

# DRAFT

## VILLAGE OF BRISTOL

### Village Board Minutes

February 24, 2025

The notice for the regular semi-monthly meeting of the Bristol Village Board had been posted at the Municipal Building, Bristol BP, Benson's Corners and the Village Website on February 21, 2025.

1. The meeting of the Village Board was called to order at 7:03 p.m. by President Farrell. In attendance at the meeting were Trustee Leker, Trustee Kordecki and Trustee McCabe, Village Clerk Renee Brickner and twelve constituents. Administrator Randy Kerkman, Trustee Atwood and Fire Chief John Niederer were all excused from the meeting.
2. President Farrell led the pledge of allegiance.
3. Approval of Agenda:  
A motion was made by Trustee Kordecki and seconded by Trustee McCabe to approve the agenda. The motion was carried unanimously.
4. Approval of Minutes:  
A motion was made by Trustee Kordecki and seconded by Trustee Leker to approve the minutes of the February 10, 2025, Regular Village Board meeting. The motion was carried unanimously.
5. Treasurer's Report:  
A motion was made by Trustee Leker and seconded by Trustee McCabe to receive and file the Clerk/Treasurer's report showing a checking account balance of \$10,240,181.30. The motion was carried unanimously.
6. Approval of Bills:  
A motion was made by Trustee McCabe and seconded by Trustee Kordecki to approve the bills. The motion was carried unanimously.
7. Citizen's Comments:  
**Quentin Jackson** stated that he has two quick questions for anyone on the Board that would like to answer, stating he would actually like if all of the Board members would answer. He asked as a sworn Board member, if any Board member were to witness, asked to be a part of or aware of anything unethical or illegal activities by any member of any active Board of the Village of Bristol, what would you do to rectify the situation and who would you take the information to.  
There was no comments from any Board member.  
**Quentin Jackson** asked if that meant we don't have any comment on anything ethical in Bristol. He asked his next question which was are any Board members on multiple Boards in the Village of Bristol.  
**Trustee Leker** stated that he is also on the Plan Commission.

**Quentin Jackson** stated that it is the only question he had because he was pretty sure no one was going to answer him because he has asked multiple times over the last two years about things of ethics going on and who do we go to as a Town or a Village. He stated that if you see something going on and you want to turn that in, we can see right now that it is not going to do any good because no one frankly gives a damn. He indicated each person is on their own, everybody is for themselves, and you have the day you deserve.

8. President's Comments: None

9. Trustee's Comments:

**Trustee McCabe** stated that it's good to see people in the audience and it is good to see everybody.

**Trustee Kordecki** stated that it's good to see a lot of people in the audience and that she is happy to be here.

**Trustee Leker** had nothing at this time.

10. Administrator's Report: None.

11. Public Works: None.

12. Fire Department:

**President Farrell** indicated that the Fire Department Report was provided in the packets for the Board members. He indicated that Fire Chief Niederer was excused from the meeting tonight due to illness, stating that he did talk to Chief prior to the meeting and was asked to briefly comment on the fact that there is nothing out of the ordinary in the January Report. He stated there are updates to the activities that the Fire Department did during the month in addition to an activity report. He indicated that Fire Chief Niederer reported that for this current month of February, they have had an excessive number of calls they have responded to, indicating it has started out to be a very busy year for our Fire Department. There was no action taken on the report.

**Trustee McCabe** noted that Chief Niederer noted there were 85 incidents in January which was approximately 2.7 per day, and that the update Chief Niederer gave on his budget shows that he is currently on track.

**President Farrell** estimated for February it is almost 4 per day.

13. Plan Commission Recommendations: None.

14. Unfinished Business: None.

15. New Business:

- a. Discuss and take possible action regarding violations of the Conditional Use Permit issued to Nicole Giampa and Brian Laine.

**President Farrell** stated that the Board received a copy of the Municipal Court action and along with that were minutes that go back to October of 2023 where the Village Board

approved the Conditional Use Permit. He made the comment that as he understands this, it is just a discussion item now indicating that in his discussions with the Village Administrator there are violations that have been charged as they relate to the Conditional Use Permit that have been brought to our Municipal Court and the Court has decided that there was a fine imposed. He stated that was the only comment he had related to this action and asked if there was any Village Board commentary on this discussion.

