

MINUTES
PUBLIC HEARING & REGULAR MEETING OF THE BOARD OF SUPERVISORS
Monday, June 8, 2015 7:00 P.M.

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

CHAIRMAN: Diann Tesar

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

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

GUESTS: Carl Siegel, Robert Kupker, Carrie Mueller, John Grzyb, Cathy Grzyb, Alex Rubrale, William Willin, John Lucas, Ron Gandt, John Kmiecik, C. Baustler, George Petrakis, Marge Petrakis, Robert Burke, Joseph Frakes, Tim Squier, Travis Jensen and John Jennings.

PUBLIC HEARING #1

The Building Inspector of the Town of Salem, has determined the buildings, including residential building and garage which are located on the following described premises:

Lots 18 and 19, Block 13 Valmar 1" Addition, according to the recorded plat thereof, being a subdivision of part of Section 29, T1N, R20E, Town of Salem, Kenosha County, Wisconsin

Tax Parcel No. 66-4-120-291-1810 and 66-4-120-291-1815

Property Address: 28405 106th Street, Salem, WI

Property Owner: William Willin
37184 N. Fairview Lane
Lake Villa, IL 60046

Chairman Tesar asked for any comments in favor of this proposed raze. John Grzyb, Cathy Grzyb and Travis Jensen all indicated that they were in favor of this proposed raze.

Chairman Tesar asked for any comments opposed to this proposed raze and there were none.

With no further comments, Chairman Tesar closed this Public Hearing.

This Public Hearing closed at 7:03 p.m.

PUBLIC HEARING #2

The Building Inspector of the Town of Salem, has determined the house and barns which are located on the following described premises:

Commencing at the Northeast corner of Section 26, in Township 1 North of Range 20 East and running thence West 45 chains and 11 links to the center of the Salem and Antioch Road, so-called, now known as State Trunk Highway No. 83; thence South 7½ deg. East along the center of said road 21 chains and 91links to the intersection of said road with the road running in a Northeasterly and Southwesterly direction, being the Kenosha and Wilmot Road, so-called; thence North 64 deg. East along the center of said last named road 45 chains and 43 links to the East line of said Section 26; thence North 57 links to the place of beginning. Excepting and reserving from the last described tract the parcel of land now owned by School District No. 8 and the parcel deeded to Mary Moos in deed dated March 19, 1945 and recorded on March 29, 1945 in Volume 269, page 404, as Document No. 276855. Also excepting therefrom lands conveyed in a Warranty Deed dated November 6, 1990 and recorded November 7, 1990, in Volume 1418, Page 920 as Document 854424.

Tax Parcel No. 66-4-120-261-0101

Property Address: 10511 Antioch Road
Salem, WI 53168

Property Owners: Thomas L. and Keri L. Strause
W7784 Island Road
Delavan, WI 53115

Chairman Tesar indicated that she had been in contact with Keri Strause and that they are in the process of cutting off the utilities and taking bids for dumping. Per the property owners' request, this Public Hearing will be continued at on July 8, 2015.
There were no further comments.

This Public Hearing closed at 7:05 pm and will be heard on July 8, 2015.

PUBLIC HEARING #3

The acting Building Inspector of the Town of Salem, has determined that the residence which is located on the following described premises:

Lot 3, Block 2, Center Lake Woods Subdivision, according to the recorded plat thereof, being a subdivision of part of Section 21, T1N, R20E, Town of Salem, Kenosha County, Wisconsin

Tax Parcel No. 66-4-120-211-0155

Property Address: 26933 98th Street, Trevor, WI

Property Owner: Bank of America, NA
400 National Way
Simi Valley, CA 93065

Chairman Tesar asked for any comments in favor of this proposed raze. John Kmiciec indicated that he was in favor of this proposed raze.
Chairman Tesar asked for any comments opposed to this proposed raze and there were none.
With no further comments, Chairman Tesar closed this Public Hearing.

This Public Hearing closed at 7:05 p.m.

