

Town of Bradford
Town Board Meeting
Tuesday, October 21st, 2025 at 6:30 p.m. at the Bradford Town Hall
Minutes

1. Call to Order and Roll Call

Meeting called to order at 6:31pm. Present: David Moyer, Sharon Douglas, Loren Bobolz, Dan Huisheere, Ben Wellnitz, Jill Bier, Marlina Jackson. Also present: Ryan Wellnitz, Ryan Rudinski, Chief Rousch, Margaret Waite

2. Pledge of Allegiance

3. Adoption of the Agenda

A motion to adopt the agenda and move item N to the beginning (Dan Huisheere/Sharon Douglas). Motion carries by voice vote with no negative vote.

4. Approval of the Minutes to the September 16th, 2025 meeting

A motion to approve the September 16th meeting minutes (Sharon Douglas/Dan Huisheere). Motion carries by voice vote with no negative vote.

5. New Business

A. Discussion and Action on Joint Municipal Court

Chief Schultz not present. No news.

B. Discussion and action on report by Fire District Representative

Chief Rousch present. States 36 calls last month. 7 calls in Bradford. Engine 412 back in service. Costly to get back in service. November 5th is the tentative opening date for 140 south. North is November 7th. 43 will be closing at the Hart Road exit next week. No chrome on the ambulance anymore. Loren states that Carvers Rock at 14 is open and Trescher road now that culvert work is completed. Dave talked to Daryl and the county and expecting roads to be open by next week

C. Discussion and Action on Fire District Budget 2024

Ryan states it's really frustrating and the process is slow. It has been 8 years since the municipalities met as a fire district. His suggestion is to meet quarterly as the town has 25% of the stakes. Town of Clinton is also 25% and Village of Clinton is 50%. Loren says the towns are up to date but the Village does not have a clue. Chief sent a report of the assets that need to be replaced over the next 10 years and it is probably 3-4 million in replacements. Chief states plus payroll! The fire district pay may not be relevant in 10 years and may need to be looking at 24 hour on call service. The municipalities have to work together. Dan states it cannot be driven by the village. Ryan Wellnitz says the vote is 1/3. And what is stopping them from amending the current agreement? Mike Hahn responds that that is an option. Dave states Bradford saw a 6% increase. The village decreased 2%. Dave states populations have decreased and wants to know if assessed value is depreciation? Mike Hahn states the assessed value is a figure from the state. Dave responds that farmland doesn't burn. Ryan interjects that partnerships work together and that he is there to support. Dave states it is difficult when the majority of our reps were in attendance but the village was poorly represented even though they were aware of the meeting. Ryan states to call a meeting and they

need to show up. Dave states if the village is unaware maybe they need to look at a different rep. Dan says listening to Jeff Collins the structure of the Village board is different. They have a meeting next week, maybe Dave should attend. Dave asks who is in charge? Ryan responds that Theresa in Clinton will make the call. Dave states him and Theresa work well together. Sharon states the residents of Clinton need to be aware that their representatives aren't representing well. Dan states an increase of \$14000 share is reasonable. Mike Hahn states last he heard a couple of years ago Orfordville was looking at 750000 increase. Ryan asks if that was a tax base or operating? Mike states operating. He continues on that Cambridge is another rural district but is structured differently and is 1.5 million which is not sustainable. Town of Rock is paying hundreds of thousands to Beloit for fire service. Newark contracts with Beloit for \$250000 year as a strict contract payment. Loren states Clinton fire is cheap and we are fortunate to have them. Mike states a \$76000 increase in 8 years is considerably reasonable. Chief states other districts use us an example. Loren states our value is going to increase as next year is a re-eval year. Dave states based on assessed value it may not change much. Mike explains equalized value and states that DOR is trying to even out the playing field to prevent drastic jumps. Ryan states he appreciates the townships support. Mike states if they want to revise the agreement he has experience and Town of Clinton would need to be on board as well. Dave asks if anything is needed? Ryan responds that it is going to drag on and we may see the truck at the end of 1st quarter next year if we were lucky. Would be lying to say payments begin June 1st. Can back date the start date for budget purposes or go back to the drawing board with budget amendment to start paying on the engine. Dave states that budget adjustments have already happened over the last two years. Ryan states he has a hard time saying were locked in to a timeframe. Would be shocked if the village authorizes it. 500000 finances for 15 years? Dan states its \$14000. Village increase of \$18000 year. Mike says 2 years ago Orfordville bought a new ambulance and coast was \$336000. Placed order in June 2023 and won't receive it til next year. Mike states a \$500000 engine is a steal! New truck is 4-5 years out. New truck was a million and a half and dropping the expense down to \$500000, so thats impressive. Chief says a preowned ambulance would be \$200000-\$300000. Loren asks if its in the agreement that all 3 have to agree upon? Mike explains that because its a budget it has to be all on deck. When you look at the statutes and ordinance budgets have to be agreed upon by electors and has to be unanimous. 1 municipality can veto it and unfortunately from a budget standpoint there is no way around it. Loren states that it would be beneficial to have a quarterly meeting. Dan asks if they could buy the Village out and contract it back? Mike states there are ways around it.

