

# DRAFT

## VILLAGE OF BRISTOL

### Village Board Minutes

March 10, 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 March 7, 2025.

1. The meeting of the Village Board was called to order at 7:00 p.m. by Trustee McCabe. In attendance at the meeting were Trustee Leker, Trustee Atwood, Trustee Kordecki, Administrator Kerkman, Village Clerk Renee Brickner and fourteen constituents. President Farrell was excused from the meeting.
2. Trustee McCabe led the pledge of allegiance.
3. Approval of Agenda:  
A motion was made by Trustee Leker and seconded by Trustee Atwood 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 February 25, 2025, Regular Village Board meeting. The motion was carried by three Ayes and one abstaining (Atwood).
5. Treasurer's Report:  
A motion was made by Trustee Atwood and seconded by Trustee Kordecki to receive and file the Treasurer's report showing a checking account balance of \$10,192,743.44. The motion was carried unanimously.
6. Approval of Bills:  
A motion was made by Trustee Leker and seconded by Trustee Kordecki to approve the bills. The motion was carried unanimously.
7. Citizen's Comments:  
James Feil, Interim District Administrator for the Bristol School District, stated that he wanted to introduce himself as he has done with any district he has worked with. He stated that he feels strong schools build strong communities, and likewise strong communities build strong schools. He stated that is accomplished by not being engaged indicating that he looks forward in his capacity to work with the stakeholders of the community. He stated that he appreciates what the Board is doing, and he is here because he wanted to learn more about the Board and thanked them.
8. President's Comments:  
Trustee McCabe thanked Mr. Feil for coming to talk to the Board and stated it is very nice that he is engaged in the community. He indicated he was glad to see him here. Trustee McCabe also presented the monthly Sheriff's Department's report for February

2025. He thanked everyone for coming tonight.

9. Trustee's Comments:

**Trustee Leker** stated that he is glad to be here.

**Trustee Atwood** stated that she had a couple of questions about the election that she wanted to ask, indicating she was not at the last meeting. She asked Clerk Brickner how the election went.

**Clerk Brickner** stated that it went well, there were not many voters.

**Trustee Atwood** asked if there were any complaints.

**Clerk Brickner** indicated one of the poll workers had concerns that a voter's address on their license did not match the address in the poll book. That voter was asked to show some other proof of address that matched the address in the poll book. The other concern from the same poll worker was with the procedure followed by the Village of handing the voter a voter number after signing the poll book in which the voter is then required to return the number to receive their ballot.

**Trustee Atwood** asked to go back to the meeting to solve the issues of the fall election. She asked Clerk Brickner who it was and told her who to call for that meeting. She stated that the reason she asks is because of the complaints received, the Board was mentioned in those complaints several times. She asked who it was that decided not to call all the Board members to offer for them to come to that meeting, the meeting that we were going to go through the list of problems from the fall.

**Administrator Kerkman** stated that he will take responsibility for that indicating that before there was actually a complaint summoned, Ken Wolfe wanted to meet with Trustee Leker, Clerk Brickner and himself to go over what we could learn from that election. He stated that it was before the complaint came in. He indicated that he wasn't aware of the complaint and stated he would have handled the situation differently if he had known there was a complaint forthcoming.

**Trustee Atwood** stated that there were several people that knew she wanted to be at this meeting.

**Administrator Kerkman** apologized and stated that he didn't think he knew that. He indicated that if we have another meeting, he will make sure to let her know.

**Trustee Atwood** stated that she thinks because the Board was mentioned so many times all of the Board members should have been called and if they choose not to be a part of it, they can say no they do not want to attend.

**Administrator Kerkman** said we would have to have a posted meeting, and we can definitely do that and that is not a problem. He indicated that he is hoping we are far enough along in solving these issues that won't be needed.

**Trustee Atwood** asked if we used as many poll workers this time, or did we use less because there were not as many voters.

**Administrator Kerkman** stated that we did not use as many and indicated that we are planning to have 7 poll workers at each location for the upcoming election.

**Trustee Atwood** stated she was glad to hear that and thanked everyone for coming. She stated it is nice to see people here.

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

10. Administrator's Report: None.

11. Public Works: None.

12. Fire Department:

13. Plan Commission Recommendations:

14. Unfinished Business:

Tabled from 2/24/2025:

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

A motion was made by Trustee Atwood and seconded by Trustee Leker to remove the unfinished business agenda item off the table. The motion was carried unanimously.

