

Town of Bradford

Town Board Meeting

Tuesday, January 20th, 2026 immediately following the caucus which will be held at 6:30 p.m with the January Board meeting immediately following.

Minutes

Minutes Approved at the February 17th meeting. Changes indicated by yellow

1. Call to Order and Roll Call

Meeting called to order at 6:35 pm. Present: Dave Moyer, Sharon Douglas, Loren Bobolz, Dan Huisheere, Ben Wellnitz, Jill Bier, Marlina Jackson. Also present: Jill Wegner, Wes Milner, Chief Rousch, Chief Schultz, John Perryman, Deputy Valencia

2. Pledge of Allegiance

3. Adoption of the Agenda

A motion to adopt the agenda but move the Sheriff Report to the beginning (Ben Wellnitz/Sharon Douglas). Motion carries by voice vote with no negative vote.

4. Approval of the Minutes to the January 7th, 2026 special meeting

A motion to approve the minutes to the January 7th, 2026 Special Meeting (Loren Bobolz/Sharon Douglas). Motion carries by voice vote with no negative vote.

Approval of the Minutes to the December 16th, 2025 meeting

Board discusses corrections. A motion to adopt the revised minutes per board recommendations (Sharon Douglas/Dan Huisheere). Motion carries by voice vote with no negative vote.

Approval of the Minutes to the December 2nd, 2025 Joint Special meeting (tabled 12/16/25)

Board discusses corrections. A motion to adopt the revised minutes per board recommendations. Switch item 4 and 5 and amend CUP as listed. (Loren Bobolz/Dan Huisheere). Motion carries by voice vote with no negative vote.

The Town of Clinton and the Town of Bradford met to discuss a road agreement for JAW sand & gravel LLC. Mike Hahn Attorney for both Towns was present. Per Mike Hahn, consistency in the road agreement needed to be clear to insure proper maintenance. Also discussed-road

agreement would be on a 5 year term, hours of operation Monday-Friday 6:30 am-5:30 pm and Saturday from 7:00 am-noon, duty to repair, determination of how, and indemnify the towns, Town chairs or their designee would be responsible for roads to be checked at least twice annually & to include any complaint received. Complaint must include the name, telephone # & address of the person making the complaint.

JAW Sand & Gravel will asphalt Milner road to 20' wide with 2' shoulders. Completed by May 31, 2026. Towns will mark ROW prior to asphalt & shouldering to be done by JAW..

Terms discussed were: term of 5 years or until hauling stops, limiting use to BC Townline from 140 to Milner, duty to repair by either town or if a determination that repairs are needed as a result of heavy truck traffic, reasonable time to complete would be granted, duty to indemnify Towns, insurers, etc., Attorney fee provision for enforcement.

Motion was made by Kevin Risseeuw to approve the conditions & terms for BC Townline road agreement. Seconded by Phyllis Brandl. Motion carried by voice vote with no negative vote.

Motion was made by Dan Huisheere to approve the conditions & terms for BC Townline road agreement. Seconded by Ben Wellnitz. Motion carried by voice vote with no negative vote.

Attorney Mike Hahn will be preparing a draft of the road agreement consistent with the above terms for the Town chairs & JAW to sign.

Approval of the Budget Hearing Minutes (tabled 12/16/25)

Board discusses budget hearing minute revisions. Motion to approve with revisions (Dan Huisheere/Ben Wellnitz). Motion carries by voice vote with no negative vote.

Item #3. (Delete Daves states it needs to be a negative number and reiterates to the board that he has 30 years of business budget background).

Approval of the November 18th meeting minutes (tabled 12/16/25)

Board discusses amendment to draft minutes from November 18th. A motion to approve (Dan Huisheere/Loren Bobolz). Motion carries by voice vote with no negative vote.

Line 30-Dave states (delete the word interjects)

Line 38 Word wether is misspelled (whether)

Line 54 Dan saying is would (should say Dan saying it could)

Line 58 & 59 Delete the sentence (Its an issue for the Bradford board).

Line 66 Delete (and generally speaking that is true).

Line 71 & 72 Delete the sentence (We need to make sure to discuss).

