

Town of Bradford
Special Town Board Meeting
Tuesday, February 25, 2020 at the Bradford Town Hall at 5:00 p.m.
Minutes

1. Call to Order and Roll Call

Town Board Chairperson Sharon Douglas called the Special Town Board Meeting to order at 5:00 p.m. at the Bradford Town Hall. Also present were Supervisors Sarah Pope, Loren Bobolz, Ben Wellnitz, Clerk Sandra Clarke and Treasurer Jill Bier. Supervisor Dan Huisheere was present by speaker phone.

2. Adoption of the Agenda

Motion to adopt the agenda. (Ben Wellnitz/Loren Bobolz) The motion carried by voice vote with no negative vote.

3. Convene in Open Session

Chair Sharon Bobolz announced they would begin in Open Session.

4. Discussion of sale of property acquired by foreclosure

Gary Gilbank was present to speak to the board members. He stated that's Wintlend's had done a perk test on the one acre part of the parcel and he wants to build on the 2 acre part of the parcel. The four solid borings were 20" to 26" deep. He would do a two-story house exposed on the back side. He thought he would need to have Battermans design a driveway. It was noted that it is not a floodplain or a navigable stream. He said his concerns were that he would need to check with Battermans for the driveway and have a perk test. Carol Esselman asked if it would help to move the closing from March 12th to close to March 30th. Gary Gilbank said it would. He said he could do the perk test himself. Concerning the culvert it was suggested they add the wording that, "the culvert not to exceed \$15,000". Gary Gilbank stated that he would meet with the DNR or Land Conservation on requirements for the driveway culvert. It was noted that the driveway has already been approved for the east side. He was concerned about bedrock.

5. Possible motion to go into closed session for the purpose of deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session., pursuant to State Statue 19.85 (1)(e).

Chair Sharon Douglas stated that she would entertain a motion to go into closed session.

Loren Bobolz made a motion to go into closed session for the purpose of deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session, pursuant to State Statue 19.85 (1) (e). Ben Wellnitz seconded the motion.

Roll Call Vote:

Sarah Pope, “Yes.”

Loren Bobolz, “Yes.”

Ben Wellnitz, “Yes.”

Dan Huisheere, “Yes.”

Sharon Douglas, “Yes.” The motion carried unanimously.

6. Closed Session
7. Reconvene in Open Session

Motion to go back into Open Session at 5:45 p.m. (Loren Bobolz/Ben Wellnitz)

Roll Call Vote:

Sarah Pope, “Yes.”

Loren Bobolz, “Yes.”

Dan Huisheere, “Yes.”

Ben Wellnitz, “Yes.”

Sharon Douglas, “Yes.” The motion carried unanimously.

8. Discussion and action on sale of property acquired by foreclosure

Carol Esselman stated that on the counter offer the buyer and the buyer’s agent are related.

Motion that we counter offer \$107,000 with the changes of the contingency as reworded with: Line no. 70 to be closing on March 31, 2020, contingencies nos. 528 and 529 to remain, contingencies nos. 530 and 531 removed, contingent on buyer being able to obtain permits to put driveway culvert over creek within the listed 5 acres with cost not to exceed \$15,000” and line nos. 532 and 533 with “hit bedrock” changed to “hit soft bedrock”. (Loren Bobolz/Ben Wellnitz)

Roll Call Vote:

Sarah Pope, “No.”

Loren Bobolz, “Yes.”

Dan Huisheere, “Yes.”

Ben Wellnitz, “Yes.”

Sharon Douglas, “Yes.” The motion carried with four in favor and one opposed.

Carol Esselman asked that they include on the counter offer that the buyer and the buyer’s agent are related and the Board has no objection. The board agreed.

9. Discussion and action on the utility bill for moving poles for the Creek Road Bridge Project

Chair Sharon Douglas reported that she had spoken with Duane Jorgenson on the utility bill for the two poles outside of the right of way that need to be relocated before the Creek Road RR Bridge Project begins and the cost will be split between the County and the Town. The other two poles that need to be relocated are within the right of way and the Town will not have to pay to have those two moved. The county will pay the bill and bill the Town for half the cost so the Town is not to pay the bill we received.

The bids for the Creek Road RR Bridge Project will be let on March 1st.

10. Discussion and possible action on tree and brush trimming on Carvers Rock Road

Dan Huisheere said he didn’t have anything back for Paul Luety yet. Dan Huisheere ended the speaker phone call.

11. Discussion on action on quotes for electrical work at the Town Hall

Chair Sharon Douglas reported that she had met with Jake Williams and he can put in outlets and run the pipe over the frame to the electric panel for \$600.

Motion to have Jake Williams do the electrical work. (Sarah Pope/Loren Bobolz)

Roll Call Vote:

Sarah Pope, "Yes."

Loren Bobolz, "Yes."

Ben Wellnitz, "Yes."

Sharon Douglas, "Yes." The motion carried with four in favor and one member absent.

12. Bills for payment

Motion to pay the Nowlan & Mouat LLP bill for \$74.00. (Sarah Pope/Loren Bobolz) The motion carried by voice vote with no negative vote.

13. Adjournment

Motion to adjourn. (Ben Wellnitz/Sarah Pope) The motion carried by voice vote with no negative vote. The meeting was adjourned at 6:01 pm.

Respectfully submitted,

Sandra Clarke, Clerk

Bills for Payment

Nowlan & Mouat LLP	Legal Fees- David Merriam	\$74.00
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