- D. Approval of the Meeting Minutes from the joint Municipality Meeting that was held on Monday Oct 6th.
Ryan Wellnitz thanks board for coming to meeting short notice last week. A motion to approve the joint municipality meeting minutes (Dan Huisheere/ Loren Bobolz), Motion carries by voice vote with no negative vote.
- E. Discussion and action on the 2026 CFPD Budget Proposal
No change since last month. A motion to table it til next month (Loren Bobolz/Dan Huisheere). Motion carries by voice vote with no negative vote.
- F. Discussion and possible action to approve the CFPD to pursue a loan for the 2020 Spartan Fire Engine with Town Bank.
A motion to table until district budget approval (Loren Bobolz/Dan Huisheere). Motion carries by voice vote with no negative vote.
- G. Discussion and Action on Shady Hill Mobile Home Schultz Communities
Dave states Blake talked to him and informed him that he had a conversation with Gina and Shannon. The conversation got heated. Blake thinks he is going to get the contract but does not have the go ahead yet. He is blocking off the month of November but is giving them a limited time to respond. Work would be finished in the spring. Distribution tanks went from 4000 gallon to 16000 gallon. 1st phase is to rebuild mounds and would pump as needed. Inspected system and no current leaks. Loren asks about the cost? Looking at $\frac{3}{4}$ of a million. Gina and Shannon implied Blake wasn't communicating . Jill asks about the trailers? Dave states only unit 30 is red tagged but tag has been removed. Jill states we need to let the assessor know. Dave states an eviction was supposed to occur but has not yet and its a messy situation because the guy who sold it did not own it. Dave states he does not know how this is going to turn out. The ownership change was full of empty promise. Dave asks Mike if there is a way to shut it down? Mike states we've given them every reason to evict half the park. There may be ways. Dave states lets see what happens with the septic system. It has been almost 2 years. Keaton, Andrea and Mike were there and none of it has transpired. Mike states it is not safe living conditions. Dave asks if there is a way to put a special assessment on if we start cleaning up and billing them? Loren asks about condemning it? Mike responds he would prefer to issue a raise order and have it come from the park owner and not us. We have given them a couple years and it is certainly a discussion we can have in the future. No action
- H. Discussion and Action on BC Townline Road Culvert
Dave states there are 5 other culverts that we have the county working on in the township and the cost is anywhere from \$30000-\$60000. Culvert on BC Townline to make it wide enough based on county engineering. 60' long culvert without ends and would get us close to easements. Mike

