

Town of Bradford

Town Board Meeting

Tuesday, November 18th, 2025 immediately following the 2026 Budget Hearing and Special Meeting of the Electors which will begin at 6:30pm at the Bradford Town Hall

Minutes

BOARD REVISIONS APPROVED JANUARY 20th, 2026

Changes Indicated by yellow

1. Call to Order and Roll Call

Meeting called to order at 6:51 pm. Present: Dave Moyer, Sharon Douglas, Loren Bobolz, Dan Huisheere, Ben Wellnitz, Jill Bier, Marlina Jackson. Also present: Chief Roush

2. Pledge of Allegiance

3. Adoption of the Agenda

A motion to adopt the agenda (Loren Bobolz/Dan Huisheere).

4. Approval of the Minutes to the October 21st, 2025 meeting and the minutes of the Special Meeting held on November 11th, 2025

A motion to approve the minutes to the October 21st, 2025 meeting (Loren Bobolz/Dan Huisheere). Motion carries by voice vote with no negative vote. A motion to approve the minutes to the Special Meeting held on November 11th, 2025 (Sharon Douglas/Dan Huisheere). Motion carries by voice vote with no negative vote.

5. New Business

a. Discussion and Action on Joint Municipal Court

Dave states there is nothing new with the joint municipal court.

b. Discussion and action on report by Fire District Representative

Chief Roush provides the fire district update. 545 calls for the year. There was 484 at this time last year. 6 calls were in Bradford last month. 43 members currently. They were called to Illinois two times last month for cornfield fires. Accident on X and by J for a carrot spill. Took 3000 gallons of water to wash the road. Rollover on 67. MPO class, their test was last night and everyone passed. 3 enrolled in EMT class. FF 1 at Blackhawk and Gateway. They participated in the Fall-o-ween event downtown Clinton. Construction is wrapping up. They ended their agreement with Janesville for response.

c. Discussion and action on CFPD Capital Replacement Plan

~~Ryan sent out the Capital Replacement Plan. Discussed the addition of a grant writer to help get through it. Looking at \$2 millions or more in upcoming equipment and thinks there will be \$5000 from Capital this year. Going to help in Lexipol. They have grant writers and states its time to get serious. Dan states a township near by got good money. Chief responds that Darien just received a grant. Chief states they tagged on with Turtle for a grant. The radio costs to replace are near \$28500. Dave states he heard Clinton nixed the purchase of the used fire truck. Chief responds that he will know more after tonight. The meeting was rescheduled. Priced out a commercial cab like a freightliner for \$900,000.00 Only has 2000 gallon capacity. Needs to be a beefier truck. Loren~~

states safety is compromised in a freightliner. Dan states they're not seeing the big picture. Loren states they are getting their information outside of the Clinton Fire Protection District. If they cannot come up with the money for a used truck, how can they come up with the money for a new truck at \$1.5 million. Dan brings up the need for a new ambulance in the upcoming years. Loren asks how they are going to pay for it all? Chief states the response was a 30 year loan. Loren asks Jill and Marlina if Judy was able to explain the invoice? Jill states we have not received the invoice yet but Judy did explain the mistake.

Ryan Wellnitz informed the Town board that he sent out the capital replacement plan & that he is looking for a grant writer to gain an increase in money that is needed as the Fire Department is looking at \$2 million dollars or more in equipment costs in the future. They are currently working with the Town of Turtle for a grant. Radio costs to replace are near \$28,500. The Village of Clinton has still not approved the purchase of a new fire truck.

d. Discussion and action on the 2026 Fire District Budget

Loren states the figures are the same. Chief advises the board to reapprove it depending on the Village. A motion to reapprove the 2026 Fire District Budget pending approval of Village of Clinton (Dan Huisheere/Loren Boboltz). Motion carries by voice vote with no negative vote.

Chief states that for the truck in the budget it was put toward future projects and maintenance of old vehicles. Board thanks Chief. Dave tells Chief that BC Townline Road closed today and the county inspector won't even put a weight limit on it. It is closed til Thursday or maybe Friday. They posted it this afternoon. Chief states 140 is open but he had to request they put a rumble strip at 140/14. Loren asks if an accident was reported on Emerald Grove Sunday morning? Chief responds that the last accident there was Tuesday, November 4th and did not receive a recent call. Board thanks Chief for attending.