Chairman Diann Tesar called this Regular Meeting of the Town of Salem Board of Supervisors to order at 7:06p.m.

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, June 3, 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

Mike Ullstrup requested that the Town Board set a date for a Special Electors meeting so that the Incorporation Study Committee, created by the Town Board, could present their final report regarding incorporation to the Elector's. Following discussion, the Board set the date for the Special Electors Meeting for Monday, June 29, 2015.

Ron Gandt made a request to the Board that they not allow large truck jake braking in the hamlet of Wilmot. Gravel tucks are using CTH C and W to haul gravel from the quarry. He also requested that the speed be reduced from 55 mph to 45 mph.

Chairman Tesar indicated to Mr. Gandt that the Town will look into this.

PRESENTATIONS, PETITIONS, COMMUNICATIONS, & OTHER AGENCY REPORTS

1.) Resolution No 15 06 08, A Resolution Authorizing the Issuance and Sale of \$2,445,000 General Obligation Promissory Notes, Series 2015A was presented.

Tood Taves, the Town's financial advisor from Ehlers presented the closing information on the sale of the bonds. He also gave the rating report and reaffirmed that the Town had acquired and remained at a AA Rating.

MOTION BY Supervisor Culat, second by Supervisor Faber to adopt Resolution No 15 06 08, A Resolution Authorizing the Issuance and Sale of \$2,445,000 General Obligation Promissory Notes, Series 2015A as presented.

UNANIMOUS VOTE – AYE

MOTION CARRIED

2.) The negotiated Collective Bargaining Agreement with Teamsters Local Union No, 200 was presented. There was a 1.62% increase in wages for union employees, effective July 1, 2015.

MOTION BY Supervisor Culat, second by Supervisor Kmiec to approve the negotiated Collective Bargaining Agreement with Teamsters Local Union No, 200 as presented.

UNANIMOUS VOTE – AYE

MOTION CARRIED

PLANNING & ZONING

1.) A request by Hickory Hollow Subdivision Homeowners Association, Inc., Corry Barsella, President & Shelly Adams, Vice President for the First Amendment to the Restrictive Covenants for Hickory Hollow Subdivision, regarding vehicular storage was presented.

MOTION BY Supervisor Culat, second by Supervisor Faber to approve the request by Hickory Hollow Subdivision Homeowners Association, Inc., Corry Barsella, President & Shelly Adams, Vice President for the First Amendment to the Restrictive Covenants for Hickory Hollow Subdivision, regarding vehicular storage as presented.

BUILDING DEPARTMENT

1.) A raze ordered by the Town Board in April 2015 of buildings, including residential/commercial building and garage on property located at 22002 60th Street, Salem, WI. Tax Parcel No. 65-4-120-011-0106, belonging to James J. Jennings, 4851 N. East River Road, Norridge, IL 60656 was brought back to the table after being tabled and to nothing further being done on the property.

Attorney Robert Kupker was present representing Mr. Jennings.

Mr Jennings informed the Board that the previous sale of the property involved a sham mortgage and unpaid taxes. Since getting the property back, he has received an asbestos report, paid the taxes, purchase new windows and expended a significant amount of money. He has received an offer for the purchase of the property and it is his intention to place it back on the tax rolls.

Discussion followed with Board questions regarding roofing and permits issued.

Attorney Robert Burke, representing his client Joseph Frakes, indicated that they have put in an offer on the Jennings property.

Mr. Frakes indicated he wishes to put in a restaurant.

Upon further questioning by Board members and discussion, Mr. Frakes indicated he had a contractor who can do the electrical and clean up the eastside.

Further discussion followed.

Attorney Burke advise the Board that no one would be living on the property.

Building Inspector Rowland said that the upstairs apartment would have to go, but the caretaker building is ok.

MOTION BY Supervisor Kmiec, second by Supervisor Faber to review the raze order in sixty (60) days with an update to be provided to the Board in thirty (30) days.

Attorney Burke state that the closing should take place in 30 -45 days.

