

**Town of Bradford  
Town Board Meeting**

**Tuesday, January 16, 2018 immediately following the 2018 Town Caucus which will begin  
at 6:30 p.m. at the Bradford Town Hall**

**Minutes**

1. Call to Order and Roll Call

**Town Board Chair Sharon Douglas called the January Town Board meeting to order immediately following the Town Caucus at 6:40 p.m. Also present were Supervisors Loren Bobolz, Ron Duffy and Ben Wellnitz, Treasurer Jill Bier, Clerk Sandra Clarke and Fire District Representative Mick Mullooly. Supervisor Sarah Pope was absent.**

2. Pledge of Allegiance

3. Adoption of the Agenda

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

4. Approval of the Minutes to the December 19, 2017 meeting

**Motion to approve the minutes to the November 21 and December 19, 2017 meetings. (Ron Duffy/Loren Bobolz) The motion carried by voice vote with no negative vote.**

5. New Business

**Rock County Sheriff Deputy was present and asked if there were any questions or issues to address. Chair Sharon Douglas stated that the road signs for Creek Road/Reid Road and Maple Lane/S. Emerald Grove Road are missing. The Reid/ Creek Road signs were just replaced. Sharon Douglas stated that she had filed police reports. She asked the residents that if they see someone taking the signs to report it to any board member or the Sheriff's Department. The deputy was asked if they had any information on the thief from cars on Avalon Road, Tarrant Road and Wyman-Rye but the deputy said they did not have any information. It was suggested that the vehicles be left unlocked so they don't break windows to get in and to install motion lights.**

A. Presentation and discussion on services by Delmore Consulting LLC

Representative

**Jeff Delmore from Delmore Consulting Service presented information on their service.**

**They will do reports on:**

**Road Conditions- \$5900.00**

**Paser Rating-\$1500.00**

**Culvert Inventory-\$6200.00**

**Traffic Sign Inventory-\$5800.00**

**Road Work Bidding Assistance**

**If all four services were contracted for the fee would be \$17,900.00. The annual fee would be \$3500.00. The memory card would be the Town's property.**

**It was noted that these services are presently all being done by the chair, clerk and supervisor. Ron Duffy has been doing the engineering, schematics and information for bid documents for all the paver repair projects and smaller culvert projects. The chair, clerk and Ron Duffy have been doing the bid notices and bid documents for projects. The road conditions and Paser ratings have been done by the chairman and the clerk. They have utilized the DOT training sessions for training on roadwork.**

**Supervisor Ron Duffy asked which method they use to meet the requirement of measuring sign reflectivity and Jeff Delmore stated that they do a visual but could measure with an instrument if the Town wanted to buy or rent one. It was noted that Ron Duffy has done a complete inventory of the Town's road signs. Jeff Delmore stated that any of this information that shortened the time would lower the cost of that service.**

**Chair Sharon Douglas stated that this service would benefit new members who don't have the knowledge.**

- B. Presentation and discussion on presentation by Representative from Invenergy on solar farm

Nick Palmer, representative for Invenergy presented information on a proposed solar farm. He stated that it takes about 7 acres per megawatt so for 200 megawatts of production they would need about 1400 acres and a nearby substation. He stated that they lease the land for 25 years and don't strip the top soil so there is minimum impact on soil quality. They would use the land on the north and south sides of Highway 43 and the land around the Birdseye Plant. He stated that the landowner on the north side also owns land in east side of the Town of Bradford.

He explained that they are permitted by the state and the applications are complex and take about 18 months to obtain. If they get a permit they start to build which takes 18-20 months to build depending on what time of year and the weather. Posts are driven into the ground with a racking system on top. They will face south and be one of three possible systems. Either fixed axis, single axis or dual axis. He stated that they have a letter of understanding with Wisconsin Utilities. They have a project for Iowa County that they expect to file the application by the end of this month. He stated that if there are panels on both sides of I43 and just to the west of the intersection with Highway 14 there will be low voltage in the ground lines and higher voltage overhead. Ultimately they want to get to the substation about 100 feet south of the Darien Town Hall. Inside the site the wiring is all underground. He stated that because they have to guarantee to return the land to its original condition they are proposing to naturalize the vegetation as a native meadow with 3-4 foot high vegetation. He stated that by spring they may have enough acres. He stated that after the application the State holds a public hearing.