**Trustee McCabe** stated that usually when there is a problem or a question in Bristol, the Deputy would handle that. He asked if we know why this is back before the Board.

**President Farrell** stated that he believes either Ms. Giampa or Mr. Laine requested that this discussion item be put on the agenda. He indicated that it is his understanding and asked if they were present in the audience.

**Brian Laine** stated that he and Administrator Kerkman had some discussions regarding vehicles parked on his property. He indicated that when they had the initial Conditional Use Permit meeting, it was stated that there was to be no outdoor storage which they understood but that did not include any lawfully licensed vehicles. He stated that being that they are zoned A-2, R-1 non-conforming multi-family as well as the other 17 zonings they are zoned for, they determined together that they are allowed to have up to 11 registered vehicles on their property. He indicated that they have spoken with their neighbor David and Sherry Johnson as part of another ordinance for the Village that indicated if we want to have parking along the lot line, we have to refer to our neighbors. He indicated that they did talk to them, and they have no issue with anything that we park on the property. He stated that they would have liked to have joined us here but like he is getting over Flu -A and very short of breath and has zero energy, his neighbor is still down for the count. He apologized and stated his neighbor wished he could be here. He stated that Administrator Kerkman's impasse was that he was not allowed to bring his work vehicle home with him. He stated that he told Administrator Kerkman that would be the same as him bringing his Village vehicle home and not being able to park it in his garage indicating that is where their impasse met. He indicated that the Village Prosecutor told them to take this back to the Board and let them hear what you have to say. He indicated that it is very unfortunate that Administrator Kerkman is not present to be a part of this conversation. He indicated that this is just a misunderstanding stating that they have vehicles, and they have a lot of them, and they park them where they live. He further stated that the Conditional Use Permit does not state anything about legally registered vehicles being on their property at one time. He stated that he currently has a restoration permit for some landscaping work where their equipment is still there as they are going to finish it when the weather breaks. He indicated that there are not any major problems or huge discrepancies stating it is the same thing that he has been doing since day one. He stated he works and comes home indicating that he loves to restore old junk and has a lot of old trucks, old cars and old tractors. He stated that sometimes they get left outside overnight and sometimes they don't, it just depends on what the situation is. He stated that for the most part they are quiet and do not bother anybody, indicating that they do not understand what the problem is.

**President Farrell** indicated that they were invited up to make their comments and stated that he does not believe the Board had any authority to do anything about this situation as it stands. He indicated that they have a Conditional Use Permit, and we have asked the Sheriff to enforce whatever ordinances that are related to the Conditional Use Permit indicating that is literally the Board's expectation of the Sheriff's Department and we leave it at that.

**Brian Laine** stated that Kenosha County was in agreeance with him that any licensed lawful vehicle is allowed.

**President Farrell** stated that he would add that beyond the Sheriff's Department, whatever level of court that it must go to, whether it is Municipal or beyond including both of those in his statement.

**Trustee McCabe** stated that he is okay now, indicating he did not know what the situation was.

**Nicole Giampa** stated that they had an RV and relocated it, indicating that they made every effort to make sure they got anything they should not have outside inside. She indicated that they have a yard for storage in Waukegan for her business stating that her office is running out of the house, but her business equipment is spread across Illinois. She stated that she does not have any work in Wisconsin and her yard with 200 tons of salt and loaders is in Waukegan.

**Brian Laine** stated that all they have is personal stuff.

**President Farrell** stated again that his simple response to that is we all have to live within the ordinances and permitted uses and the rest of it indicating that he lives in a neighborhood that I can not have a work truck.

**Brian Laine** stated that they do not live in a neighborhood indicating that they live on 128<sup>th</sup> Street where every single property is community business or highway business, horse farm and them who are the only property zoned residential with everyone else being zoned business.