UNANIMOUS VOTE – AYE

MOTION CARRIED

2.) A proposed raze order of a residential building and garage on property located at 28405 106th Street, Salem, WI, Tax Parcel No. 66-4-120-291-1810 and 66-4-120-291-1815, belonging to William Willin, 37184 N. Fairview Lane, Lake Villa, IL 60046 was presented.

MOTION BY Supervisor Faber, second by Supervisor Culat to proceed with the raze of a residential building and garage on property located at 28405 106th Street, Salem, WI, Tax Parcel No. 66-4-120-291-1810 and 66-4-120-291-1815, belonging to William Willin, 37184 N. Fairview Lane, Lake Villa, IL 60046 as presented.

UNANIMOUS VOTE – AYE

MOTION CARRIED

3.) A proposed raze order of a house and barns on property located at 10511 Antioch Rd, Salem, WI, Tax Parcel No. 66-4-120-261-0101, belonging to Thomas L. and Keri L. Strause, W7784 Island Road, Delavan, WI 53115 was presented.

MOTION BY Supervisor Campion, second by Supervisor Faber to table the proposed raze order of a house and barns on property located at 10511 Antioch Rd, Salem, WI, Tax Parcel No. 66-4-120-261-0101, belonging to Thomas L. and Keri L. Strause, W7784 Island Road, Delavan, WI 53115 until the July 13, 2015 meeting.

UNANIMOUS VOTE – AYE
MOTION CARRIED

4.) A proposed raze order of a residence on property located at 26933 98th Street, Trevor, WI, Tax Parcel No. 66-4-120-211-0155, belonging to Bank of America, NA, 400 National Way, Simi Valley, CA 93065 was presented.

MOTION BY Supervisor Faber, second by Supervisor Campion to proceed with the raze of a residence on property located at 26933 98th Street, Trevor, WI, Tax Parcel No. 66-4-120-211-0155, belonging to Bank of America, NA, 400 National Way, Simi Valley, CA 93065 as presented.

UNANIMOUS VOTE – AYE
MOTION CARRIED

SEWER UTILITY DEPARTMENT

1.) A Partial Payment Request No. 12 by Staab Construction Corporation, in the amount of \$53,567.00, for the Wastewater Treatment Plant Upgrades was presented.

MOTION BY Supervisor Faber, second by Supervisor Campion to approve Partial Payment Request No. 12 by Staab Construction Corporation, in the amount of \$53,567.00, for the Wastewater Treatment Plant Upgrades as presented.

UNANIMOUS VOTE – AYE
MOTION CARRIED

HIGHWAY DEPARTMENT

1.) Highway Dept Head, Murdock, requested the emergency repair of the JLC Boom Lift towable boom lift which has several cracks in it. It is an important piece of equipment especially during storm events. He received two (2) quotes for the repairs from Fabco Rents in the amount of \$10,596.43 and United Rentals in the amount of \$6,770.78 and repair and annual inspection will come out of account #10-30-53100-307.

MOTION BY Supervisor Culat, second by Supervisor Faber to approve the repair of the JLC Boom Lift towable boom lift by United Rentals in the amount of \$6,770.78 and repair and annual inspection will come out of account #10-30-53100-307.

UNANIMOUS VOTE – AYE
MOTION CARRIED

2.) Project Payment No.4 (Final), by Black Diamond Corporation for the 2014 Road Paving Project was presented.

MOTION BY Supervisor Campion, second by Supervisor Faber to approve Project Payment No.4 (Final), by Black Diamond Corporation for the 2014 Road Paving Project as presented.

UNANIMOUS VOTE – AYE
MOTION CARRIED

CLERK'S BUSINESS

1.) The minutes of a Regular Board meeting on 5/11/2015 and a Special Meeting on 5/18/2015 were presented for approval.

MOTION BY Supervisor Faber, second by Supervisor Campion to approve the minutes of a Regular Board meeting on 5/11/2015 and a Special Meeting on 5/18/2015 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.