Line 95 Should read Dave states he can allow or disallow citizen participation.

Line 96 Delete paragraph starting with P&Z members down to Line 100. Should start out by saying Dave states that there is aload. Motion was made by Ben Wellnitz to allow hauling loaded and unloaded on BC Townline Road after culvert was replaced, inspected and new road agreement was signed by all parties. Motion was seconded by Loren Bobolz to allow hauling loaded and unloaded on BC Townline road after culvert was replaced, inspected and new road agreement was signed by all parties. Motion carries by voice vote with no negative vote.

C. Discussion and action on CFPD Capital Replacement Plan

Ryan Wellnitz informed the Town board that he sent out the capital replacement plan & that he is looking for a grant writer to gain an increase in money that is needed as the Fire Department is looking at \$2 million dollars or more in equipment costs in the future. They are currently working with the Town of Turtle for a grant. Radio costs to replace are near \$28,500. The Village of Clinton has still not approved the purchase of a new fire truck.

D. Discussion and action on the 2026 Fire District Budget

Loren Boboltz reported that the figures for the Fire District Budget remain the same Chief Roush recommends that the Town of Bradford reapprove the 2026 Fire District Budget pending approval of the Village of Clinton. Motion was made by Dan Huisheere to approve the 2026 Fire District budget. Seconded by Loren Bobolz to approve the 2026 Fire District Budget. Motion carries by voice vote with no negative votes. Chief Roush was informed of the closing of BC Townline Road late this afternoon until Thursday or Friday due to culvert replacement.

E. Discussion and action on 2026 Town of Bradford Budget

Motion was made by Dan Huisheere to approve the 2026 Town of Bradford Budget. Seconded by Sharon Douglas to approve the 2026 Town of Bradford Budget. Motion carries by voice vote with no negative vote.

F. Discussion and action on Ryan Scott parcel

Ryan Scott was not in attendance nor was a representative present for him. (Delete Building fee is \$2200. Dave states the value is \$250,000). The building permit stated that the estimated renovation cost is \$250,000. A permit fee was for \$1750.00. Delete rest of paragraph. No action taken by the board.

I. Discussion and action on Hat Rack Operator Applications

Motion made to approve a 1 year operator license for Jodi Halverson and a 2 year operator license Margarite Vining. Seconded to approve a 1 year operator license for Jodi Halverson and a 2 year operator license Margarite Vining Motion carries by voice vote with no negative vote.

G. Discussion and action on BC Townline Road agreement

Clerk Marlina Jackson informed the board that she spoke with Attorney Mike Hahn & that he advises the Town Board to wait on signing agreement due to the CUP items #5 &6.

Motion was made by Loren Bobolz to table the BC Townline Road agreement until a special meeting can be held with the Town of Clinton. Seconded by Ben Wellnitz to table the BC Townline Road agreement until a special meeting can be held with the Town of Clinton. Motion carries by voice vote with no negative vote.

I. Discussion and action on Braukhoff Pit/Rock Road Chairman Dave Moyer informed the board that he received a complaint from Phil Jones who resides on Minkey Road regarding potholes. Phil Jones was not present at the meeting. Dave Moyer will contact Troy from the County to repair.

M. Discussion and action on Supervisors evaluations of their sections of roads. Chairman Dave Moyer informed the board that the County is aware of the potholes that need to be done.

N. Discussion and action on roadwork, including but not limited to tree trimming Fecon work will be done by the County on Milner, Dunn, BC Townline (down the hill on the north side), Odling, O'Riley north of the Creek, with allotted up to \$10,000 of work.

8. Treasurer's Report

Dave asks what is the current interest rate for the max safe account? (Delete Dave states he checked 2 weeks ago and it was better rates for short term CD's. Dave states he is not saying to play the markets but we need to look into it.

5. New Business

A. Joint Municipal Court Updates Discussion and Action-Chief Schultz

No action. Dave Moyer will contact Chief Schultz regarding road parking concerns in Avalon.

B. Discussion and Action on report by Fire District Representative

Chief Rousch provides report to board. Loren Bobolz advises board to come up with a figure for next month for fire equipment approval. No action.