**Brad Linstrom** stated he is the son of Bruce and Gayle Linstrom at the neighboring property of Nicole and Brian. He stated that during the fall of 2023 it was made public notice that the owners of 19114 128<sup>th</sup> Street applied for a Conditional Use Permit to build an outbuilding. He indicated that when he saw it in the paper, he encouraged his mother and father to attend the meeting to become informed neighbors. He stated that there was a conversation amongst the family to protest the request for a big building to our neighboring property as there was a number of pieces of construction equipment present before the permit was even issued. He stated that they talked about it as a family and they decided that it was not right to do that, they needed to give Nicole and Brian a chance as they bought the property, and it is theirs. He indicated that they left the meeting and the guy that was leading the meeting had made it clear to Brian and Nicole and some other folks that were applying for the same thing on different property that there was to be absolutely no outside storage, he said it two or three times and he believes it is in the minutes. He stated that all of them left and felt good about it, and they really wanted to give them a chance. He indicated that he personally had a few conversations with Nicole on the phone regarding the concerns that his mother and father had and still have. He stated that he was hoping they could work it out between the two of them as people with the main concern being outdoor storage. He stated that unfortunately nothing has changed and there are several pieces of equipment outside. He stated that he knows that Brian and Nicole have to make a living as we all have to make a living and indicated that he respects them for that, but now it is getting to the point where it is an eyesore for his mother and father. He indicated that they are not going to want to live there, and no one is going to want to buy their property stating it is a construction area. He stated that he does not think any of the Board members would want to live next to it or build a home next to it. He indicated that he has seen his mom and dad work hard their entire life stating that his father is a lifelong homeowner in Bristol having the same house for 70 years. He stated that his mother and father have spent countless hours and money drawing up plans, putting together ideas and talking about dreams of putting up a home on their property. He stated that it breaks his heart to see that in the last two years those dreams have faded away because the rules are not being followed. He

indicated that he could speak for his entire family in saying that they were willing to bend before they broke indicating that they do not want to be here but unfortunately believe that they have to be. He stated that he is asking the Board to make it right for his mom and dad.

**Trustee McCabe** asked if the Village ordinance allows licensed vehicles on the property, indicating he does not know how it reads.

**President Farrell** stated that he does not know either indicating that the Village relies on others to enforce Village ordinances.

**Trustee McCabe** stated that we are relying on the Sheriff to do that.

**Lieutenant Tom Gilley, Kenosha County Sheriff's Department** stated that the ordinance says if the vehicle is registered it is not a problem, indicating that he would have to check to see if there is a limit as to how many. He indicated that as far as these issues normally what happens is that Administrator Kerkman contacts them. He stated that they are not out there actually looking for these things, they are notified by the Village and asked to go out and talk or issue a citation that is what they do. He indicated that they are not out there driving around people's neighborhoods looking at their homes or their cars, stating that they have too many other things going on.

**Quentin Jackson** stated on the ordinances, he is good on them as he has been beaten on them a few times over the last few years, there was no limit on the number of vehicles in the ordinances, but they changed the vehicle ordinance, the statute of it in that it has to be a registered plated vehicle. He stated that he was ticketed for it even though his vehicles were licensed. He indicated that the Sheriff's Department did come out and took a picture from the neighbors an acre away from his 55 Chevy 4 door with a sedan delivery and they said they were junk vehicles all plated in his driveway. He indicated that they were ugly, but they ran and drove, so he drove them off the property, but they were all licensed. He stated they were on his property four acres back where you could not see them and you would not know they were there, but the neighbors asked to buy one of them and he said no, and they called on him. He stated this comes back to the ethics he asked about earlier, when it comes to the Village Prosecutor we were put on hold in Bristol Court by an adjournment 2 or 3 times while they changed the ordinances and brought us back to Bristol Court and were found guilty. That same Bristol Prosecutor said that they could not appeal against anything from Municipal Court which is 100% wrong. He stated that they came in a couple of times trying to figure out how they could appeal and were told to go kick rocks basically. He indicated that they went to the courthouse and got the right information and paid for the paperwork. He stated they went to court, but they were two days out of the statute of limitations and that is what Bristol used as their defense. He stated that there were a lot of ordinances that were changed in the last year and a half to two years. He stated that he has it all recorded and has them all. He indicated as for the vehicles that are registered to business, if you drive around Bristol, he guessed that 35% of the houses have them at least. He stated that after dealing with Administrator Kerkman he personally took his vehicle in front of his house indicating that he drove his vehicle from his house to the Village Hall and found 23 violations and took pictures of vehicles and things like that and turned them in to see what would happen and nothing at all happened. He stated that everyone is a little different, but his thing was to prove a point indicating that is where the ethics come in, asking how far is it going to go and how far are we going to let it go. He stated that it is only going to go so far until people realize and someone smells BS. He indicated that he has been smelling it for years and stated that he is happy that Nicole and Brian were able to build their barn because he has been trying to build for 6 years. He indicated that he is also on

