

## Town of Bradford

### Town Board Meeting

**Tuesday, November 19th, 2024 immediately following the 2025 Budget Hearing and Special Meeting of the Electors which will begin following the 6:00p.m. Planning and Zoning Committee Meeting at the Bradford Town Hall**

### Minutes

1. Call to Order and Roll Call

Meeting called to order at 6:43pm. Present: Dave Moyer, Sharon Douglas, Loren Bobolz, Ben Wellnitz, Marlina Jackson. Not present: Dan Huisheere, Jill Bier

Also present: Deputy Walsh, Chief Rousch, Sharon Hargarten, Jimmy Churchill, Bob Risseuw, Tim Sanders, Jordan DeLong, Chic DeLong, Representative from McMahon, Representative from Marcus, Bryce Nass, Ken Leach, John Massouras from D&J Autosales

2. Pledge of Allegiance

3. Adoption of the Agenda

A motion to move the Sheriffs Report to the beginning of the meeting and follow the agenda (Loren Bobolz/Ben Wellnitz). Motion carries by voice vote with no negative vote.

4. Approval of the Minutes to the October 15th, 2024 meeting

A motion to approve the October 15th meeting minutes (Ben Wellnitz/Sharon Douglas). Motion carries by voice vote with no negative vote.

5. New Business

a. Joint Municipal Court Updates Discussion and Action

Dave states there are no updates. Also states that there has been consideration of terminating the agreement with the municipal court as we altered our fees to reflect an amount where we would receive partial. To this date we have not received any money back and it is only an expense because the municipal judge is making agreements are being cut under the amount. Does not benefit the township. Is only a total expense.

b. Discussion and action on report by Fire District Representative

Lots of activity for fire prevention week. Dave asks if they are done with the CPR training for the solar farm? Chief responds that they have training this upcoming week.

Chief Rousch present. Shares update with the board. 53 calls in October.

c. Discussion and action on requested Fire Mitigation Ordinance

Chief explains the Fire Mitigation Ordinance and the benefits of approving it. A motion to send the Fire Mitigation Ordinance to Attorney Hahn for review (Sharon Douglas/Loren Bobolz). Motion carries by voice vote with no negative vote.

Loren explains the addendum for the line of credit. The bank is requesting all municipalities in the fire district sign it. A motion to sign the addendum for the fire districts line of credit approval (Loren Bobolz/Ben Wellnitz). Motion carries by voice vote with no negative vote.

d. Discussion and action on approval of the 2025 Fire District Budget

Budget was emailed out the board. Chief asks if theres questions? Loren states Ryan has done a lot of work on it. Dave asks how taking on District 5 would impact us? Chief states it would be a contract. Dave stats that bidding it would need to be formulated so they make money. Chief states it will .Dave states that the municipalities would cover the costs of operations and they would pay for the costs of service? It would not include ambulance service and is about 27 calls per year. Loren asks about the legal fees? Do we use our attorney and the Clinton attorney or do we let the village attorney split the fee three ways in the future? Dave asks if it is split evenly or by population? Loren states evenly. A motion to approve the 2025 Fire Budget (Sharon Douglas/Loren Bobolz). Motion carries by voice vote with no negative vote.

e. Discussion and action on 2025 Town of Bradford Budget

A motion to approve the 2025 Town of Bradford Budget (Ben Wellnitz/Sharon Douglas). Motion carries by voice vote with no negative vote.

f. Discussion and action on inquiry from D&J Auto Sales Emerald Grove Parcel 6-3-35.1

John Massouras states he is going to be purchasing the property from Jim Duggan. Dave asks if they are changing anything or expanding? Jim states no, there will be no expansion and it is the same operation. A motios to transfer the sale of D&J Autosales with the existing conditions (Ben Wellnitz/Loren Bobolz). Motion carries by voice vote with no negative vote. Dave signs the document provided by John.

g. Discussion and action on Bryce Nass Land Rezone Application for Parcel 6-3-141.1

P&Z board recommended the change of zoning from A1 to A2 for Bryce Nass' parcel. A motion to change the zoning from A1 to A2 (Ben Wellnitz/Loren Bobolz). Motion carries by voice vote with no negative vote.

- h. Discussion and action on Sale & Transfer between Adjacent Land Application from The DeLong Company Inc/Tracy & Sons Farms Inc Parcels 6-3-123/6-3-119 to 6-3-119.01

The P&Z committee recommended the sale & transfer between adjacent land for 16.15 acres. A motion to approve the sale & transfer between adjacent land (Loren Bobolz/Ben Wellnitz). Motion carries by voice vote with no negative vote.

