once.

Chairman gave the background and concerns regarding commission members who also hold another government office voting on business at the Town level and also voting on the same item at another government level.

There was some discussion and thoughts and it was decided to have the Town Board Committees look at this item.

2.) There was discussion on the formation of a rotating committee of Town Board members for Town of Salem events (ie. funding and recruitment of volunteers).

Supervisor Culat will do Fall Fest

Supervisor Campion will do Easter

Supervisor Kmiec will do Spooktacular

Supervisor Faber will do Santa

Chairman Tesar will serve on all

Supervisor Faber (CCLRD, SEWRPC, P&Z Joint Liaison, Board of Review, Public Safety & Communication Committees) report.

Supervisor Faber reported that there will be a CCLRD meeting on July 18th at 6:00 pm and the Annual Meeting will be held on August 18th.

Lake levels are low and widgeon grass is up. Public Safety has been out on Camp Lake and Lake Shangri-La.

Supervisor Culat (Park & P & Z Commissions Joint Liaison, Public Works Committee) report.

Supervisor Culat reported he has been meeting with Public Works. The Town has been neglecting the roads and a number of roads are in desperate need of repair. He would like to look at bonding to do the roads "to the tune of one million to one and a half million dollars. Asphalt prices are down and bonding would get us back on track in repairing the roads.

We are also behind in equipment. There is a wish list of pickups and trucks. We should look at leasing these and put road and bridge back into the budget.

Supervisor Kmiec (Park Commission Joint Liaison, Administration, Public Safety, & Communication Committees)report.

Supervisor Kmiec stated that the roads are a big problem in the Town. One road hasn't been repaved since 1968.

Supervisor Champion (County & Voltz Lake Liaison, Administration, Communication & Public Works Committees) report.

Supervisor Champion reported that the County is making a recommendation of zero property tax increase.

There will be a meeting for Voltz Lake coming up.

A couple of the "Share the Road" signs have been posted.

The cell tower is an advantage and the Town needs to move forward on it.

ADMINISTRATOR BUSINESS

With the consensus of the Board, this agenda sequence was changed and this item moved on the agenda.

3.) A Structure License Agreement, with New Cingular Wireless PCS, for the water tower was presented by Administrator Casey.

MOTION BY Supervisor Culat, second by Supervisor Champion to approve a Structure License Agreement, with New Cingular Wireless PCS, for the water tower as presented.

Supervisor Kmiec questioned whether this agreement gives exclusivity for part of the tower to which Administrator Casey responded, yes.

UNANIMOUS VOTE – AYE

MOTION CARRIED

ADJOURNMENT

MOTION BY Supervisor Culat, second by Supervisor Champion to adjourn this Regular Board Meeting.

UNANIMOUS VOTE – AYE

MOTION CARRIED

This Regular Board meeting was adjourned at 8:30 p.m.

Respectfully submitted,

Cindi Ernest, Clerk