states when it is installed in needs to be fully inside the right of way and not outside of the right of way or we will need to purchase temporary easement. Dave says there are verbal agreements with JAW to install the culvert. The culvert cost is \$15000 with additional fees it would at maximum be \$18000 but expects it to be closer to \$16000. Most of the rip rap would be supplied by JAW for free and he thinks they may need to buy stone. The cost could be up to \$18000. Dave reiterates the cost. The initial cost is \$18000 and half of it is county so thats \$9000 and split with Clinton would get it down to \$4500 and that is the cheapest culvert we can get. Dave states he is looking for a commitment from the board. Jill asks if this includes blacktopping and if it would be a small patch? Dave states no. Dan asks if this is happening this fall? Dave states yes that is the goal. Dave states it is a small section that is not wide enough. They eliminated the ends and took that off the cost which was \$1500. Sharon asks if this culvert purchase was approved by the board? Dave states he is authorized to make purchases of \$5000 without board approval as the chairman. Sharon responds that she understood that as in emergency situations and provided the example of when the culvert of Townline Road washed out from heavy rainfall 15-20 years ago. Mike interjects that it is a uhhhh gray area and that we are looking for the approval of the work to be completed? Sharon asks when the culvert was purchased? Dave responds that it was ordered but not all of it has arrived yet and the township has not been billed for it yet. Mike states the town board needs to vote to approve the work. Sharon asks "just to be clear it was ok for Dave to order the culvert prior?" Mike responds that it is a gray area and ultimately the townships share is under \$5000. Its gray because the full sticker price is higher at the \$18000 estimate but it should be fine in this case. Nothing has been moved forward—its an \$18000 culvert, even if joint ordered it would be \$9000 to each town as stated in the shared road agreement with Clinton and Bradford for maintenance. Given the nature of programs it is ok from the standpoint but the preference would have been full board approval prior. Sharon states years ago it used to be \$20000.but that amount has been reduced and was for emergency situations. Sharon asks Ben if he remembers? Ben responds sort of. Mike responds that it is his understanding that we had to pull out an engineering report for the CUP agreement. Under this circumstance he has no problem having it ordered but at the end of the day it is only \$4500, despite having to math hard to get it under the \$5000 amount. There has not been approval of the construction and that should not start until there is a contract. Jill asks if there is a contract? Dave responds he has a verbal contract with JAW. Marlina asks Mike if a verbal contract is acceptable? Mike responds that he will draft a contract. Mike asks Dave if the culvert is purchased? Dave responds this has not been billed yet. Mike asks if JAW is handling the installation? Dave responds that Paul

Luety is going to install it and that JAW and Luety will handle the demolition and placement. The extra cost will be the extra rip rap. Dave states JAW has 5 loads of rip rap. Mike asks about the blacktop? Dave states it will be done by the county. Marlina asks about that expense? Dave states he doesn't have an amount but the county will blacktop. Dave states Duane advised they submit applications when we know expenditures. Marlina asks the timeline on reimbursement? Marlina states at the last meeting it was unclear if we would be reimbursed for 2025 projects in 2026. Dave responds that we may not get reimbursed until 2027 but depends on what gets submitted. Marlina asks for the information on the county split and if the reimbursement program is still relevant given the county budget status? Mike states it has been a program in the past and expects it will continue. Jill asks if BC Townline will qualify for that since the county is not completing the work? Dave states it's a statewide thing with culverts and it qualifies. Dave states the extension piece is 2-3 weeks out from arrival and we approved the 5 culverts. Marlina asks when we approved BC as it is not on our list of approval or in our roadwork spreadsheet? Mike states nothing can be done with that culvert until a written contract is in place. A motion to pay \$18000 for BC Townline culvert to be installed by JAW with addition of having Clinton signing the agreement and JAW to follow county regulations for installation (Dan Huisheere/Loren Bobolz). Motion carries by voice vote with no negative vote. Mike states he would prefer a written agreement with written estimate despite it being donated and wants to make sure they're upheld to county quality standards. Marlina asks if there is going to be additional costs such as inspection? Construction? Mike responds there may be a cost of making the easement. Marlina asks at whose expense? Dave responds it would be split with Clinton. Marlina asks who inspects the culvert? Dave responds that the county inspects it. Marlina asks what is the expense for that inspection and whose responsible? Dave responds there is no cost for inspection. Marlina questions that. Dave advises Marlina to contact Duane. Marlina will send email. Dave states the county reimburses 50% for culverts 36".

