

**MINUTES  
REGULAR MEETING OF THE BOARD OF SUPERVISORS  
Monday, August 10, 2015 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 and Dan Campion. Supervisor Mike Culat was absent.
- OTHERS:** Attorney Scholze, Administrator Casey, Brad Zautcke, Mike Murdock, Mike Slover, Dave Shortess, Jack Rowland and Cindi Ernest
- GUESTS:** Michael Ullstrup, Fred Brown, Darren Hillock, Jill Rozell, Gail Peckler-Dziki, Carl Siegel, Carol Husnick and Chris Pumala

**PLEDGE OF ALLEGIANCE**

Chairman Tesar led the Pledge of Allegiance.

**OPEN MEETING COMPLIANCE CHECK**

The agenda was posted prior to 4:00 p.m. on Wednesday, September 9, 2015 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.

**CITIZEN COMMENTS**

There were no citizen's comments.

**PRESENTATIONS, PETITIONS, COMMUNICATIONS, & OTHER AGENCY REPORTS**

**1.)** Resolution No 15 09 14A, A Resolution Requesting Exemption From the County Library Tax For the 2016 Budget For the Town of Salem was presented.

MOTION BY Supervisor Faber, second by Supervisor Campion to adopt Resolution No 15 09 14A, A Resolution Requesting Exemption From the County Library Tax For the 2016 Budget For the Town of Salem as presented.

UNANIMOUS VOTE – AYE

MOTION CARRIED

**2.)** Resolution No 15 09 14B, A Resolution Supporting Legislation Requiring Municipal Government Approval Before Construction of Highway Roundabouts was presented.

MOTION BY Supervisor Campion, second by Supervisor Kmiec to adopt Resolution No 15 09 14B, A Resolution Supporting Legislation Requiring Municipal Government Approval Before Construction of Highway Roundabouts as presented.

UNANIMOUS VOTE – AYE

MOTION CARRIED

**3.)** A farm lease agreement between James Rogers and the Town of Salem for Woodhaven Meadows Park was to be presented to the Board.

Administrator Casey requested that this item be removed from the agenda as he has more work to do on this agreement.

## **BUILDING DEPARTMENT**

**1.)** The bid opening list, of a combined bid, for site clearance and demolition of the following properties was presented to the Board as follows:

22002 60<sup>th</sup> Street, Salem, WI, located West of STH 45 on the north side of 60<sup>th</sup> Street (CTH K), Tax Parcel #65-4-120-011-0106. Residential/Commercial building and garage

26933 98<sup>th</sup> Street, Trevor, WI, located in Center Lake Woods Subdivision, one (1) block north of CTH AH, Tax Parcel #66-4-120-211-0155. Residential building and shed.

28405 106<sup>th</sup> Street, Salem, WI, located in Valmar Subdivision, north of CTH C on the corner of 284<sup>th</sup> and 106<sup>th</sup> Street, Tax Parcel 66-4-120-291-1810 and 66-4-120-291-1815. Residential building & garage.  
MOTION BY Supervisor Faber, second by Supervisor Campion to award the combined bid to Baryhyte & Son's Excavating and Landscaping in the amount of \$28,880 for the presented named properties.

UNANIMOUS VOTE – AYE

MOTION CARRIED

## **PLANNING & ZONING**

**1.)** The Final Condominium Plat and Covenants of 27330 Silver Lake Road, Trail's End Lake House LLC, 6231 North. Glenwood, Chicago, IL 60660 (Owner), David Smith, PO Box 268, Twin Lakes, WI 53181 (Agent) on Tax Parcel #65-4-120-162-0160 located in the Northwest 1/4 of Section 16, Town 1 North, Range 20 East, Town of Salem was presented.

