

## **JUNE 2021 MINUTES**

Note: These are the proposed Minutes that will be approved at the next meeting.

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**Town of Sharon Board Meeting**  
**Tuesday, June 8, 2021 - 6:30 p.m.**  
**Town Hall**

Call to Order: Chairman Check called the meeting to order at 6:30 p.m.

Roll Call: Chairman Check, Supervisor Gibbs, Supervisor Gagas and Clerk/Treasurer Filtz, along with four residents and Attorney Lee Turonie.

Notice of Meeting Postings: Notice of the meeting was posted in three places in the Town of Sharon (town hall window, kiosk between Sylvia's and Polonia Café, kiosk in front of Northstar Machine) and also on the town website and Facebook.

Approval of Agenda: Motion made by Supervisor Gibbs, seconded by Supervisor Gagas to approve the Agenda. Ayes: All. Nays: None. Motion carried.

Approval of Minutes of May 11, 2021 Board Meeting Minutes: Motion made by Supervisor Gagas, seconded by Supervisor Gibbs to approve the Minutes. Ayes: All. Nays: None. Motion carried.

Class B Combination Retail Renewal Licenses (10 bars): Motion made by Supervisor Gibbs, seconded by Supervisor Gagas to approve all of the Class B Combination Retail Renewal Licenses as presented. Ayes: All. Nays: None. Motion carried.

Cigarette Renewal Licenses (2 bars): Motion made by Supervisor Gagas, seconded by Supervisor Gibbs to approve the Cigarette Renewal Licenses as presented. Ayes: All. Nays: None. Motion carried.

Operator Renewal and New Licenses: Motion made by Supervisor Gibbs, seconded by Supervisor Gagas to approve all of the Operator Renewal and New Licenses as presented. Ayes: All. Nays: None. Motion carried.

Legal Services for Town Attorney – Dempsey Law: Attorney Lee Turonie was present to speak to the Board and give background information about his law firm. Attorney Turonie worked for the Wisconsin Towns Association and is now in private practice. Dempsey Law has a strong background in municipal practice and Attorney Turonie works primarily municipal law with towns. The Town is looking at retaining an attorney and Turonie said he has an hourly rate of \$185. Discussion ensued regarding charges for each consultation (which would be charged around 1/10<sup>th</sup> of an hour) and also Turonie's experience with by-laws. The attorney explained he has experience with many municipal issues.

Motion to Supervisor Gagas, seconded by Supervisor Gibbs to retain Dempsey Law Group as the Town of Sharon's new attorney. Ayes: All. Nays: None. Motion carried.

Sacred Heart Church Ball Diamond Parcel/Land Along Church Street: Chairman Check said this discussion has happened before and it has been two years since the church has approached the town about taking over the baseball diamond which is approximately 3.31 acres and is in two different tax parcels.

Chairman Check said it is up to the Town Board if the land is to be accepted by the Town of Sharon and suggested that the town should survey the North and East lines (along café and phone company boundary lines).

Supervisor Gagas said he would like to see the whole parcel surveyed so Town knows what we have. There has been a lot of interest in forming committees to see what can be done as far as the Town owning these parcels of land. Father Guanella stated the church would like language in the agreement for the church to still use the baseball diamond parcel for the annual church picnic. Supervisor Gagas ensured it would be a community park if the town accepts the land donation. Chairman Check questioned Attorney Turonie if it could be a reservation of rights on the deed in which Supervisor Gagas stated it could also be a separate agreement which he would rather see. Father Guanella explained the documents are at their attorney's office for review regarding that verbiage.

The town's insurance would be about \$50 more per year due to a concession stand being present. Supervisor Gagas questioned the town's liability on the land in which Attorney Turonie explained it would fall under Recreational Immunity. He further explained the town would be immune unless something was done on purpose or it was dangerous (i.e. walking off a cliff, or if admission is charged).

The Board also discussed since there is no money exchange, no public hearing needs to be involved per instruction by the Wisconsin Towns Association; however, Attorney Turonie will review that matter.

