

Town of Bradford

Town Board Meeting

Tuesday, December 17th, 2024 at 5:30 p.m. at the Bradford Town Hall

Minutes

1. Call to Order and Roll Call

Meeting called to order at 5:32pm. Present: David Moyer, Sharon Douglas, Loren Bobolz, Dan Huisheere, Ben Wellnitz, Jill Bier, Marlina Jackson. Also present: Chief Rousch, Ed Reible, Lorilea Reible, Char Martin, Kris Huisheere, Jan Bobolz, Tim Teubert

2. Pledge of Allegiance

3. Adoption of the Agenda

A motion to adopt the agenda (Sharon Douglas/Dan Huisheere). Motion carried by voice vote with no negative vote.

4. Approval of the Minutes to the November 19th, 2024 meeting and the Minutes to the Budget Hearing

A motion to approve the minutes to the November 19th meeting (Loren Bobolz/Ben Wellnitz) Motion carries by voice vote with no negative vote.

A motion to approve the minutes to the budget hearing (Loren Bobolz/Ben Wellnitz). Motion carries by voice vote with no negative vote.

5. New Business

A. Discussion and action on Joint Municipal Court

Chief Schultz not present. Dave states there is likely a need for the joint municipal court in the future. No action.

B. Discussion and action on report by Fire District Representative

Chief Rousch shares report. 42 runs in November. All but 1 ems. 526 calls for the year, down 36 from last year. Working on the Boone 5 plan. Dave asks if last year was a good year? Chief responds that it was high calls but low revenue. This year is less calls but more revenue. Only POA can sign at the nursing home and they are

doing a better job at making sure to get signatures on reports. Lost a member last month but gained 2. 7 members are attending the spring EMT class. 5 of the 7 are EMR's moving up to EMT. Will alleviate the workload. Jill asks about the profit and loss statements. Chief states he also has not received them lately Loren says they haven't met yet this month. They are getting pricing on trucks. Loren asks if the village approved the budget. Chief responds yes.

C. Discussion and Action on requested Fire Mitigation Ordinance

A motion to approve the Fire Mitigation Ordinance (Loren Bobolz/Sharon Douglas). Motion carries by voice vote with no negative vote.

D. Discussion and action on Schultz Communities Shady Hill Mobile Home Park

Dave states there has been no progress made with Schultz Communities Shady Hill Mobile Home park. The shed that was built has lights on. Dave saw an AC unit. Suspecting a heater and electricity. Char and Dave visited lot 30 for the inspection. Dave walked with Char in and out. The deck on the back of the unit is 1 foot away from another trailer. It was red tagged as inhabitable. No heat inside of the unit during their conversation. The owner has emailed the bill of sale which was hand written from Joe Hagler. Since last year a deck has been added. It is hazardous. The owner wants to know what can be done. Dave states rules are not being enforced. In his last conversation with Adam from the health department sanctions will be delivered for fines and issues from the Health Department standpoint. The bill sale of sale for unit 30 was from 2019. Purchase price of \$11000. Dave states rules apply to the trailer park first. If the owners of the park are promoting and allowing the problems we have to pursue the owner of the park. Management turnover has occurred 3 or 4 times. Loren asks about the fines. Dave responds that the ordinances are there to enforce and penalize if in violation. We cant sit and talk about this all the time—it has been a year and a half. They need to show us that they are doing something. Operating without a license because the septic system is not ok. Jill states if they are running without a license, liability wise they would not be insured. Dave states there is a fine per day and he thinks the County is at \$200/day for each day they are in violation. It is unknown if they are pushing ahead. Not pushing for compliance til spring. Schultz communities has stopped communications Collins Sanitary. Current owner is no better than previous owner. Dan states if the county is enforcing a fine we can put more on top of it and fine

for other issues. Loren suggests having Mike Hahn look into it. Char state she drove through the park tonight and there are lights on in the shed. Manager is in lot 63. Sharon states she does not know what the answer is and we should check in to the fines. She asks if the inspector issues the fines? Dave states that he is assuming non compliant work has been done on the units and Char does not issue citations. Char responds that normally any other house wouldn't have to take out a permit for a window or siding but that is part of the mobile home ordinance. Dave states it is our responsibility to educate the residents despite Schultz Communities stating they would put up a sign. Dave states we have time to get ducks in a row. Sharon asks Dave what happens if it does not get in to compliance and if his goal is to shut the park down? Dave responds yes. Sharon states she will remove herself from the board if that is the goal. Jill gives history of the board pursuing action against Shady Hill in the past. Dave states that if there is no enforceability what teeth do we have and what is the purpose of zoning? Jill responds that the action needs to go against the owner, not the residents. Sharon responds that extreme action will create real problems. Dave is irritated and responds that the ultimate goal will be to not let the park continue to operate. We need to have a meeting with the health department. Board discusses and agrees that we cannot move forward until spring. Dave states he will get ahold of the county and come up with a plan. They need to move forward and it will not be resolved tonight. Lot 30 has been given specific instructions to move forward. Dave states they he will set up a meeting with the board and Attorney Hahn in mid January at the attorneys office to go after Schultz communities for violations.

E. Discussion and action on Recycling Contract for 2025

Marlina states the recycling contract needs to be renewed for 2025. It is a state requirement. Dave asks if it is ok with the way it is? He states he has concerns with the amount of garbage trucks on the road. It is an additional workload on our roads. He states if we can minimize the different trucks on our roads from being consolidated instead of having multiple companies on multiple days on our roads. Tim provides insight on how LaPrairie garbage operates. Board discusses. A motion to accept the recycling contract for Lentells Disposal (Loren Bobolz/Dan Huisheere). Motion carries by voice vote with no negative vote.