Cindy L Miller	Kristy Cuellar	Jade Bell	Bikram S Samra	Elizabeth A Greune
Pamela J Heins	Debra L Schroeder	Pamela J Miller	Brandon L Rogers	Andrew J Brown
Paul E Brown Jr	Alexander J Klotz	Teresa L Rogers	Michelle Beyer	Felicia Mesmer
Gwen Maltby	Camren Owens	Barbara Bear	Ashley Coleman	Gayle Glassman
Rebecca Matula	Jean K Sullivan	Colleen J Radke	Jenny Sue Erickson	Richard Manning
Ellen K Hanson	Jean Sullinger	Laura Wattlelet	Patrick Hogan	Tracy Patterson
Kirsten Camerson	Jennifer Long	Mathew M Jonas	Kathleen McCarthy	Steve Kolas
Jennifer Goodfriend	Siddharth Patel	Elizabeth Ohlinger	Kelly Brasuell	Julie Helmer
Kristen Zwirgzdas				

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

UNANIMOUS VOTE – AYE

MOTION CARRIED

3.) Liquor License applications filed with the Clerk for retail license to sell fermented malt beverages and intoxicating liquors, in accordance with the provisions of CHAPTER 125.04 of the Wisconsin State Statutes were presented with approval contingent on background check clearance, payment of delinquent taxes, assessments, and all necessary fees.

NAME & ADDRESS
OF APPLICANT

TRADE NAME & ADDRESS
OF ESTABLISHMENT

CLASS “A” BEER

Wilmot Auto Service, Inc.
12001 304th Ave.
Trevor, WI 53179
Agent: Dwayne J. Garwood

Wilmot Auto Service & Convenience Store
11307 Fox River Road
Wilmot, WI 53192

CLASS “A” BEER AND “CLASS A” LIQUOR

Razmataz, Inc.
9840 272nd Avenue
Trevor, WI 53179
AGENT: Ramza L. Hitti-Pogachar

Mac’s Deli & Grocery
9610 Camp Lake Road
Camp Lake, WI 53109

Amarsukh, Inc.

Salem Mini Mart

24416 88th Street
Salem, WI 53168
Agent: Amar Singh

8246 Antioch Rd.
Salem, WI 53168

EZ Gas, Inc.
12617 Antioch Rd.
Trevor, WI 53179
Agent: Gill Balit

EZ Gas
12617 Antioch Rd.
Trevor, WI 53179

Handy Gas Plus, Inc.
12511 Antioch Rd.
Trevor, WI 53179
Agent: Rahda Patel,

Handy Gas Plus
12511 Antioch Rd.
Trevor, WI 53179

HasiSqi, LLC
23610 128th Street
Trevor, WI 53179
Agent: Ashmita Patel

JP Food & Liquor
11110 Antioch Road
Trevor, WI 53179

Shahid & Associates, Inc.
737 Crosswind Lane
Lindenhurst, IL 60046
Agent: Roxanne Jackson

Trevor Mini Mart
25921 Wilmot Road
Trevor, WI 53179

Hill Country Market, LLC
29000 75th Street
Salem, WI 53168
Agent: Colleen Epping

Hill Country Market
7510 288th Avenue
Salem, WI 53168

CLASS "B" BEER AND "CLASS B" LIQUOR

Colony House, Inc.
110 Katie Dr.
Silver Lake, WI 53170
Agent: Karen J Stevens

Colony House
25811 119th Street
Trevor, WI 53179

Daybreak IV Fishing, LLC
11338 258th Court
Trevor, WI 53179
Agent: Richard W. Corduan

Towne Square
11338 258th Court
Trevor, WI 53179

Foxy's, Inc.
11230 260th Ave.
Trevor, WI 53179
Agent: Steve Zaborowski

Foxy's
11230 260th Ave.
Trevor, WI 53179

Jimmy's Hawg Heaven, Inc.
26304 60th Street
Salem, WI 53168
Agent: James L Chumbley

Jimmy's Hawg Heaven
10306 Antioch Road
Salem, WI 53168

Home Again Restaurant, LLC
9524 Camp Lake Rd.
Camp Lake, WI 53109
Agent: Terri Shubkegel

