

Village of Weston, Wisconsin
COMMUNITY LIFE & PUBLIC SAFETY MEETING
held on Monday, May 23, 2016, 2016 at 6:30 p.m., in the Board Room, at the Municipal Center
Trustee Schuster Presiding.

A. OPENING OF SESSION AT 6:30 P.M.

1. Community Life & Public Safety Meeting called to order by Village Trustee Schuster.

2. Clerk will take attendance and roll call.

Roll call indicated 4 CLPS members present (Zach Martin was excused).

<u>Member</u>	<u>Present</u>
Fiene, Brian	YES
Hansen, Tamera	YES
Martin, Zach	NO
Schuster, Fred	YES
Zeigler, Jon	YES

Village Staff in attendance: Renee Hodell, Chief Wally Sparks, Jennifer Higgins, Jared Wehner, Scott Tatro, Sherry Weinkauff and Bob Wesinek from the Town of Weston

3. Requests for Silencing of cellphones and other electronic devices.

4. Acknowledgment of visitors if any.

There were 7 visitors.

B. COMMENTS FROM THE PUBLIC

Amy Bliss from the Wisconsin Housing Alliance represent the Manufactured Home Community, which represents about 700 communities and is one of the most affordable housing options. Amy's concern was that the Village was recommend thata one of the parks be closed along with the possibility that the other parks could be closed if they don't comply with the Village's demands. Bliss stated that the parks combined represent 523 families. Bliss wanted to make sure the committee based their decision on the "health, safety and welfare" of the park and not just the aesthetics. She felt in looking through the report that many of the issues had to do with dilapidated sheds which does not have to do with Health, Safety, and Welfare. Bliss stated she had gone through all four parks today and stated there was progress in each park (by adding steps/deck, and tearing down dilapidated trailers). Bliss commented that they have a program where they can help residents dispose of their home. Bliss stated a judge has to approve the eviction of the tenants/home owners in the park. She also stated that since this process started in the fall that it was hard to get all the repairs done before winter and then during the spring. Bliss stated she is offering her assistance to the Village and parks to help bring the standards up and they are here as a resource. She also stated that in the fall when she spoke with Administrator Guild he felt this was not his problem.

Barb Rolen (1329 Townline Rd. Wausau) spoke on behalf of Alpine Mobile Home Park. She commented that the same standard should be set forth for all parks, where Alpine was inspected by walking through and the others were inspected by driving through. She also took offense that the Village thought there was little progress where she felt there was a lot of improvement and didn't understand why Alpine wasn't going to get renewed and felt there were different standards. One example were the street signs and how Alpine had to fix theirs but Weston Manor did not. Schuster commented that a timeline was given to make certain improvements and asked how many people were helping with the improvements. Rolen stated they have one person working for them, as they are not a corporation and can only afford a bunch of people. She also stated there is a potential buyer who wants to get rid of the old homes and bring in new ones.

Daniel Guild 5702 Pine Terrace – Weston, stated how staff is responsible for overseeing the application of the Municipal code for over 8500 residents and that they do have the same standard as the other parks. Staff was tasked by the board to have the parks be 90% compliant by this date, with the ultimate decision coming from the board. Guild stated the ongoing problems at the parks have been well documented and have been going on for years. Guild stated staff is here to give their honest impressions of what they have found. Guild also questioned that why in the 11th hour is the Wisconsin Housing Alliance letting their resources be known now.

Deb Fletcher – 4311 Schofield Ave Lot 100 – Weston (Stillwater Landing) - Fletcher thanked the Village for noticing the improvements and are continuing to move forward. She stated that they will be putting a fence along E. Jelinek Avenue and that Ken is flying in to work for the next 30 days to bring steps up to code. Stillwater is currently half-empty do to evicting problem tenants.

