

**Town of Bradford**  
**Town Board Meeting**  
**Tuesday, March 19, 2019 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 March 19, 2019 Town Board meeting to order at 6:30 p.m. at the Bradford Town Hall. Also present were Supervisors Sarah Pope, Loren Bobolz, Dan Huisheere and Ben Wellnitz, Treasurer Jill Bier, Clerk Sandra Clarke and Town Attorney Michael Oellerich.**

2. Pledge of Allegiance

3. Adoption of the Agenda

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

4. Approval of the Minutes to the February 19, 2019 meeting

**Motion to approve the minutes to the February 19, 2019 meeting. (Sarah Pope/Dan Huisheere) The motion carried by voice vote with no negative vote.**

5. New Business

A. Review of non-conforming use at 8237 E. US Highway 14

Town Attorney Michael Oellerich explained that on May 15, 2012 the town board had approved the parcel as legal non-conforming based on the premise that it had been a continuous use as a business for many years. Mr. Druszczak no longer operates a business at this address and the Town has been asked to sign-off on a Motor Vehicle Dealership License for Jim Dougan to operate a vehicle dealership on this parcel. He plans to repair and sell vehicles as a small used car lot. Attorney Oellerich added that in 2012 the board confirmed that it was a legal non-conforming use and as long as not out of use as such for more than a year it could continue. He stated that the question for the board was that the use under the ordinance cannot be expanded on legal non-conforming, so he could not go from auto repair to auto repair and car sales. He asked if the board felt it would be expanding the legal non-conforming use. Attorney Oellerich stated that in 2012 the board considered rezoning but the problem was that on the Land Use Plan the area is marked as Rural Residential. If the board

were to rezone it would need to be rezoned to B-1 (Local Commercial District), and that would require a change of the Land Use Plan. Mr. Dougan stated that he would be cleaning up the lot and would have 10-15 cars and at the most 20 cars and motorcycles. He would not be advertising as a repair shop but would do small repairs cars he was selling. His hours would be 10am-6pm during the week and 9am-5pm on Saturday. Attorney Oellerich advised that the board could limit the number with an agreement with Jim Dougan,

**Motion to allow up to no more than 15 cars as a legal non-conforming use.  
(Sarah Pope/Loren Bobolz)**

**Roll Call Vote:**

**Sarah Pope, “Yes.”**

**Loren Bobolz, “Yes.”**

**Dan Huisheere, “Yes.”**

**Ben Wellnitz, “Yes.”**

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

Chair Sharon Douglas signed Jim Dougan’s application for a dealership license and added, “Approved as a legal non-conforming use.”

**B. Representative of the Delavan Darien School District Board**

A representative from the Delavan Darien School District reported on the accomplishments, programs and activities in the school district.

**C. Representative of Clinton School District**

Superintendent Jim Brewer and School Board Members Sheri Mullooly, Mike Birkholz and Gary Gilbank provided information on the upcoming referendum that will be on the ballot for the April 2<sup>nd</sup> Spring Election.

**D. Discussion and action on Town Insurance renewal**

The renewal cost for the Town insurance would be \$5291.00 without adding Inland Marine coverage or \$5541.00 with the Inland Marine Coverage.

**Motion to approve the cost of the insurance for \$5291.00. (Ben Wellnitz/Sarah Pope)**

**Roll Call Vote:**

**Sarah Pope, “Yes.”**

**Loren Bobolz, “Yes.”**

**Dan Huisheere, “Yes.”**

**Ben Wellnitz, “Yes.”**

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

Concerning the Treasurer's Bond, only one town out of the 20 in the County has a bond and the others, including the Town of Bradford, have ordinances. A bond would cover the amount of taxes that go to the County.

- E. Discussion and action on having Town Attorney codify ordinances adopted since last Code revision

**Motion to have the attorney codify the ordinances approved since the last revision of the code in March of 2016. (Ben Wellnitz/Loren Bobolz) The motion carried by voice vote with no negative vote.**

- F. Discussion and action on roadside mowing contract

Chair Sharon Douglas opened the bid received for roadside mowing. Bill Johns' bid was for the same price as the last contract. Chair Sharon Douglas stated that Bill Johns is to report to Dan Huisheere when he has completed each of the first, second and third mowing's.

**Motion to approve a three-year contract the same as last year. (Sarah Pope/Loren Bobolz) The motion carried by voice vote with no negative vote.**

- G. Discussion and action on Town Advocacy Council membership

**Motion to approve the membership for the Town Advocacy Council. (Sarah Pope/Dan Huisheere) The motion carried by voice vote with no negative vote.**

- H. Discussion and action on board member's lists of signs needing replacement

Board members presented lists of signs needed in their sections of roads.