Home Again Restaurant
9524 Camp Lake Rd.
Camp Lake, WI 53109

Kick Stand Bar & Grill, LLC
9624 Camp Lake Rd.
Camp Lake, WI 53109
Agent: Ike D Miller III

Kickstand Bar & Grill
9622 Camp Lake Rd.
Camp Lake, WI 53109

Su-Jim, Inc.
2811 280th Ave.
Salem, WI 53168
Agent: Susan Wittnebel

Kelly's Pub
25827 Wilmot Rd.
Trevor, WI 53179

Pahl Properties, LLC
12400 336th Ave.
Twin Lakes, WI 53181
Agent: Gregory Pahl

Wilmot Riverside
30602 114th Street
Wilmot, WI 53192

Armana Brothers, LLC
10306 160th Ave
Bristol, WI 53104
Agent: Arthur J. Jonas, Jr.

Fire Pitt
12417 Antioch Rd.
Trevor, WI 53179

Otto's Hideaway Tavern, LLC
23601 84th St.
Sale, WI 53168
Agent: Theresa J. Otto

Otto's Hideaway Tavern
23601 84th St.
Salem, WI 53168

Ralph's Ace of Hearts, Inc.
11625 306th Ct.
Wilmot, WI 53192
Agent: Jeanette Young

Ralph's Ace of Hearts
10720 Antioch Rd.
Trevor, WI 53179

Rob's River Edge
7603 Shorewood
Salem, WI 53168
Agent: Robert Piper

Rob's River Edge
7603 Shorewood
Salem, WI 53168

Kastle, LLC
202 E Maple Street
Silver Lake, WI 53170
Agent: Patrick R. Maddox

Grumpy's Pub & Grub
28624 Wilmot Rd.
Trevor, WI 53179

Emond Properties, LLC
6309 248th Ave.
Salem, WI 53168
Agent: Aaron Emond

Siebert's Pub
8403 Antioch Rd.
Salem, WI 53168

Spring Valley Corp.
23913 Wilmot Rd.
Trevor, WI 53179
Agent: Joyce Wagner

Spring Valley Country Club
23913 Wilmot Rd.
Trevor, WI 53179

Glen's Stateline Inn, Inc.
20720 116th St.
Bristol, WI 53104
Agent: Glen Rzyzsko

Stateline Inn
12725 Antioch Rd.
Trevor, WI 53179

Twin Oaks Country Inn. LTD
30807 114th St.
Wilmot, WI 53192
Agent: Richard Knox

Twin Oaks Country Inn
30807 114th St.
Wilmot, WI 53192

Wilmot Stage Stop, Inc.
30646 111th St.
Wilmot, WI 53192
Agent: Nancy Hackett

Wilmot Stage
30646 113th St.
Wilmot, WI 53192

MOTION BY Supervisor Kmiec, second by Supervisor Faber to approve the Liquor Licenses for retail sales of fermented malt beverages and intoxicating liquors, in accordance with the provisions of CHAPTER 125.04 of the Wisconsin State Statutes as presented with approval contingent on background check clearance, payment of delinquent taxes, assessments, and all necessary fees.

UNANIMOUS VOYE – AYE

MOTION CARRIED

4.) Amusement Machine License applications filed with the Clerk were presented with approval contingent on background check clearance, payment of delinquent taxes, assessments, and all necessary fees.

Colony House	Foxy's	Goodfella's	Jimmy's Hawg Heaven
Kickstand Bar and Grill	Kelly's Pub	Wilmot Riverside	Fire Pitt
Ralph's Ace of Hearts	Grumpy's Pub & Grub	Otto's Hideaway Tavern	Siebert's Pub
Glen's Stateline Inn	Towne Square	Home Again Restaurant	Rob's River Edge

MOTION BY Supervisor Faber, second by Supervisor Kmiec to approve the Amusement Machine Licenses as presented with approval contingent on background check clearance, payment of delinquent taxes, assessments, and all necessary fees.