- I. Discussion and Action on Inman Road and Odling Road grading
Dave states Ayres is able to grade Inman Rd and Odling. Inman will be \$800 for rough grading and \$300 for packing. Odling will be less if added together since equipment will be out. Brian is able to do both roads for just under \$2000. Both roads need it as they are washboarded and potholes. A motion to hire Ayres Excavating to grade Inman and Odling Road (Loren Bobolz/Sharon Douglas). Motion carries by voice vote with no negative vote.
- J. Discussion and Action on Invenergy Solar Project
Dave states he delivered the invoice and the approved signed contract to Dan Hill. Dan has returned it and sent it to Marlina. Dan is working on

getting the payment and expects it to arrive by Thanksgiving. Dave states there was a comment about not receiving power money and he followed up with it. Solar was not online til March 15th so no funds will be received this year. Marlina states she spoke with Darien clerk about this as well and DOR advised not to budget the revenue for 2026 until the check is received which should be in November of 2026. Marlina asks Mike about the budgeting amendment when the check does come? Dave states it is going to be around \$188800 for Bradford's share. 35% of production is in Bradford. Marlina asks about the split power block? Board looks at map. Mikes responds that as of tax base that would be a good conversation and asks how it is on the tax roll? Jill explains Spencer stated it came off the tax roll and we approved that at BOR. Not action

K. Discussion and action on Zoning Officer Report

Char emailed report. Permit for Inman's accessory building is only new permit.

L. Discussion and action on Braukhoff Pit/Rock Road Hauling

Loren states Carvers Rock Road is in rough shape—terribly actually. They are working on getting it fixed. Dave states signage still has not been placed. Marlina states there has been trucks off the route again. Dave asks if the solution is to issue a permit? Board discusses. Permit is not the solution. Dave states if assessments get put on they have to pay it. A permit wouldn't cost them anything. Dan asks about grain trucks? Do they need a permit? No. The Mike asks if there is a county posts roads.. We don't have people doing work. Mike states with road agreements and pits, when future agreements are being made we need to consider adding a penalty from the Town directly. If hauling on a road each offense is a X amount of fine. Dave says it would need to be an ordinance. Mike states it is easier to put it into the road agreement with quarries. Mike asks if there is a time frame for road repairs? Dave responds that the contract states 2x a year. Carvers rock was a good road. Loren asks what happens when they deplete pit and walk away? Sharon asks about updating the agreement for Rock Road? Mike says its needs to be revised in December 2025. As written they are going above and beyond. We need to keep working with them as they've already fulfilled their contact commitment. Mike suggests adding 4x year maintenance but we can address it in the future. Dan states it comes down to the school grumbling and the safety of the kids. Mike advises to push them but don't have too high of expectations. No end in sight for various road projects so expecting truck traffic to continue. County did it and it was good. All patches for rock road are not long lasting. No action

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

Road evals...pot holes by Mike Mulloolys on Emerald Grove. Dan states road guy was out a couple weeks ago. Jill asks about Carvers Rock Road

now that the road is open? Can we post a sign for rough road? Dave says if we put money it to it it will just get ripped up. Potholes need to be filled. Dan suggests adding fill. Jill asks about the liability? Smaller holes from houses to the south need to be fixed. Dave says the county is coming to asphalt the culverts. Loren states that we should have paid closer attention to the way Emerald Grove was patched. Paver patch should be next year.

- 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, and Bridge Project, ARIP
- Ryan Rudinski from Batterman's states the LRIP Application is due on Friday and it will be submitted as a shared project with Bradford and Clinton, sharing all expenses. Ryan is submitting Carvers Rock North to East (Brandls). 2.5 miles of road. Pavement width 20' with 1 ft of gravel shoulder. Currently the road is 18-21'. Requirements is 18' with 2' shoulders. The width is worth it with the amount of machinery. Loren asks if its a complete redo? Ryan responds that it would be a pulverize with 4" of stone. Hard to know whats under the road without doing coring. Typically 6-8" inches would bring it up to a 12" base. Would replace the cross culverts, except the new one. And the driveway culverts replacements are included in the price. Loren asks how many culverts that is? Ryan responds 8 residential and 14 field entrances. The application states 30' residential culverts and 50' field entrances. Sharon states field entrances are 60' as they need to be more for semis. Dan asks if it includes ditch work? Ryan responds that raising the road base will naturally create an 8-10" above which makes for good ditching but there would be spots where ditch work is necessary. 20% undercutting is built in which is a fair amount of cost built in. The total is \$1.8million for 2.5 miles of road which has a 10% contingency, basically \$150,000 for the unknown. Loren states 20' wide is not needed all the way to the dead end. Ben suggests keeping it 20' to the cemetery. Ryan states 20' to the end is part of the cost proposal. Ryan Wellnitz asks if it is split with Clinton? Dave responds yes. Ryan Rudinski states it would either be 50/50 or 70/30. Dave states he is on the committee. Ryan states he will send Marlina the completed application. Dave asks if there are any questions? Jill states the towns are on the hook for \$900000 and if its 50/50 with Clinton our share would be \$450000 but if its 70/30 we would be on hook for \$270000. Ryan says if we only want to apply for the 70/30 that is an option. Dave states the filing fee is \$1900 and asks if Ryan gets paid for engineering? Ryan responds that engineering is included in the total price and has a built in 10% contingency. Loren states Creek road came in under the proposal so maybe this will too. Dave asks for additional questions. None. No action.