The Kranski Family takes care of the maintenance on the park right now and there is interest from the public regarding making it a community park.

Chairman Check asked who would be responsible for garbage hauling in which it was determined that during the picnic, the church will be responsible.

The Board also discussed the Town paying for the Certified Survey Map after the documentation is presented to the Town Board from the church.

Motion made by Supervisor Gagas, seconded by Supervisor Gibbs to keep moving forward with the land donation and accept the ball diamond parcel from the church (parcel id: 032-85-0202) along with all legal documentation and final agreements.  
Ayes: All. Nays: None. Motion carried.

There is a second parcel along Church Street which is also owned by the church. Father Guanella cannot explain why the church owns a road parcel and the church basically is giving the road back to the Town. Father said the CSM has already been done on this ROW parcel. Attorney Turonie suggested the Town have a title check to make sure there is clear title to the property.

Motion by Supervisor Gagas, seconded by Supervisor Gibbs to accept the land on Church Street once the CSM is completed and there is a check on the title.  
Ayes: All. Nays: None. Motion carried.

Bernadine Uddin Property Possible Extension: The Board moved on to discuss the property at 6796 State Highway 66 (parcel #032-24-0907-04.03) which is owned by Bernadine Uddin. The property was supposed to be cleaned up by June 1, 2021. Chairman Check questioned the property owner as to what is she going to do to clean up the lot. He also stated that it is hard to get a clear answer from her. Bernadine asked for another extension to July due to medical reasons. And she also suggested the Town buy the land. Chairman Check asked if an extension should be granted or if it should be turned over to the County for recourse.

Supervisor Gibbs stated that the owner was accepting bids and wants to sell the property; however, she wants more per acre. He thinks Bernadine had a chance to clean up the property - since the first letter from the Town was sent out in October 2020. Unfortunately, the owner will not give the board a definite answer.

Bernadine wants to sell the Town 4.6 acres in which Chairman Check asked if the Town should entertain an offer. Discussion ensued that the property owner knows it will be expensive to tear the buildings down. Supervisor Gibbs also stated that there could be more on the property than we know (i.e. illegal dumping).

The property is zoned commercial and it has State Highway access. Supervisor Gagas said to offer \$2,000 an acre due to the excessive clean up; however, the town would need town elector approval on this issue per Attorney Turonie.

Supervisor Gibbs went on to say that if the owner cannot give the town an outline as to when the buildings will come down, then a July 1st extension is most likely unreasonable. He noted the owner said she is coming to Wisconsin in July.

Supervisor Gagas suggested to give August 1<sup>st</sup> as the final deadline and then the matter will be turned over to the County as the Town cannot make an offer unless there is an elector meeting and the Board feels it's not in the town's best interest.

A letter will be written to Uddin regarding her plan for the property and relay the August 1, 2021 deadline which will emphasize that she be present the next Town Board meeting on July 13<sup>th</sup> to discuss further.

Motion by Supervisor Gagas, second by Supervisor Gibbs to give Bernadine Uddin an extension to clean up the property to August 1, 2021 and that is the final deadline; otherwise, the issue will go to the County. Ayes: Gagas, Gibbs.  
Nays: Check. Motion carried.

Chairman's Report:

Spring clean-up on Saturday, May 15<sup>th</sup> went well. There were lots of material brought in and it will be done again next year.

Ellis Road Project - it is black topped and waiting for weather to cool down. Some residents are concerned about black top height.

County Line/Pulaski Road Project – Chairman Check met with Amherst Telephone regarding moving their boxes. The rep said they could buy a 10' easement from the owner so they could move their boxes.

Chairman Check went through the highlights of an estimate on culvers for three areas on Wilderness Drive.

Next Meeting: Tuesday, July 13, 2021 at 6:30 p.m. at the Town Hall

Adjournment: Motion by Supervisor Gibbs, second by Supervisor Gagas to adjourn. Meeting adjourned at 7:30 p.m.