- i. Discussion and action on CUP Request from The DeLong Company Inc Parcel 6-3-119.01.

P&Z recommended the approval of the CUP request from the DeLong Company. Board recommends updating the existing CUP to be current with the DeLong company instead of the Helena. A motion to approve the CUP request with conditions (Ben Wellnitz/Loren Bobolz). Motion carries by voice vote with no negative vote.

- j. Discussion and action on Shady Hill Mobile Home Schultz Communities

The permit fee and application have been received. Dave spoke with Adam Elmer at the health department. There has been no communication with them and no action taken to move forward from Schultz Communities,. They are preparing to write citations. Rock County is the local enforcer. There has been 3 manager changes since the purchase of the property. Char received a permit request for unit 30. Dave will be accompanying her to the site. A motion to table the approval of the permit until Shady Hill Mobile Home Park is in compliance with a properly operating septic system, appropriate lot lines, and meeting all our requirements (Loren Bobolz/Sharon Douglas). Motion carries by voice vote with no negative vote.

- k. Discussion and action on follow up from Attorneys letters

There has been no updates. Dave sees vehicles and items moving at the Valenti property. Dave is going to ask Char about the electrical permit at Janzens.

- l. Discussion and action on Braukhoff Pit/Rock Road completed.

Dave states shouldering is completed. Signs were installed...two signs need to be in place yet. The muffler system has been changed on the pump. IF another complaint is received Rock Road will install a shield to the North and the East. Dave sees two areas that need to be patched.

Cold patch needs to be put in. Grinding will need to be done for more material.

m. Discussion and action on Zoning Officer Report

Marlina shares report from Char. Dave would like to see a permitting checklist from Char in the future.

n. Discussion and action on Invenergy Solar Project

Dave states no one has contacted him for the Bradford Bond Inspection. There is no meeting in November. The bores will need to go through winter before the bond will be returned. Loren states the surface of the Creek Road bridge and paving is worn from the additional traffic. Will look at the roads in the spring.

o. Discussion and action on 2025 Rock County Local Road Maintenance Contract

County Road Maintenance agreement is shared with the board. Dave states he attend the meeting where they discussed the rates. Only a slight increase. Contract is good for 1 year. A motion to accept the 2025 Rock County Local Road Maintenance Contract (Loren Bobolz/Sharon Douglas). Motion carries by voice vote with no negative vote.

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

Board discusses roads. States the roads are looking good and Tim is doing a good job.

q. 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

Dave state we need to discuss upcoming FECON work. Tim worked on trees on Larson Rd. Looks good. Tim has been putting up snow fence. Dave asks what it will cost for us to have him put up snow fence. Tim advised him it is part of the winter maintenance agreement. No word on ARIP. Notification was supposed to given in October.

r. Discussion and action on Town Hall Repair Committee Report

Marlina thanks Dave for working on the ramp. We had over 500 people for the November election. Dave states the frame of the ramp could use some work.

s. Discussion and action on Building 2

Marlina states the camera on the east side of the building is not working. Siding is slipping as well.

t. Discussion and action on Utility Permit Applications

Marlina emailed Char with questions regarding Pearce Services Inquiry ...has not heard back.

Dave will contact Alliant regarding the Scharine Road ROW Permit Inquiry.

u. Discussion and action on Driveway Permit Applications

Dave called the county to follow up on the request for Josh Tracy fire # at the 140/14 interaction. Andrew Baker will handle it. Dave will let Josh know. A driveway permit approval for Duane Gretschnann on Creek Road for parcel 6-3-181.02 for \$75.

v. Levy update Bradford: \$356,331.00

w. Discussion and action on Operators Licenses received from Hat Rack Tap

Michele Swiderski has applied for a 1 year operator license. A motion to approve a 1 year operating license (Sharon Douglas/ Ben Wellnitz). Motion carries by voice vote with no negative vote.

6. Citizen Participation

None

7. Announcements and Reports

A. The December Town Board meeting will be held on Tuesday, December 17th, 2024 at 6:30 p.m. at the Bradford Town Hall

B. Rock County Sheriff's Report

Officer Walsh in attendance. Asks if there are any concerns in the township? Marlina states there are a lot of drivers blowing the stop signs at Carvers Rock Rd/Creek Rd. No additional concerns.