**Administrator Kerkman** stated that Brian Laine got a Conditional Use Permit a couple of years ago and built an accessory structure in which he got an occupancy permit about a year ago. He indicated that there have been constant complaints regarding outside storage and that there is possibly a business being run out of the building. He stated that every time he called, Brian would correct that problem, and another problem would come up and he would call him about that problem. He said it started to be an issue, so he had our Deputy issue Brian a ticket that went to our Municipal Court. He stated that Brian pled not guilty, and the Prosecuting Attorney listened to his issues and suggested that we bring it back to the Board to confirm the conditions of the Conditional Use Permit. He indicated that the tickets would continue until Brian is in compliance with the ordinance. He indicated that it is where we are at stating that this was supposed to be on the agenda for the first meeting of the month and Brian asked him to move it to the second meeting. He stated that unfortunately, he was gone and apologized for that. He stated that it is really up to this Board indicating he does not think the conditions can be changed because they were approved by the Plan Commission and the Village Board. He stated that the Board does not have to take any action and what will happen is basically he will tell the Sheriff's Department to enforce the ordinances of the Conditional Use Permit.

**Trustee McCabe** stated that he is in favor of not changing the Conditional Use Permit unless someone has another opinion.

**Trustee Kordecki** stated that she does not think it needs to be changed.

**Trustee Leker** asked if Brian pled no contest.

**Administrator Kerkman** stated that he did and by pleading no contest the Judge finds you guilty, but it cannot be used against you. He indicated that the Judge did find Brian guilty, and he did pay the forfeiture.

**Trustee Atwood** had a question as to why this was put into this Board's lap because the Board cannot do anything about this.

**Administrator Kerkman** stated that he thinks Brian wanted to be heard and the Prosecuting Attorney said he does have a right to be heard indicating he believes this is how we got here.

**Trustee Atwood** stated that now it has to go through more legal steps.

**Administrator Kerkman** stated that we will just issue citations and it will be up to our Judge and

the court system and hopefully it will get solved indicating that he has complied for a period of time.

**Trustee Atwood** stated that she is at a loss as to why this is even being brought in front of the Board.

**Administrator Kerkman** stated that he believes the reason was to solve the problem and allow Brian to be heard.

**Brad Linstrom** stated that he just wanted to touch on Administrator Kerkman's comment indicating that he disagrees and the people behind him disagree that he has not complied one time, not at all. He stated that he drives by there multiple times a day. He indicated that at the last meeting Mr. Laine had stated that he has been doing the same thing since day one, which is correct because he has not complied for one single day or else we wouldn't be here. He stated that we are not just talking about one vehicle, there are several dozen pieces of equipment out there. He stated that he agrees that he moves them but brings them right back in and he is not compliant.

**Lacy Duczak** stated that she does not live in the Village of Bristol, she lives in Kenosha. She indicated that she used to live at the neighboring house, and pointed out that her family who is here and she stated that she has come here to speak because her family had hoped to build a new house on the neighboring property and have been deterred because of the mess next door. She stated that in heart she thinks about how she grew up on that property and she and her husband look to move out to the Village of Bristol because she would love to come back as there is a feeling of home here. She indicated that she thinks she should offer to buy that property back but stated that she does not want to live next door to the mess either. She asked who does want to live next to that. She stated that the situation is automatically bringing the property value down and asked why that is okay. She indicated that she does not understand and that she just wants to help her family because that is not how it has been in the community of Bristol, it wasn't okay to have a mess. She thanked everyone for listening.

**Trustee Leker** stated that he thinks that when Administrator Kerkman did take action and when an issue was addressed, Brian did something about it, asking if that was correct.

**Brad Linstrom** stated that yes, he did and indicated it was very minimal and even from two weeks ago Brian had cleaned it up the day after, maybe two days after. He stated that now it is even worse, and he is playing a game and not only taking advantage of his family but also the Village Board and the Planning and Zoning Committee. He stated that he is surprised that Brian is not here tonight and indicated that it just goes to show you unfortunately that he is just playing a game that is not fair to law abiding citizens and our taxpayers and just all-around good people.

**Trustee Leker** asked how often he can be cited.

**Administrator Kerkman** stated that he thinks weekly would be sufficient.

**Trustee Leker** stated that he thinks if he is only cited once a month or once every two months that is not going to be enough.

**Administrator Kerkman** agreed once a month would not be enough.

**Trustee Atwood** stated that he still needs to live within our rules.

**Administrator Kerkman** agreed that he absolutely does.

**Trustee Leker** asked if the fines could escalate and who would be in charge of escalating the fines.

**Administrator Kerkman** stated that it would be up to the Sheriff's Department and indicated there is an explanation clause.

**Trustee Leker** asked if after so many citations, they will get more aggressive.

**Trustee Atwood** asked if Administrator Kerkman would just continue with his job.

**Administrator Kerkman** stated that he would continue to contact the Sheriff's Department and give them a copy of the Conditional Use Permit so they understand and when they drive by once a week if there is a problem, Brian will be cited.