Ron Duffy asked what the impact would be on the roads with the construction and if they would sign a road damage agreement. Nick Palmer stated that they would sign an agreement. He added that for this project he did not see the need for even an overweight permit. He stated that they would lay out how they would enter a site and they don't have to build access roads but typically work with the towns and if the town says, "this culvert was damaged and needs to be replaced", they work with the towns. He stated that there would probably 300-350 deliveries for the project but they would not be overweight.

Jill Bier asked if there would be much traffic for maintenance and Nick Palmer said there would not and for a site like this there would be full time work for 3 people. He added that they would likely build a maintenance site between Kenosha and Iowa County for their three projects. He stated that Kincaid Farms have signed.

Richard Kuhlow asked how high these would be off the ground. Nick Palmer stated that basically they would probably at most be 8-9 feet high and the areas with panels would be fenced. He was asked if the life expectancy was 25 years and he stated that with the development of greater efficiency they may replace all the panels in a shorter time.

Sharon Douglas stated that if they are permitted by the state and asked if the residents would have any say. He stated that if there is a permit they will be able to participate in a public hearing.

He added that there are very few impacts with this and they need a storm water permit but not much else. He stated that for power generation they do not pay property taxes. There is a sales tax on the amount generated and the state decides what to give back. He stated that for the project if it was one million dollars it would

be split with the County getting two-thirds and the local municipality getting one-third in shared revenue.

C. Discussion and action on 2018 Recycling Contract

**Motion to approve the 2018 Recycling contract for Lentells Disposal for \$4800.00. (Loren Bobolz/Ben Wellnitz) The motion carried by voice vote with no negative vote.**

D. Discussion and action on Zoning Officer

Electrical permits were issued to

E. Discussion and action on report by Fire District Representative

Sharon Douglas reported that on January 8<sup>th</sup> John Hahn, Jack Laatz and Attorney David Moore met with the Village Board President, Village Administrator and Village Attorney. Attorney Moore reported that they talked about better communications between the Village and Fire District Board and the administration issues that need to be dealt with from this point forward. It was discussed at that meeting to hold a joint meeting with the Fire District Board, the two Town Boards and the Village Board because this is what the two Towns requested. The intent is for the two attorneys to send a letter out before the joint meeting that explains what they are able to explain in response to questions that have been raised. This joint meeting will be held on February 6<sup>th</sup> at 7 p.m. at the Clinton High School. The Town of Clinton has proposed a meeting with the chairs and one member from each of the two Towns and the Village on January 23<sup>rd</sup> for fact finding prior to the February 6<sup>th</sup> meeting. If this is held Sharon Douglas and Ron Duffy will attend from the Town of Bradford.

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

**Ben Wellnitz stated that he may be able to start work on S. Avalon Road this Saturday. Ron Duffy stated that there are places with overhanging limbs on Waite and Dunn Roads and he would try to get out to cut some. Sharon Douglas thanked Mick Mullooly for burning the brush the Board cut on Emerald Grove Road and piled.**

**It was stated that the east side of Emerald Grove Road across from Dan Huisheere's had brush encroaching on the road. Sharon Douglas stated that she and Sarah Douglas cut a lot of that back this summer.**

G. Discussion and action on roadwork, including but not limited to tree trimming, culvert repair and replacement, ditching, shouldering, maintenance including

replacement of signs and posts, paver repair, pot hole filling, Creek Road and Emerald Grove Bridge Projects, 5-year Capital Improvement Plan

**Chair Sharon Douglas reported that she and Ron Duffy attended the Town of Clinton meeting on Monday night to present the information on the culvert on B-C Townline west of Carvers Rock Road that needs to be replaced. Ron Duffy had prepared a schematic drawing, photos and estimate for replacement. This culvert is shared with the Town of Clinton. He also prepared information on repair work by the new culvert on B-C Townline Road. Both projects would be shared by the two Towns with a 50/50 split. The Clinton Town Board will make a decision at their February meeting and let us know.**