Loren Boboltz reported that the figures for the Fire District Budget remain the same. Chief Roush recommends that the Town of Bradford reapprove the 2026 Fire District Budget pending approval of the Village of Clinton. Motion was made by Dan Huisheere to approve the 2026 Fire District budget. Seconded by Loren Boboltz to approve the 2026 Fire District Budget. Motion carries by voice vote with no negative votes. Chief Roush was informed of the closing of BC Townline Road late this afternoon until Thursday or Friday due to culvert replacement.

e. Discussion and action on 2026 Town of Bradford Budget

Dave states budget was discussed at Budget Hearing prior to this meeting. A motion to approve the 2026 Town of Bradford Budget (Dan Huisheere/Sharon Douglas). Motion carries by voice vote with no negative vote.

Motion was made by Dan Huisheere to approve the 2026 Town of Bradford Budget. Seconded by Sharon Douglas to approve the 2026 Town of Bradford Budget. Motion carries by voice vote with no negative vote.

f. Discussion and action on Ryan Scott parcel

Ryan Scott not in attendance. Loren states he has some questions. The bumpout is 10 x 10, 350 square feet. Building fee is \$2200. Dave states the value is \$250,000. Loren asks when did it get billed on value instead of square foot?

Dave says when a value was put on it is when it got billed that way and it requires more inspections. Loren responds that it is mostly walls and cabinets. Sharon asks about the fee schedule? Dave explains that walls and load bearing walls require footings and had Ryan not told Char on the application the value was \$250,000 none of this would have mattered. A permit fee of \$1750 for \$250,000 of work is minimal. Loren states hes not disagreeing but wants to understand but it didn't have to be disclosed on the application and there is no plumbing or electrical. Dave responds that the builders responsibility is to do it all to code. Loren states Char was going to send an updated fee schedule but has not yet. Dan states some of those ordinances need to be updated and the books need to be updated as well. The board is reminded that the fee schedule is found in Chapter 7, page 141.

Ryan Scott was not in attendance nor was a representative present for him. (Delete Building fee is \$2200. Dave states the value is \$250,000). The building permit stated that the estimated renovation cost is \$250,000. A permit fee was for \$1750.00. Delete rest of paragraph. No action taken by the board.

g. Discussion and action on BC Townline Road Agreement

Dave brings the joint BC Townline Road Agreement from Clinton. Marlina states Mike Hahn advised the board to wait on signing the agreement and refers to the board to the Conditional Use Permit agreement items 5 & 6. Dave states he gets that. Dave interjects Marlina in reference to the CUP and states she is not a voting member and is not permitted to discuss. Marlina responds that she is providing information, not discussion. Sharon reads the CUP items to the board. Dave states it says the culvert needs to be completed. Dave states Rock Road is not Churchill and Rock Road is a huge company and they sub out. Dave states Jim Churchill asphalted for Clinton and in front of his own place and started on his road. Sharon states it currently reads cannot drive loaded on BC Townline. Sharon reads it again and discusses there may be an occasional time its needed but they would have to get caught doing it. Dave states he remembers the conversation. Jim Churchill is putting the culvert in and it is benefitting everyone. The culvert gets rated and so everyone can only drive empty on it. Once it is fixed up, a road is a road especially if he is responsible for it. Sharon re-reads aloud item number 5 in the CUP again and states it says in the agreement it cannot be finalized until viewed by an engineer. Sharon re-reads aloud item #6 in the CUP and states that travel is limited to Milner Road. Sharon states she remembers from the meeting that Jimmy said there would be occasional times they would be loaded on Townline. She states from the CUP once approved by an engineer than a road agreement can be in place. Loren states we should have a special meeting when the road is completed and suggests having Mike and Clinton there at the same time. Dave states the agreement is for the culvert that Mike drew up. Sharon suggests to table until the culvert is in and inspected. Dave states Rick Ellis is going to inspect it. He was a bridge guy and is now county supervisor. He has been to the site once and will be inspecting it again when it is complete. That needs to be done for reimbursement. Sharon advises that the county doesn't have to do it for payment. Dave states he went to the meeting for LRIP and now it looks like we were not selected in this grant period. Jill asks if the culvert is split with Clinton? Dave responds that it is going to be about \$16,000.00 and with the county split will end up being about \$4000.00 for Clinton