**Brad Linstrom** asked Administrator Kerkman if he would be able to find out what the amount of the citation with the progression after week one, after week two, where it goes in a month, and where it goes in six months and then a year. He stated that hopefully it would not have to go that long.

**Administrator Kerkman** stated he does not have that off the top of his head. He indicated the first citation was \$187.00.

**Brad Linstrom** indicated that he does not think that is enough and stated if you look at it as if he has to pay \$500.00 a month to store his equipment elsewhere, he will pay the \$187.00 every month and again that is not right.

**Administrator Kerkman** indicated he would find that information.

**Brad Linstrom** thanked Administrator Kerkman.

**Trustee McCabe** stated that the Village Ordinance books are very wide right now.

**Brad Linstrom** stated that he understands and asked if you could find out and get back to him.

**Trustee Leker** asked if that should be explained in a letter to Brian.

**Administrator Kerkman** indicated that he was not planning to send a letter and stated that Brian was here at the last meeting, and he understood what the Conditional Use Permit calls for.

**Trustee Atwood** stated that if he was interested, he would be here tonight.

**Margaret McCabe** stated that she is curious for her own information and asked if the ordinance is violated so many times and he is ticketed so many times at some point during that escalation level that you could revoke the Conditional Use Permit.

**Administrator Kerkman** stated the problem is he doesn't know how you would revoke it. He indicated that the conditional use is for an assessor structure that is already built and to revoke it you have to make him take it down. He stated that he is not an attorney and does not know if that is a possibility.

**Bruce Linstrom** stated that he is the owner of the home to the west. He indicated that he spoke a little bit last time and stated that this has been going on since 2003. He stated that he understands that everyone is busy doing their daily work routine and such. He stated that he does drive by there and hasn't mowed the grass lately, but he does snow removal and other stuff over there. He indicated that it is quite disheartening that he has to make a decision as to does he really like what he is looking at, stating that he does not. He stated he is coming to the Board and asking that someone go past there once a week, which he does not think has been done in the past, indicating that it changes daily.

**Administrator Kerkman** stated that the Deputy will do that.

**Bruce Linstrom** stated that it is very hard to swallow. He indicated that he has been there 70 years, he went to Red School House and went through the Bristol School District and graduated from Salem Central High School in 1973. He stated that he has worked for farmers up and down this community and loved every minute of it. He stated that this is changing his life, and he really does not think he likes it. He indicated that he does not like it and is asking the community to come together and help them out. He

thanked the Board for listening to him.

**Brad Linstrom** stated lastly, he would like to make a request of Randy and the Board if this could be put back on the agenda in the future to revisit the subject. He stated that he does not want this to get buried, and he is not saying it will, but he is afraid if it doesn't get revisited it is going to get swept under the rug. He stated there are other bigger issues going on and other people, and he understands they are not the only ones asking if we could revisit the issue in six weeks.

**Trustee McCabe** asked if Administrator Kerkman could give an update in his monthly administrator report so we can see where we are at with this, so we do not forget the issue.

**Administrator Kerkman** stated that he could do that.

**Brad Linstrom** stated that they do not really want to be here today and if they would just follow the rules we wouldn't be here, and it would be so easy. He indicated that they are taking up resources and we all have other things to do with more important issues, indicating that he understands that this is not a big issue for the Board, but it is to them and they just want it to come to an end. He stated that he thinks that if we do not stay on top of it, it will get swept under the rug.

**Trustee Atwood** stated that she does not mean to think that this is not a big deal because it is. She stated that she would not want it in her neighborhood and indicated it is an important issue. She indicated that as far as the Board, their hands are pretty well tied, and we have to go in a different direction.

**Brad Linstrom** stated that through some talking he was told that the Board could vote to advance the fine.

**Trustee McCabe** stated that he thinks the fine advances automatically through our ordinances in which Administrator Kerkman is going to look at. He indicated that it would automatically advance every time he gets a ticket, and we do not know what the advancement is right now. He asked if we have a motion to add this to the Administrator's monthly report.

A motion was made by Trustee Leker and seconded by Trustee Atwood to add to the Administrator's monthly report an update on this issue. The motion carried unanimously.

15. New Business: None

16. Communications and Announcements:

The next Village Board meeting is scheduled for Monday, March 24, 2025, at 7:00 p.m.

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

Trustee Kordecki stated she wanted to thank everyone that came out to the Paris Spaghetti Supper last weekend. She stated it was a great event and that she did not get to see everyone when they were there. She indicated that she is glad some people made it out there.

17. Adjournment:

A motion was made by Trustee Kordecki and was seconded by Trustee Atwood to adjourn the meeting at 7:43 p.m.. The motion was carried unanimously.

Respectfully submitted,

Renee Brickner, Village Clerk