F Discussion and Action on renewal of Town Advocacy Council

A motion to renew the Town of Bradford TAC membership (Dan Huisheere/Sharon Douglas). Motion carries by voice vote with no negative vote.

G. Discussion and Action on Clerk Salary

Marlina states that there has not been a clerk raise in at least the last 10 years. Board discusses. Raise needs to be discussed at the annual meeting. Can be revisited in 2026.

H. Discussion and action on date for Town Caucus (between January 2nd and January 21st, 2025)

A motion to hold the caucus before the January 21st meeting (Sharon Douglas/Dan Huisheere). Motion carries by voice vote with no negative vote.

I. Discussion and action on Zoning Officer Report

Char states there are no new permits. She received two inquiries this week.

J. Discussion and action on Supervisors' evaluation of their sections of roads

Board thanks Tim for the work he is doing on the roads. Dave states he talked to Rick who is the replacement for Pete and will be the counties new road supervisor.

K. Discussion and action on roadwork, including but not limited to tree trimming, culvert repair and replacement, crack filling, ditching, shouldering, maintenance including replacement of signs and posts, paver repair, pothole filling and Emerald Grove Bridge Project, upcoming LRIP

Dave states that Rick asked him about fecon work. Will get a list. Dave states he is concerned with the September bill from the county and he talked to Dewey immediately. Issue was resolved. Dave is going to have a meeting with the county to better understand the process. States he does not have an issue with the work but the billing process and delay in billing. Tim states the billing department is new and had a lot of turnover and it will get better. Jill explains the billing document. Dave states for fecon work to consider both sides of Emerald Grove, Maple Lane, O Riley Rd, N Creek Rd, N emerald Grove to hwy 14 curve.

L. Discussion and action on Town Hall Repair Committee Report

None

M. Discussion and action on Town Hall Building 2

Siding is still flapping and camera is down.

N. Discussion and action on approval of Driveway Permit Applications

None received.

O. Discussion and action on Utility Permit Applications

Dave is going to follow up on the Alliant road bond request.

P. Discussion and action on Town of Bradford website rate increase

Weebly will be increasing its website rates effective Jan 1, 2025. Board discusses. Agrees we need to keep what has been created. A motion to pay the website rate increase (Sharon Douglas/Loren Bobolz). Motion carries by voice vote with no negative vote.

Q. Discussion and action on Invenergy Solar Project

Marlina and Jill explain the assessment of the parcels in the solar project. Until the solar is fully operational it will be taxed differently. Our assessor did a lot of work to get that taxed as a commercial rate. Marlina and Dave will attend December meeting.

6. Citizen Participation

None

7. Announcements and Reports

A. The January Town Board meeting will be held on Tuesday, January 15th, 2025 at 6:30 p.m. at the Bradford Town Hall

B. Rock County Sheriff's Report

C. General Transportation Aid Estimate for 2025: \$145,284.76

D. Shared Revenue: \$53,056.15

E. Invenergy Solar Meeting will be on Thursday, December 19th at 10am.

8. Treasurer's Report

Jill shares the treasurers report. We have the application fee for the mobile home park but that does not mean we have to approve it. A motion to approve the treasurers report (Ben Wellnitz/Dan Huisheere). Motion carries by voice vote with no negative vote.

9. Bills for Approval

Marlina shares the December bills. Jill explains our ending budget is very close to what we discussed in November. A motion to approve the bills (Loren Bobolz/Dan Huisheere). Motion carries by voice vote with no negative vote.

10. Adjournment

A motion to adjourn (Dan Huisheere/ Ben Wellnitz). Motion carries by voice vote with no negative vote. Meeting adjourned at 7:35pm.

December 2024 Bills for Approval

Rock Energy Cooperative	Town Hall Expense-Light	\$62.27
Alliant Energy	Hwy. exp-street lights	\$48.15
Rock Valley Publishing LLC	Budget Notice: 165.52 P&Z: 41.53 Election Notice: 55.18	\$262.23
Lentells Disposal	Recycling	\$500.00
Clinton Community School District	Monthly Parking Permit Fees October	\$216.06
Premier Pest Elimination LLC	Services 11/27/24	\$80.00
Nowlan Law		\$112.50
Election Systems & Software	Clerk Expense: Election equipment	\$393.95
Rock County Clerk	August Primary: \$250.00	\$324.71

	November Election: \$72.25 Modem Line Fall Election: \$2.46	
WTA/TAC	6 month membership: \$125.25	\$125.25
Rock County Department of Public Works	Winter Maintenance Fees-Second Half 51.78 miles @\$450=23,301.00 Subdivision: 1.36 miles @800=1088.00	\$24,389.00
Rock County Department of Public Works	June: 1885.91 July: 6798.39 August: \$11604.67 September: \$271,543.87 Paving aide -\$12897.38	Total: \$278,935.46
Jill Bier-Reimbursement	Treasurer expense for year for 2024	\$582.81
Us Cellular	Service November	\$108.98
Elan Financial Services		105.49
Town Board Chairperson	Quarter 4 Salary	\$2307.85
Supervisor #1	Quarter 4 Salary	\$808.06
Supervisor #2	Quarter 4 Salary	\$808.06
Supervisor #3	Quarter 4 Salary	\$808.06
Supervisor #4	Quarter 4 Salary	\$808.06
Town Treasurer	Quarter 4 Salary	\$2077.88
Town Clerk	Quarter 4 Salary	\$4732.15
WI DOR	State Withholding	\$144.00
EFTPS	Federal Withholding-\$204 FICA-\$2122.11	\$2326.11
		\$321,067.09