and \$4000.00 for Bradford. A motion to table until a special meeting (Loren Bobolz/Ben Wellnitz). Motion carries by voice vote with no negative vote.

Clerk Marlina Jackson informed the board that she spoke with Attorney Mike Hahn & that he advises the Town Board to wait on signing agreement due to the CUP items #5 &6.

Motion was made by Loren Bobolz to table the BC Townline Road agreement until a special meeting can be held with the Town of Clinton. Seconded by Ben Wellnitz to table the BC Townline Road agreement until a special meeting can be held with the Town of Clinton. Motion carries by voice vote with no negative vote.

- h. Discussion and action on Shady Hill Mobile Home Schultz Communities
Dave states he spoke to Blake and Blake has spoke with Keaton & Shannon...it is likely he will get the contract. They are filing next day for the permit. Work will begin this year, weather pending. Installing mounds and distribution tanks. The tanks will need to be 5x the size of the current tank. They will be stock piling on site. Jill asks why a crane was there today? Dave responds it was probably to pull the tank. Loren states this is the first good move in a long time on Shady Hill.
- i. Discussion and action on Braukhoff Pit/Rock Road
~~Dave states he received a text from Phil Jones asking about the potholes on Minkey Road and when they will be repaired? Dave forwarded the text to Troy. Troy responded that the plant is closing next Thursday and when they finish hauling they will be done. Dave states he drove it last week and it was more than a few spots that needed repair, plus the culvert on Carvers Rock road needs surface leveling and hot patch. Dan says a few loads of gravel on the shoulders would be good. Dave states he needs to get a final count on spots to repair but is estimating its about 10-15 spots, besides the shoulders. No action.~~

Chairman Dave Moyer informed the board that he received a complaint from Phil Jones who resides on Minkey Road regarding potholes. Phil Jones was not present at the meeting. Dave Moyer will contact Troy from the County to repair.

- j. Discussion and action on Zoning Officer Report
Marlina shares report with board. No action.
- k. Discussion and action on Invenergy Solar Project
Marlina states payment was received for road damage. Dave states next year we will receive the energy payment.
- l. Discussion and action on Hat Rack Operator Applications
~~2 Operator Applications received. Jodi Halverson and Margarita Vining. Jodi is a new application and Margarita is a renewal. Fees have been paid and background checks passed. A motion to approve a 1 year operator License for Jodi Halverson and a 2 year operator license for Margarita Vining (Sharon Douglas/Ben Wellnitz). Motion carries by voice vote with no negative vote.~~

Motion made to approve a 1 year operator license for Jodi Halverson and a 2 year operator license Margarite Vining. Seconded to approve a 1 year operator license for Jodi Halverson and a 2 year operator license Margarite Vining. Motion carries by voice vote with no negative vote.

- m. Discussion and action on Supervisors' evaluation of their sections of roads
Potholes. ~~Dave states the county is aware of the potholes. Loren states he saw snowfence going up. Dan states railroad signs went up in Avalon. Sharon responds she saw that too and went out to measure them.~~

Chairman Dave Moyer informed the board that the County is aware of the potholes that need to be done.