SUPERVISORS Faber, Culat, Kmiec and Chairman Tesar – AYE

SUPERVISOR Campion – ABSTAIN only on Goodfella's license due to conflict of interest as his daughter is employed there.

5.) Cigarette License applications filed with the Clerk were presented with approval contingent on background check clearance, payment of delinquent taxes, assessments, and all necessary fees.

Wilmot Auto Service & Convenience Store
Handy Gas Plus

Salem Mini Mart
JP Food & Liquor

EZ Gas
Trevor Mini Mart

Mac's Deli

MOTION BY Supervisor Kmiec, second by Supervisor Campion to approve the Cigarette Licenses as presented with approval contingent on background check clearance, payment of delinquent taxes, assessments, and all necessary fees.

UNANIMOUS VOYE – AYE

MOTION CARRIED

6.) The approval of the vouchers for May 12, 2015, through June 8, 2015, were presented as follows:

Vouchers issued from May 12, 2015 through June 8, 2015		\$ 381,286.17
Payroll #10 Ending	5/16/15	\$ 64,692.77
Payroll #11 Ending	5/30/15	\$ 69,717.68
		<hr/>
Total		\$ 515,696.62

MOTION BY Supervisor Faber, second by Supervisor Campion to approve the payment of the vouchers for May 12, 2015, through June 8, 2015, as presented.

UNANIMOUS VOYE – AYE

MOTION CARRIED

TREASURER'S REPORT

1.) Chairman Tesar gave the Treasurer's report for May 1, 2015 through May 31, 2015 as follows:

MAY 2015 - CASH REPORT FOR THE GENERAL ACCOUNT - TOWN OF SALEM

May 1, 2015- Beginning Balance **\$3,300,321.53**

<u>RECEIPTS</u>	\$ 234,111.09
Transfers In	\$ 105,325.95
Prior Month Adjustment	\$ 0.00

<u>DISBURSEMENTS</u>	\$1,359,545.28
PAYROLL	\$ 154,269.51
Transfers Out	\$ 0.00
Total	\$1,513,814.79

May 31, 2015- Ending Balance **\$2,125,943.78**

State Pool - General \$ 728,956.63

Gen. Checking \$ 1,396,987.15

Totals \$ 2,125,943.78

May 2015 - CASH REPORT FOR THE TAX ACCOUNT - TOWN OF SALEM

May 1, 2015 - Beginning Balance \$ 98.72

RECEIPTS \$ 0.00
Trnsfr from Gen. Ck.

DISBURSEMENT
Trnsfr to LGIP 8 \$ 98.72

May 31, 2015 - Ending Balance \$ 0.00

MAY 2015 - CASH REPORT FOR THE PARK ACCOUNT - TOWN OF SALEM

May 1, 2015 - Beginning Balance \$ 377,338.14

RECEIPTS \$ 4,894.77

DISBURSEMENTS
Transfer to LGIP 8 \$ 0.00

May 31, 2015- Ending Balance \$ 382,232.91

MAY 2015 - CASH REPORT FOR THE MAINTENANCE ACCOUNT-SALEM

May 1, 2015 Beginning Balance \$ 44,060.70

RECEIPTS \$ 4.84

May 31, 2015 Ending Balance \$ 44,065.54

MAY 2015 - CASH REPORT FOR THE CAPITAL PROJECTS ACCOUNT – SALEM

May 1, 2015 Beginning Balance \$ 628,792.02

RECEIPTS \$ 12,391.71
Transfer In \$ 0.00

DISBURSEMENTS
Transfer Out \$ 0.00

May 31, 2015 Ending Balance \$ 641,183.73

Supervisor Campion reported that he attended the County meeting.
He gave the Wilmot Academic Decathlon Team a thank you for all of their hard work and the excellent job they did at the national competition.
Voltz Lake District is beginning weed treatment.
He also reported that he attended Flag Day ceremony at the Western Kenosha County Senior Center.

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 7:55 p.m.

Respectfully submitted,

Cindi Ernest, Clerk