C. PRESENTATIONS

There were no presentations

D. BUSINESS ITEMS FOR CONSIDERATION, DISCUSSION, AND ACTION

5. Approve previous meeting minutes from April 25, 2016

Motion by Fiene, second by Hansen, to approve the Community Life & Public Safety, April 25, 2016 meeting minutes.

Yes Vote: 4 No Votes: 0 Abstain: 0 Not Voting: 0 Result: PASS

<u>Member</u>	<u>Voting</u>
Fiene, Brian,	YES
Hansen, Tamera	YES
Martin, Zach	-----
Schuster, Fred	YES
Ziegler, Jon	YES

6. Discussion and Action on proposed amendment to Chapter 50 – Nuisances

Motion by Ziegler, second by Hansen, adopt the proposed amendments to Chapter 50.

Yes Vote: 4 No Votes: 0 Abstain: 0 Not Voting: 0 Result: PASS

<u>Member</u>	<u>Voting</u>
Fiene, Brian,	YES
Hansen, Tamera	YES
Martin, Zach	-----
Schuster, Fred	YES
Ziegler, Jon	YES

Higgins stated staff has been working on the revisions to Chapter 50 for 1 ½ years as Tatro and Hodell wanted to make some changes regarding nuisances and the property maintenance code. White has gone through Chapter 50 and didn't find any errors.

7. Mobile Home Park Compliance Reports

a. Recommendation to the Board of Trustees regarding the renewal of the mobile home park license for Colonial Gardens Mobile Home Park.

Higgins asked for a 3 month extension on their license renewal as the things they need to fix can be fixed over the summer. Things such as, property maintenance, skirting, and stairs. Documents were prepared from Hodell and Wehner's notes. The inspection was done now (May) as to have the recommendations for the Board for the June meeting in order to have the parks licensed July. Higgins stated that management has not been with staff during any of the inspections. The problems that were slated to be fixed have not been fixed and management has been unresponsive. Wehner explained that even though the issues were only minor (skirting, steps) they can still be considered safety issues. Wehner also stated this is one of the better mobile home parks but they still need to comply or receive citations. Fiene asked how they park was informed of their violations and Wehner stated by email.

Motion by Fiene, second by Hansen, to recommend to the board a 90 day license.

Yes Vote: 4 No Votes: 0 Abstain: 0 Not Voting: 0 Result: PASS

<u>Member</u>	<u>Voting</u>
Fiene, Brian,	YES
Hansen, Tamera	YES
Martin, Zach	-----
Schuster, Fred	YES
Ziegler, Jon	YES

b. Recommendation to the Board of Trustees regarding the renewal of the mobile home park license for

Stillwater Landing Mobile Home Park

Wehner stated Stillwater Landing is still in disrepair but they have been working very hard and with the resources, they will have it taken care of. Fletcher stated they will be blacktopping the roads, and putting up a fence along Jelinek Ave which should be completed by summer.

Motion by Ziegler, second by Fiene to recommend to the board a 90-day license for Stillwater Landing Mobile Home Park

Yes Vote: 4 No Votes: 0 Abstain: 0 Not Voting: 0 Result: PASS

<u>Member</u>	<u>Voting</u>
Fiene, Brian,	YES
Hansen, Tamera	YES
Martin, Zach	----
Schuster, Fred	YES
Ziegler, Jon	YES

c. Recommendation to the Board of Trustees regarding the renewal of the mobile home park license for Weston Manor Mobile Home Park

Wehner stated Park overall in good repair. A number of issues have not completed and there has not been any response park. It was also noted that the Park should supply list of who owns home Wehner stated Stillwater Landing is still has some items in disrepair but they have been working very hard and have the resources, and they will have everything it taken care of. Fletcher stated they will be blacktopping the roads, and putting up a fence along Jelinek Ave which should be completed by summer.