C. Invenergy Solar Meeting November 21st, 10am

D. No November 2024 WTA Rock County Unit Meeting

- E. Blackhawk Technical College 2024-25 Tax Levy is  
\$17,210,970                      *Bradford portion: \$131,786.72*
- F. Clinton School District 2024-25 Tax Levy is  
\$11,038,772.00                      *Bradford portion: \$1,724,536.72*
- G. Delavan-Darien School District 2024-25 Tax Levy is \$  
18,796,713.75                      *Bradford portion: \$69,413.36*

F. Rock County Levy 2024-25 Tax Levy is \$717,624.22

#### 8. Treasurer's Report

A motion to approve the treasurer's report (Loren Bobolz/Ben Wellnitz). Motion carries by voice vote with no negative vote.

#### 9. Bills for Approval

A motion to approve the November bills (Sharon Douglas/Ben Wellnitz). Motion carries by voice vote with no negative vote.

#### 10. Adjournment

A motion to adjourn the meeting (Loren Bobolz/Sharon Douglas). Motion carries by voice vote with no negative vote.

Meeting adjourned at 8:55pm.

### **November 2024 Bills for Approval**

<b>Rock Energy Cooperative</b>	<b>Town Hall Expense-Light 10/1-11/1</b>	<b>\$46.19</b>	
<b>Alliant Energy</b>	<b>Hwy. exp-street lights</b>	<b>\$47.82</b>	
<b>Lentells Disposal</b>	<b>Recycling</b>	<b>\$500.00</b>	
<b>Clinton Community School District</b>	<b>Monthly Parking Permit Fees October</b>	<b>\$216.06</b>	
<b>Rock Valley Publishing</b>	<b>Election: 193.03</b>	<b>\$193.03</b>	
<b>Nowlan Law LLP</b>	<b>General: \$180 DeLong Co: \$112.50</b>	<b>\$292.50</b>	
<b>Credit Card Elan Financial</b>	<b>Election: 370.03</b>	<b>\$370.03</b>	
<b>Johns Excavating</b>	<b>Mowing Contract \$14500 Pickup: \$2000</b>	<b>\$16,500.00</b>	
<b>WORCS</b>	<b>Background Check</b>	<b>\$7.00</b>	
<b>Rock County Dept of Public Works</b>	<b>May Labor: 6062.78 Equipment: 3470.18 Material: 2177.05 Small Tools: 115.19 Admin Support: 508.48</b>	<b>\$12333.80</b>	
<b>Jill Bier</b>	<b>Pollworker: \$100 Training: \$30</b>	<b>\$130.00</b>	
<b>Vicky Duoss</b>	<b>Pollworker: \$100 Training: \$30</b>	<b>\$130.00</b>	
<b>Nancy Pope</b>	<b>Pollworker: \$100 Training: \$30</b>	<b>\$130.00</b>	
<b>Jenny Membrino</b>	<b>Pollworker: \$100 Training: \$30</b>	<b>\$130.00</b>	
<b>Sharon Hargarten</b>	<b>Pollworker: \$100 Training: \$30</b>	<b>\$130.00</b>	
<b>Donna Mullooly</b>	<b>Pollworker: \$50 Training: \$30</b>	<b>\$80.00</b>	
<b>Sharon Jones</b>	<b>Pollworker: \$50 Training: \$30</b>	<b>\$80.00</b>	

<b>Sue Koch</b>	<b>Pollworker: \$50 Training: \$30</b>	<b>\$80.00</b>	
<b>Jan Moyer</b>	<b>Pollworker: \$50 Training: \$30</b>	<b>\$80.00</b>	
<b>Lorilea Reible</b>	<b>Training: \$30</b>	<b>\$30.00</b>	
<b>Marlina Jackson</b>	<b>Training: 10/4/24 10/14/24 pollworker</b>	<b>\$160.00</b>	
<b>Bob Risseeuw</b>	<b>P&amp;Z SS:-\$1.86 Medicare: -\$0.43</b>	<b>\$27.71</b>	
<b>Sharon Hargarten</b>	<b>P&amp;Z SS:-\$1.86 Medicare: -\$0.43</b>	<b>\$27.71</b>	
<b>Sharon Douglas</b>	<b>P&amp;Z SS:-\$1.86 Medicare: -\$0.43</b>	<b>\$27.71</b>	
<b>Jimmy Churchill</b>	<b>P&amp;Z SS:-\$1.86 Medicare: -\$0.43</b>	<b>\$27.71</b>	
	<b>Total</b>	<b>\$31,777.27</b>	