Motion by Supervisor Faber, second by Supervisor Campion to approve the Final Condominium Plat and Covenants of 27330 Silver Lake Road, Trail's End Lake House LLC, 6231 North. Glenwood, Chicago, IL 60660 (Owner), David Smith, PO Box 268, Twin Lakes, WI 53181 (Agent) on Tax Parcel #65-4-120-162-0160 located in the Northwest 1/4 of Section 16, Town 1 North, Range 20 East, Town of Salem, with the Approval contingent on the conditions applied by the Planning & Zoning Commission, the recommendations in Planner Meehan's memo dated August 7, 2015 and the recommendations of Town Attorney Scholze, being addressed to the satisfaction of Town Staff, as presented.

UNANIMOUS VOTE – AYE

MOTION CARRIED

**2.)** A request by Donald R. Happ Jr., 24129 Wilmot Road, Trevor, WI 53179-9662 (Owner), Chris Pumala, 8502 247<sup>th</sup> Avenue, Salem, WI 53168 (Agent), for approval of a Temporary Use Permit was presented to the Town Board. (Section VII. B. 12.36-5(a)5: states that all temporary uses require the Board of Adjustments to hear and grant an application in any district) to temporarily use a barn and an adjoining field to operate a haunted house and hayride in the R-2 (Suburban Single-Family Residential District) and A-2 (General Agricultural District) on Tax Parcel #66-4-120-262-0420, West 1/2 Section 26, Township 1

North, Range 20 East, Town of Salem. For informational purposes only this parcel is located on the south side of CTH 'C' (Wilmot Road) approximately 1,000 feet west of the intersection with STH '83' (Antioch Road). Request is a (4) four year approval contingent on passing inspections by the Salem Building and Fire Departments, each year, and compliance with submitted site plan.

The Town Planning & Zoning Commission recommended approval to allow for a **four (4) year** Temporary Use Permit, contingent on passing inspections by the Salem Building and Fire Departments, each year, and compliance with the submitted site plan on a vote of 5-0.

MOTION BY Supervisor Kmiec, second by Supervisor Campion to approve the request by Donald R. Happ Jr., 24129 Wilmot Road, Trevor, WI 53179-9662 (Owner), Chris Pumala, 8502 247<sup>th</sup> Avenue, Salem, WI 53168 (Agent), of a **four (4) year Temporary Use Permit**, to temporarily use a barn and an adjoining field to operate a haunted house and hayride in the R-2 (Suburban Single-Family Residential District) and A-2 (General Agricultural District) on Tax Parcel #66-4-120-262-0420, West 1/2 Section 26, Township 1 North, Range 20 East, Town of Salem, contingent on passing inspections by the Salem Building and Fire Departments, each year, and compliance with submitted site plan as recommended by the Planning & Zoning Commission.

UNANIMOUS VOTE – AYE

MOTION CARRIED

## **SEWER UTILITY DEPARTMENT**

**1.)** Partial Payment Request No. 1 by MZ Construction Incorporated, in the amount of \$82,325.00, for the Sewage Lift Station 101, 102, 104, 207, and 211 Upgrades was presented.

MOTION BY Supervisor Faber, second by Supervisor Campion to approve Partial Payment Request No. 1 by MZ Construction Incorporated, in the amount of \$82,325.00, for the Sewage Lift Station 101, 102, 104, 207, and 211 Upgrades as presented.

UNANIMOUS VOTE – AYE

MOTION CARRIED

**2.)** Resolution 15 09 14, a Resolution Authorizing the Issuance and Sale of Up to \$2,229,330 Sewerage System Revenue Bonds, Series 2015B, and Providing for Other Details and Covenants With Respect Thereto was presented.

This is a Clean Water Fund Loan for year two (2) of the sewer rehabilitation plan. This is the first time we are using Revenue Bonds which come from rate payer fees.

MOTION BY Supervisor Faber, second by Supervisor Campion to adopt Resolution 15 09 14, a Resolution Authorizing the Issuance and Sale of Up to \$2,229,330 Sewerage System Revenue Bonds, Series 2015B, and Providing for Other Details and Covenants With Respect Thereto as presented.