- I. Discussion and action on report by Fire District Representative

Loren Bobolz and Sharon Douglas attended the Fire District Board meeting. Sharon Douglas reported that Don Esselmen is the Town's current citizen representative to the fire district board and has requested to resign, due to conflicts with his work, when a replacement could be found. Loren Bobolz asked Mike Mullooly who consented to replace Don Esseleman. Chair Sharon Douglas stated that she was going to appoint Mike Mullooly to the Fire District Board for a two-year term.

**Motion to appoint Mike Mullooly to the Fire District Board for a two-year term. (Dan Huisheere/Loren Bobolz) The motion carried by voice vote with no negative vote.**

**Motion to reappoint Loren Bobolz as the Town Board representative to the Fire District Board. (Sharon Douglas/Dan Huisheere) The motion carried by voice vote with no negative vote.**

Chief Wright had reported that they had 13 fire runs and 35 EMS runs with a total of runs to date this year at 98 runs. They also responded to some mutual aid calls. Fire training focused on their consumption/SCBA recertification. The fire department participated in a fund raiser for Vets Roll. Phase training is continuing and they continue to redevelop training programs and will start a recruitment process for a summer Fire Class where they will be talking to High School students. The loan for the fire gear and ambulance will be paid off and approximately \$22,000.00 will be left. The Fire District Board will discuss whether this should be applied to the engine loan. The fire engine is going in for brake repair and they had the station furnace checked over.

J. Discussion and action on Zoning Officer Report

There were no permits issued in January. A permit was issued by MZIS for replacement of a furnace for Wetmore Farms Inc. in February.

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

Sarah Pope reported that she had received a call about the pothole on B-C Townline Road. Sharon Douglas reported that she and Wayne Douglas had put gravel in the pothole by the railroad tracks in Avalon as a temporary fix until they can get cold patch. She asked the Board if they wanted to continue with Ideal Midwest LLC for pot hole filling.

L. 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, Capital Improvement Plan

Chair Sharon Douglas reported that she met with Matt Yoss on Emerald Grove Road at the area of the culvert south of Avalon Road. He said he could fix the area by saw cutting the asphalt and installing limestone and pave it with HMA. If they wait until May and he can do it all at once it would be \$2134.00 If they saw cut, install limestone now and let it compact and pave later it would be an additional \$300.00 for a total of \$2434.00.

**Motion to have Matt Yoss do the sawcut and installation of limestone as soon as possible and wait to have it paved. (Ben Wellnitz/Loren Bobolz) The motion carried by voice vote with no negative vote.**

Chair Sharon Douglas reported that she had met with Todd from Scott Construction and they toured and assessed Emerald Grove Road from Larsen Road to Creek Road and Creek Road from the culvert or pavement change to the pavement change at the La Prairie Townline. Emerald Grove Road measures 59.12 feet by 20 feet and Creek Road measures 2793 feet by 20 feet.

Jill Bier will have the Workenders pick up trash along the roads for three days.

- M. Discussion and action on Town Hall Repair Committee Report  
Nothing.
- N. Discussion and action on approval of Driveway Permit Applications  
No applications were received.
- O. Discussion and action on approval of Utility Permit Applications  
No applications were received.
- 6. Citizen Participation  
Fred Bobolz presented a copy of notes by a legislative assistant of Amy Loudenbeck on a 2015 meeting on the railroad bridge.
- 7. Announcements and Reports
  - a. **The April Town Board meeting will be held on Tuesday, April 16, 2019 immediately following the Annual Town Meeting which will begin at 6:30 p.m. at the Bradford Town Hall.**
  - b. **There was no monthly Rock County Sheriff's Report. Sheriff Maria Amadore was present at the beginning of the meeting to take questions. She stated that residents should watch out for people acting suspiciously because this is the time for possible burglaries.**
  - c. **The Rock County Unit WTA meeting will be held on Thursday, March 21, 2019 at 7:00 p.m. at the Center Town Hall, 9119 W. County Highway A, Evansville.**
  - d. **Neil Palmer will attend the April meeting for information and questions on the proposed Invergy Solar Farm.**
- 8. Treasurer's Report  
**Motion to approve the Treasurer's Report. ((Ben Wellnitz/Loren Bobolz) The motion carried by voice vote with no negative vote.**
- 9. Bills for Approval  
**Motion to approve the bills for payment with the addition of \$268.50 for the Town Advocacy Council Membership and \$5291.00 for the Town insurance. (Loren Bobolz/Ben Wellnitz) The motion carried by voice vote with no negative vote.**
- 10. Adjournment  
**Motion to adjourn. (Loren Bobolz/Sarah Pope) The motion carried by voice vote with no negative vote. The meeting was adjourned at 8:51 p.m.**

**Respectfully submitted,**

**Sandra Clarke, Clerk**