- n. 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, pot hole filling, bridge repair, ARIP, LRIP

~~Dave states we okayed the county with some fecon work and thinks that is going to start soon. Work will be on Milner, Dunn, BC Townline (down the hill on the north side), over to Odling, O'Riley north of the Creek. Allotted up to \$10,000 of work. Loren states by Tracy/Broege on Carvers Rock Road needs some tree work. Dave states if we allocated some of the \$174,000 received from Invenergy we could get some additional work done on trees this year. Dan says we can see where they are at when the \$10,000 is up and perhaps we could do up to \$20,000 if it gets done this winter. Dave states Milner is taken care of by Churchill and is not our expense now. Trees have been removed up to Brad Waites and that helps us put money elsewhere. Loren says Creek Road has some areas, Dan adds that along the park has some spots. Dave states he likes how Ayres did the shoulders and that it was compacted. Sharon agrees. Dave states for the LRIP he was selected for the county committee and we likely will not get it this year. 4 townships went together and if there is enough money there might be enough to include us. Bradford with Clinton is #3 on the list. One municipality has never received LRIP funds so they're #1 this year. Loren states Fred wants guard rails on the culvert on Emerald Grove road. Dan and Dave respond that they talked to Nick Ellis about more gravel there. It is much safer now than it was before. Sharon states she got a call for an atv in the middle of the road over that way with flashers. Dave states they cannot be on township roads. Dan and Loren explain that if it is for ag use they are allowed to go farm to farm but should have a lifetime yellow sticker for the DNR ag permit.~~

Fecon work will be done by the County on Milner, Dunn, BC Townline (down the hill on the north side), Odling, O'Riley north of the Creek, with allotted up to \$10,000 of workT.

- o. Discussion and action on Town Hall Repair Committee & Building 2
Marlina states the ring camera is charged again and needs to be put back up. Dave asks how often it needs charging? Marlina states 4-5 months. Lots of raccoon activity. Dave suggests the township purchase traps as the raccoons ruined his last time. Marlina states Gary Damman may be interested in trapping them. Dan responds that he will contact him.
 - p. Discussion and action on Utility Permit Applications
None
 - q. Discussion and action on Driveway Permit Applications
None
6. Citizen Participation
Sharon states she received a call from Ken Fletcher regarding a box unit for container storage and wanted to make sure no permit is needed. Board discusses, its temporary so no permit required.
7. Announcements and Reports
- A. The December Town Board meeting will be held on Tuesday, December 16th, 2025 at 6:30 p.m. at the Bradford Town Hall
 - B. Rock County Sheriff's Report

- C. WTA Rock County Unit Meeting Thursday, November 20th, 7pm
Harmony Townhall
Dave and Sharon state they will attend. Marlina will attend by zoom.
- D. Tax Collection dates: Thursday December 18th, Tuesday December 30th, and Wednesday January 28th. 9:00am- 5:00pm
Jill states these are the upcoming collection dates and that tax bills will be going out beginning of December. Marlina states the newsletter will be going out with the tax bills and will need chairmans report by first week of December.

8. Treasurer's Report

~~Jill shares treasurers report. States the CD is due so they put the money into the checking. Made \$870 from Feb-November. Dave asks what the max safe account is? Jill explains. Jill states Art Fish paid and thanks the board for letting him spread it out over the year. Dave asks if the \$174,000 road payment should be put in to a short term CD? Sharon explains that the max safe account receives the municipal rate. Dave says the difference is we can pull it any time and says a CD is like a max safe account. Sharon says it should stay in the max safe account. Dave states he checked 2 weeks ago and it was better rates for short term CDs. Dave states he is not saying to play the markets but we need to look into it. Sharon responds that if we are going to have a special meeting, Jill can look into rates and share with the board her findings. A motion to approve the treasurers report (Dave Moyer/Sharon Douglas). Motion carries by voice vote with no negative vote.~~

Dave asks what is the current interest rate for the max safe account? (Delete Dave states he checked 2 weeks ago and it was better rates for short term CD's. Dave states he is not saying to play the markets but we need to look into it.)

9. Bills for Approval

Marlina shares the bills out to the board. We received a county credit of \$3400. A short span bridge inspection fee of \$1560.00 is on the bills. Town of Clinton will need to be invoiced for their half of the LRIP application fee. A motion to approve the bills (Sharon Douglas/Loren Bobolz). Motion carries by voice vote with no negative vote.

10. Adjournment

A motion to adjourn the meeting (Sharon Douglas/Ben Wellnitz). Motion carries by voice vote with no negative vote. Meeting adjourned at 8:26pm.