UNANIMOUS VOTE – AYE

MOTION CARRIED

## **CLERK'S BUSINESS**

**1.)** The minutes of the previous Regular Board meeting on 8/10/2015 were presented.

MOTION BY Supervisor Kmiec, second by Supervisor Campion to approve the minutes of the previous Regular Board meeting on 8/10/2015 as presented.

UNANIMOUS VOTE – AYE

MOTION CARRIED

**2.)** Operator License applications filed with the Town Clerk were presented as follows. Approval is

contingent on background check clearance, completion of beverage server class, and payment of the necessary fees.

Julie L Rezek	Harbhajan S Samra	Stephanie Spivey	Chandra L Haman	Jose Antony
Jessica Schmidt	Richard W Corduan	Cynthia Simmons	Kanubhai Patel	Kara C Bryant
Gayle M Vershowske	Lori A Seamons	Sheila Nelson	Kimberly A Richter	Susan Warden

MOTION BY Supervisor Faber, second by Supervisor Campion to approve the Operator Licenses, with the exception of Jose Antony, with approval contingent on background check clearance, completion of beverage server class, and payment of the necessary fees.

UNANIMOUS VOTE – AYE

MOTION CARRIED

**3.)** A change of Agent from Ashmita Patel to Kiran Patel for JP Liquor & Food was presented.

MOTION BY Chairman Tesar, second by Supervisor Campion to approve the change of Agent from Ashmita Patel to Kiran Patel for JP Liquor & Food as presented.

UNANIMOUS VOTE – AYE

MOTION CARRIED

**4.)** Ordinance No 15 09 14, An Ordinance Creating Section 305-3 J. of the Code of the Town of Salem Relating to “Class A” Intoxicating Liquor (Cider Only) Licenses was presented.

MOTION BY Supervisor Faber, second by Supervisor Kmiec to adopt Ordinance No 15 09 14, An Ordinance Creating Section 305-3 J. of the Code of the Town of Salem Relating to “Class A” Intoxicating Liquor (Cider Only) Licenses as presented.

UNANIMOUS VOTE – AYE

MOTION CARRIED

**5.)** Chairman Tesar read the vouchers for August 11, 2015, through September 14, 2015, as follows:

Vouchers issued from August 11, 2015		
through September 14, 2015		\$ 589,224.89
Payroll #16 Ending	8/08/15	\$ 77,168.44
Payroll #17 Ending	8/22/15	\$ 69,335.54
Payroll #18 Ending	9/05/15	\$ 77,551.37
		_____
	<b>Total</b>	<b>\$ 813,280.24</b>

MOTION BY Supervisor Faber, second by Supervisor Campion to approve the vouchers for August 11, 2015, through September 14, 2015, as presented.

UNANIMOUS VOTE – AYE

MOTION CARRIED

#### **TREASURER’S REPORT**

**1.)** Chairman Tesar read the Treasurer’s report for August 1, 2015 through August 31, 2015 as follows:

#### **AUGUST 2015 - CASH REPORT FOR THE GENERAL ACCOUNT - TOWN OF SALEM**

August 1, 2015- Beginning Balance **\$1,415,536.39**

<b><u>RECEIPTS</u></b>	<b>\$1,470,910.99</b>
Transfers In	\$ 112,534.47
Prior Month Adjustment	\$ 1,143.76

<b><u>DISBURSEMENTS</u></b>	\$ 871,520.04
PAYROLL	\$ 163,781.00
Transfers Out	<u>\$ 0.00</u>
<b>Total</b>	<b>\$1,035,301.04</b>

August 31, 2015- Ending Balance **\$1,964,824.57**

State Pool - General	\$ 833,644.42
Gen. Checking	<u>\$ 1,131,180.15</u>
<b>Totals</b>	<b>\$ 1,964,824.57</b>