128<sup>th</sup> on the east side so this fight has been going on for years and as for the rest of it, he said to just go around and see commercial buildings everywhere.

**Brad Linstrom** stated that everyone has said their peace and asked where it goes from here.

**Trustee Leker** stated that was his next question for Deputy Gilley, asking what is next.

**Trustee McCabe** asked if the Board would want to table this.

**President Farrell** stated that this is not an action item and asked if Trustee McCabe if he has a motion.

**Trustee McCabe** indicated that he was asking first to see if that was something the Board would want to do.

**President Farrell** stated that there is no action on the agenda that is indicated as a possible solution or action.

**Trustee McCabe** stated that his proposal would be to table the agenda item until Administrator Kerkman gets back, and we would maybe have more information. He stated that is the only thing he would suggest.

**Brad Linstrom** stated that he is speaking for his father and his family asking how long it takes to get a resolution indicating it seems like it has been tabled for the last two years respectfully.

**Trustee McCabe** stated that this is the first time he has seen it on the agenda and asked what type of action the family would like to see happen indicating maybe they could suggest something.

**Brad Linstrom** stated that what his mother and father would like is for the rules to be followed. He indicated that the gentleman sitting in President Farrell's chair at the Planning and Zoning Committee meeting in October said absolutely no outdoor storage and the rules are not being followed.

**Christine Jackson** stated that she has a more of a clarifying question and asked if the owners actually got an ordinance violation in which the answer was yes. She asked if the owners went to the Court in which the answer was yes. She asked the owners if it was adjudicated through the Court in which the answer was yes. She asked the owners if they had received and paid their fine in which the answer was yes. She then asked what is there really to do, indicating that the ordinance says that you are going to call the Sheriff, and the Sheriff is going to fine them. She indicated that she finds it interesting and thinks it is wonderful that Administrator Kerkman did not come again to a meeting when there are people here and there is a proposed action that sounds like it would be unlawful anyway. She stated that it was an action for the Municipal Court that had been adjudicated.

**President Farrell** stated as he has said repeatedly you all are entitled to opinion and commentary.

**Trustee Leker** stated that he believes Linstrom's feel that the action that created the citation is still present.

**President Farrell** stated at this point the case is closed and has been heard by the Court.

**Brad Linstrom** stated it is not.

**President Farrell** asked Mr. Linstrom if he believes that the violation continues.

**Brad Linstrom** stated that he believes that it is and that is why he and his family are here.

**Trustee McCabe** stated that he would like to table this agenda item until Administrator Kerkman is available to talk about it at the next meeting and maybe we will have more detail.

**President Farrell** stated again that there is not an action on our agenda indicating we can simply put it on as another agenda item but offered that he would like to see an actionable agenda item.

**Trustee McCabe** stated that he would like to put it on the next meeting agenda.

**President Farrell** stated that again this is what he sees as a closed case.

**Trustee McCabe** stated that he would like to get some comments from Administrator Kerkman to find out what he suggests.

**President Farrell** indicated that if there are further complaints that they be made with the Village Administrator.

**Trustee McCabe** stated that any suggested solutions be emailed to the Clerk so the Board will have them for the next meeting and can be prepared.

**Bruce Linstrom** stated that as his son Brad indicated we were here in 2023 and there was a Conditional Use Permit given with no outside storage allowed and no business run from this particular residence. He indicated that there is a lot of outside storage and a lot of vehicles out there.

**President Farrell** stated that there was a complaint made, and the process was followed. He indicated that the Court decided that a fine was warranted in this case. He indicated that if the violation continues, he does not know that and stated that if another complaint is made through our Village Administrator the process is followed from there.