Motion by Ziegler, second by Fiene to recommend to the board a 90-day license for Weston Manor Mobile Home Park

Yes Vote: 4 No Votes: 0 Abstain: 0 Not Voting: 0 Result: PASS

<u>Member</u>	<u>Voting</u>
Fiene, Brian,	YES
Hansen, Tamera	YES
Martin, Zach	----
Schuster, Fred	YES
Ziegler, Jon	YES

d. Recommendation to the Board of Trustees regarding the denial of the mobile home park license for Alpine Mobile Home Park

Schuster stated we have had many problems in the past. Higgins stated that even though progress has been made there are too many homes that are uninhabitable. They were renting a home that was not up to code and kids were moving in. Higgins stated owner Ken Ruether had not taken care of the park and it has been an uphill battle - that the park is not safe and cannot be fixed. Schuster commended Rolen, but she is only one person, and being that it is so out of hand and with financial issues, he does not feel they will be able to get everything corrected in 90 days. Fiene asked what would happen if the license were denied and the park was sold, what would be required. Higgins stated she would need to lock into it. It is currently zoned for mobile home park, so they could keep it that way however, they would have to submit a strict plan with timeline on what is going to be done with the uninhabitable homes. There are currently only four owner occupied homes.

Motion by Fiene, second by Hansen to recommend to the board the denial of the license for Alpine Mobile Home Park

Yes Vote: 4 No Votes: 0 Abstain: 0 Not Voting: 0 Result: PASS

<u>Member</u>	<u>Voting</u>
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Fiene, Brian,	YES
Hansen, Tamera	YES
Martin, Zach	-----
Schuster, Fred	YES
Ziegler, Jon	YES

8. Discussion on ways to mitigate vandalism in the Village particularly the parks.

Guild was hoping to finish report with Osterbrink on cost and was unable to get it completed and would like to move to defer to a later meeting.

E. REPORTS FROM STAFF

9. Everest Metro Police Department

Sparks stated there was an Overdose of LSD, where they had to perform a search warrant where they found a lot of drugs. A person than admitted to giving the person drugs. Sparks also stated that 50-70% of the crimes directly related to drugs (thefts, bank robberies). Guild stated he met with Mark Matthiae, CEO of Crystal Finishing. He has 97 positions open that he cannot fill. He went to job fair where of the 12 people he liked he would be surprised if 50% would pass drug tests. In addition, if he did they did pass it they may not make it through the first 3 months. Sparks stated drugs have been challenge and an uphill battle. He conferred on the vandalism and the cameras at the skate park have been helpful. Language is starting to become an issue however.

9. South Area Fire & Emergency Response District

Per White SAFER is still working on their Charter.

10. Taxpayer Relations Coordinator

Hodell stated with the warmer weather and residents out walking more, there have been complaints regarding property maintenance, garbage, debris, and parking on the lawns. Hodell also talked about the Village Wide Rummage sale May 6-7 where there is so far over 150 homes. There will then be the Village's Bulk Item drop off at Advanced Disposal May 12-14.

The Farmer's Market is scheduled to open on Saturday, May 7th at 8:00 am. Then beginning the week of May 2nd the Street Department will begin picking up leaves and brush starting in the neighborhoods by the D.C. Everest Jr. High. Schuster questioned if the Spring pickup is more of a problem due to rocks being in the ditches or on the shoulders that cause problems with the Vac Truck. Guild stated what he noticed more was the wetness of the leaves which tends to make pick up a little harder.

F. REPORT FROM ADMINISTRATOR

Guild stated that the parks are getting used and there were over 50 vehicles at the Disc Golf Course parking lot. The new Kayak launch is also being utilized.

G. COMMUNICAITONS AND RECOMMEDATIONS FROM COMMITTEE MEMEBRSRS.

H. Set next regular meeting date for Monday, June 27, 2016, at 6:30 P.M.

I. ADJOURN.

Schuster adjourned Community Life and Public Safety Meeting at 7:29 p.m.

Fred Schuster, Trustee
Renee Hodell, Recording Secretary