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**AUGUST 2015 - CASH REPORT FOR THE TAX ACCOUNT - TOWN OF SALEM**

August 1, 2015 - Beginning Balance **\$ 0.00**

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

<b><u>DISBURSEMENT</u></b>	
Trnsfr to LGIP 8	\$ 0.00

August 31, 2015 - Ending Balance **\$ 0.00**

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**AUGUST 2015 - CASH REPORT FOR THE PARK ACCOUNT - TOWN OF SALEM**

August 1, 2015 - Beginning Balance **\$ 388,790.99**

<b><u>RECEIPTS</u></b>	<b>\$ 42.76</b>
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<b><u>DISBURSEMENTS</u></b>	
Transfer to LGIP 8	\$ 0.00

August 31, 2015- Ending Balance **\$ 388,833.75**

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**AUGUST 2015 - CASH REPORT FOR THE MAINTENANCE ACCOUNT-SALEM**

August 1, 2015 Beginning Balance **\$ 44,577.28**

<b><u>RECEIPTS</u></b>	<b>\$ 4.90</b>
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August 31, 2015 Ending Balance \$ 44,582.18

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**AUGUST 2015 - CASH REPORT FOR THE CAPITAL PROJECTS ACCOUNT – SALEM**

August 1, 2015 Beginning Balance \$ 3,039,941.31

**RECEIPTS** \$ 15,683.32  
Transfer In \$ 0.00

**DISBURSEMENTS**  
Transfer Out \$ 0.00

August 31, 2015 Ending Balance \$ 3,055,624.63

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**AUGUST 2015- CASH REPORT FOR THE TRAILS ACCOUNT – SALEM**

August 1, 2015 Beginning Balance \$ 215,873.04

**RECEIPTS** \$ 23.74

**DISBURSEMENTS**

August 31, 2015 Ending Balance \$ 215,896.78

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**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.

Library Representative Gail Peckler-Dziki reported on the status of the Silver Lake Library. She reported that Silver Lake needs \$1,800 a month for the rent of the new building they purchased. The Library Board Finance Committee is requesting the current financial revenue, expenditures and the numbers they are currently serving from the library to review the feasibility.

Chairman Tesar reported that the Hooker Lake Annual meeting will be held on Thurs., Sept17th at 7:00 pm. The Park Commission has cancelled their regular meeting and will have a work session at Runyard Way Park. The house at the Marchuck property will be dismantled.

PumpkinDaze will be held on Saturday, Oct 24<sup>th</sup> and if anyone is interested in volunteering, please contact Chairman Tesar.

Administrator Casey reported that the bid opening for the Business Park will be on Thursday. This will be on the agenda for a Special meeting for discussion and possible action.

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

Supervisor Kmiec reported that Montgomery Lake is happy to have their roads completed.

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

Supervisor Campion reported that Voltz Lake will possibly be holding their annual meeting on November 11<sup>th</sup>.

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

Supervisor Faber reported that CCLRD held their annual meeting on August 20<sup>th</sup> with over 100 in attendance. Fourteen people walked out of the meeting. A plaque was present to him at the meeting which is made of some of the old piling which was in Camp Lake.

SWERPC's Aquatic Protection Plan on Rock Lake has been completed. He requested that the Clerk obtain a disc of the plan and place it on the Town's website. Rock Lake's watershed extends into Antioch. He also will send a file of CCLRD's Aquatic Protection Plan for the Clerk to place on the Town's website.

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

Supervisor Culat was absent.

#### **CLOSED SESSION**

**There was no Closed Session held by the Board.**

#### **ADJOURNMENT**

MOTION BY Supervisor Campion, second by Supervisor Faber to adjourn this Regular meeting.

UNANIMOUS VOTE – AYE

MOTION CARRIED

**This Regular Board meeting was adjourned at 8:41 p.m.**

Respectfully submitted,

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Cindi Ernest, Clerk