C. Citizen Participation: *Please note this is limited to 2 minutes per person and there is no board discussion or action.*

John Perryman introduces himself to the board and states he is running for the 31st District State Assembly seat currently held by Tyler August.

Jill Wegner states it was difficult to understand what was happening with the board revising and amending minutes earlier in the meeting.

D. Discussion and action on Notice of Aggrieved Parties from Jill Wegner & Wesley Milner

Dave Moyer advises the board that Attorney Mike Hahn has drafted a letter in response to the grievance received. A motion to approve the response letter drafted by Attorney Hahn by roll call vote:

Sharon Douglas: aye

Loren Bobolz: aye

Dan Huisheere: aye

Ben Wellnitz: aye

David Moyer: aye

Dave provides Wes Milner and Jill Wegner with signed copy of response.

E. Discussion and Action on Schultz Communities Shady Hill Mobile Home Park

Dave states Collins Sanitary is pumping as needed. No action.

F. Discussion and action on Zoning Officer Report

Char did not provide a report for January. No action.

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

Board discusses. Some signage is no longer reflective. County has placed stakes for signage.

H. 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, pothole filling

Dan and Dave met with Luke from Scotts regarding concerns on Emerald Grove road. Board discusses upcoming road work for 2026 and Dave Moyer requests a list from supervisors to get requests in by April 1st. Double chip seal Odling and Inman. O Riley needs a chipseal. Creek road needs crackfilling and Carvers Rock road also needs crack filling.

I. Discussion and action on Town Hall Repair Committee Report and Townhall Building 2

Premier Pest sprayed for bugs today. Dave Moyer fixed siding on Building 2. No action.

J. Discussion and action on approval of Driveway Permit Applications
None.

K. Discussion and action on Utility Permit Applications
None.

L. Discussion and Action on The Wisconsin Towns District Meeting Registration

Wisconsin Towns District Meeting will be held in Whitewater. 3 board members will attend.

M. Discussion and Action on Bio-Solids 2026 Agreement

A motion to table until March meeting (Sharon Douglas/Dan Huisheere).
Motion carried by voice vote with no negative vote.

N. Discussion and action on Farmland Preservation and Comprehensive Plan

Dave and Dan attended community discussion hosted at Clinton High School. County is requesting updated maps. No action.

O. Discussion and action on Act 71/Clerk Update (tabled 12/16/25)

Marlina Jackson has rescinded her resignation from 12/16/2025.

7. Announcements and Reports

A. The February Town Board meeting will be held on Tuesday, February 17th 2026 at 6:30 p.m. at the Bradford Town Hall

B. Baseline inspector trainings will be held throughout January and March

Upcoming election training dates: 1/24—rescheduled to weather 2/7

1/26 3/14 3/18 3/23

C. Rock County Sheriff's Report

Deputy Valencia asks about any concerns in Bradford. Board states there are concerns from our County plow driver regarding vehicles parking along the road near Shady Hill Mobile Park and Highland Ave in Avalon.

8. Treasurer's Report

Jill Bier shares the treasurers report and explains tax collection. Current ratio is 52% and needs to be 92% or greater. Mill rate will drop as valuation goes up. Motion to approve treasurers report (Loren Bobolz/Dan Huisheere). Motion carries by voice vote with no negative vote.

9. Bills for Approval

Marlina Jackson shares January bills with board. Marlina asks board to review county bill in regards to culverts and charges. Dave Moyer requests an invoice be sent to Churchills for road work on Milner road. Dave will meet with Nick Elmer or Duane Jorgenson to clarify charges for culvert work. *Carvers Rock: \$25074.23. Emerald Grove: \$9776.93 E BC Townline \$9530.00 (Culvert pipe \$4765.05 + \$5999.82+\$9530.00)*. A motion to approve the January 2026 bills (Loren Bobolz/Sharon Douglas). Motion carries by voice vote with no negative vote.

10. Adjournment

A motion to adjourn (Sharon Douglas/Dan Huisheere). Motion carries by voice vote with no negative vote. Meeting adjourned at 8:25pm