**Chair Sharon Douglas reported that at the Special Board meeting on January 10<sup>th</sup> Ron Duffy had brought photos, drawings and estimates for roadwork projects for 2018 and they had discussed possible roadwork projects to be in 2018. She reported that she had not heard back from Duane Jorgenson regarding the TRID Project for the culvert on Creek Road just west of Carvers Rock Road. She added that as they had discussed at the January 10<sup>th</sup> meeting they may have to wait until they hear back before they can decide which other projects to do in 2018. Ron Duffy stated that it should be their goal to get bid notices out in March so they could award contracts in April before contractors get too busy. She stated that if it was okay with the Board she would let the Clerk know, when she hears back from Duane Jorgenson, and she can set up a special meeting for the 2018 roadwork projects so we can get bids out by March.**

**Sharon Douglas stated that she had called Brian Ayre about stone and the ditching he was going to do on Emerald Grove Road and he said he was going to do that.**

**Sandra Clarke will order the road name signs to the replace those from Reid/Creek Road and maple Lane/S. Emerald Grove Road.**

**The board discussed a way to put a “Bump” sign on S. Avalon Road north of Vegter’s since the ground is frozen.**

**Motion that the Board authorize Sharon Douglas to clear an area of brush, debris and trees in the west ditch north of the field entrance north of the culvert on S. Emerald Grove Road and engage Ideal Midwest to do the work pursuant to their contract for tree and brush removal. (Ron Duffy/Loren Bobolz) The motion carried by voice vote with no negative vote. Loren agreed that Bryce could contact him and it was suggested that Loren measure so they have an idea how much can be cleared in what amount of time.**

**Ron Duffy reported that he had talked to Don Esselman about potential plans for Scott Street. He stated the approach needs to be done and for the rest of the**

**road there are a couple of alternatives but he doesn't have the estimates yet. He added that water is a problem there.**

H. Discussion and action on Town Hall Repair Committee Report

Nothing.

I. Discussion and action on approval of Driveway Permit Applications

Nothing.

J. Discussion and action on approval of Utility Permit Application

Nothing.

K. Set date for February meeting if there is to be a Spring Primary

**Motion to set the February Town Board Meeting for Thursday, February 22, 2018 at 6:30 p.m. (Loren Bobolz/Ben Wellnitz) The motion carried by voice vote with no negative vote.**

L. Discussion of Town Insurance renewal

**The Board agreed that no quotes were needed.**

M. Discussion and action on approval of an Operator's License for Ellen Payne for Hat Rack Tap

The Clerk reported that she had run the record check, the fee had been paid and the application was ready for approval.

**Motion to approve the Operator's License for Ellen Rae Payne for the Hat Rack Tap. (Ron Duffy/Loren Bobolz) The motion carried by voice vote with no negative vote.**

6. Citizen Participation

None.

7. Announcements and Reports

**a. The February Town Board meeting will be held on February 22, 2018 at 6:30 p.m. at the Bradford Town Hall**

**b. There was no Rock County Sheriff's Report.**

**c. The WTA Rock County Unit Meeting will be Thursday, January 18, 2018 at the Town of Rock Town Hall at 7:00 p.m.**

**d. The WTA District Meeting will be held on March 3<sup>rd</sup>, 2018 at the 841 Brewery in Whitewater and will have the Board of Review Training. Sharon asked that the Board members let the Clerk know at the February meeting if they will be attending so she can make the reservations and send the check.**

**e. The Board received a Thank you form the Gilbank family.**

**f. Chair Sharon Douglas passed out the 911 Committee Meeting minutes to Board members.**

8. Treasurer's Report

The Treasurer presented the Treasurer's Report and reviewed the Tax Collection report for the Board.

**Motion to approve the Treasurer's Report. (Ron Duffy/Ben Wellnitz) The motion carried by voice vote with no negative vote.**

9. Bills for Approval

**Motion to approve the bills for payment. (Loren Bobolz/Ben Wellnitz) The motion carried by voice vote with no negative vote.**

10. Adjournment

**Motion to adjourn. (Ron Duffy/Loren Bobolz) The motion carried by voice vote with no negative vote. The meeting was adjourned at 9:04 p.m.**

**Respectfully submitted,**

**Sandra Clarke, Clerk**