**Bruce Linstrom** stated that they are not concerned about any violations and indicated they are concerned about this being rectified. He stated that the ordinance was no outside storage and no running a business.

**Trustee Leker** asked if the biggest problem is with the outside storage or the vehicles.

**Bruce Linstrom** stated that there was nothing said on the ordinance about licenses. He stated it is just the looks and the outside storage around the building.

**Trustee Leker** asked for confirmation that they are not just talking about licensed vehicles.

**Brad Linstrom** stated that it was correct.

**President Farrell** asked that if there is a complaint that the complaint be lodged with the Administrative Staff so the Sheriff's Department can take action, and the process can be followed.

**Bruce Linstrom** stated that it was his understanding that this was going to be taken care of tonight and that is why he came here.

**Brad Linstrom** asked Trustee McCabe if it was going to be put on next month's agenda.

**Trustee McCabe** stated that he would prefer that it be put on the agenda for the next meeting to get comments from the Village Administrator.

**Trustee Leker** asked Trustee McCabe if he was going to email Administrator Kerkman any specific questions you have.

**Trustee McCabe** stated that he does not have any questions at this time indicating that the Deputy answered the one question he had. He asked that if anyone has questions or ideas to please email them to the Clerk and they can be put on the agenda so the Board will have something to talk about. He indicated that he is hoping the Administrator Kerkman will have more ideas about what is going on and will have more information.

**Christine Jackson** stated that she believes that the first thing on the agenda today was to approve the agenda and this item is on there indicating that the Board approved it and now you are saying that it is not actionable so we approved an agenda for something that could not be done and now we are going to vote to put the same thing on the agenda for the next one. She indicated that she wanted to make sure she understood what was going on.

**President Farrell** stated that agenda states discussion and take possible action, but he does not know what action there is.

**Christine Jackson** asked why a Sheriff's Officer came tonight stating that they hadn't been coming, and she would assume that he was invited.

**Lieutenant Tom Gilley, Kenosha County Sheriff's Department** stated that one of his jobs is to be the liaison between the various Villages that we contract with indicating that he does not come to every meeting. He stated that he likes to come out and hear citizens comments to see if there are issues. He indicated that as far as this all he can recommend is if you reach out to Administrator Kerkman again and you express what is going on he will get in contact with him and if there is something to be investigated, they will investigate it. He stated that it is the best course of action. He stated that he is sorry that the family is not satisfied with what has been done so far indicating that they are limited in what they can do and have to go through a court process. He stated that he was not invited and that he just came to the meeting.

**Gayle Linstrom** stated that she thinks this could be cleared up a little bit if Administrator Kerkman was here indicating that he familiar with what has been going on for the last two years. She stated that she is not comfortable with lets just let it rest. She indicated there is still stuff, stating that she is not even talking about the vehicles, there is just stuff all over the property. She stated that they went back to a couple of years ago when they were going to build a home there, indicating that they have prints, and they had a contractor and backed out. She stated that she has five sets of prints at home to build a million-dollar home over there and her husband said they had better hold off because he had a funny feeling, and it has been a mess ever since. She stated that Administrator Kerkman is aware of it all and she does not think it should be let go until they call again.

A motion was made by Trustee McCabe and seconded by Trustee Leker to put on the next meeting agenda to discuss and take possible action regarding violations of the conditional use permit issued to Nicole Giampa and Brian Laine. The motion carried unanimously.

16. Communications and Announcements:

The next Village Board meeting is scheduled for Monday, March 10, 2025, at 7:00 p.m.

The next Plan Commission meeting is scheduled for Tuesday, March 25, 2025, at 7:00 p.m.

Paris Spaghetti Dinner is Saturday, March 8, 2025 from 4:00 p.m. to 6:45 p.m.  
Live Auction starting at 7:15 p.m.

17. Adjournment:

A motion was made by Trustee Kordecki and was seconded by Trustee Leker to adjourn the meeting at 7:46 p.m.. The motion was carried unanimously.

Respectfully submitted,

Renee Brickner, Village Clerk