Crack filling needs to be done. Sharon suggests a special meeting to discuss later.

- O. Discussion and action on Town Hall Repair Committee Report
Marlina thanks Dave and Dan for putting cameras up. Raccoon population is up. Loren asks about the front ramp? Are we able to use the side ramp? Jill responds that for voting she's not sure if they would want to walk up steps. Loren states the front is in rough shape. Consider taking the ramp down. Can be a discussion later.
- P. Discussion and action on Townhall Building 2
- Q. Discussion and action on approval of Driveway Permit Applications
None received.
- R. Discussion and action on Utility Permit Applications
Frontier sent a \$5000 insurance bond for work on Hofstrom Rd.
- S. Discussion and action on 2026 Proposed Budget
Sharon explains the budget to the board and states only change was under expenditures, construction. \$50000 was put into the ARIP. Dave states it was discussed. On the green sheet, the preliminary budget shows the loan. Take a look at reserve of \$50000. O Riley engineering of \$12500. Fire truck increase is built into the fire budget portion. \$5000 for election equipment. Reserves are set in place. Jill explains POWTS. A motion to recommend the budget for approval (Ben Wellnitz/Loren Bobolz). Motion carries by voice vote with no negative vote.
- T. Discussion and action on approval of Levy Limit Worksheet
Sharon explains the municipal levy limit worksheet. The state determined \$346416 . Line 3 is the loan payment. Net new construction is \$2473. Levy amount is \$358804 and includes the loan payment. A motion to approve the levy limit worksheet (Dan Huisheere/Ben Wellnitz). Motion carries by voice vote with no negative vote.
- U. Discussion and Action on PASER
Paser needs to be completed. Lets have a meeting at the beginning of November to discuss. Date and time TBD. No action

6. Citizen Participation

Margaret Waite states that discussion without comment from taxpayers has already been had. The state said the bridge on BC Townline did not fail. In the CUP agreement it stated that BC Townline did not need to be used. Culverts are put in by county, why is BC handled differently. Milner road has set a precedence of bad roads. Sharon states to Margaret that if she wants something discussed she needs to contact Marlina to request to be put on the agenda-Dave interjects that it is upon his approval. Margaret states we are spending money on a culvert provided by a donor and has not put a weight limit in the CUP. The CUP Agreement does not even include BC Townline Rd. Farm trucks are different than gravel trucks. If road agreement on BC Townline is going to be considered, we need to address safety issues such as unsafe conditions. There are more than 1 tax payer in this township that has rights.

7. Announcements and Reports

A. The November Town Board meeting will be held on Tuesday, November 18th, 2025 immediately following the 2026 Budget Hearing and Special Meeting of the Electors which will begin at 6:30 p.m. at the Bradford Town Hall

C. Rock County Sheriff's Report

Marlina emailed the report to the supervisors.

D. The final estimate of the January 1, 2025 population for the Town of Bradford in Rock County is 1,003. Approximately 781 of the estimated population for the Town of Bradford are of voting age

8. Treasurer's Report

Jill shares the treasurers report. A motion to approve (Sharon Douglas/Dan Huisheere). Motion carries by voice vote with no negative vote.

9. Bills for Approval

Marlina shares the bills with the board. States a check needs to be issued to Carie McGinnis again for \$27.71. 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 (Loren Bobolz/Sharon Douglas). Motion carries by voice vote with no negative vote. Meeting adjourned at 9:04pm.

