

**Town of Bradford  
Town Board Meeting  
Tuesday, December 17, 2019 at 6:30 p.m. at the Bradford Town Hall  
Minutes**

1. Call to Order and Roll Call

**Town Board Chairperson Sharon Douglas called the December Town Board Meeting to order at 6:30 p.m. at the Bradford Town Hall. Also present were Supervisors Loren Bobolz, Dan Huisheere and Ben Wellnitz, Treasurer Jill Bier and Clerk Sandra Clarke. Supervisor Sarah Pope was absent.**

2. Pledge of Allegiance

3. Adoption of the Agenda

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

4. Approval of the Minutes to the November 19, 2019 Meeting

**Motion to approve the minutes to the November 19, 2019 meeting. (Loren Bobolz/Ben Wellnitz) The motion carried by voice vote with no negative vote.**

- A. Discussion and action on information presented by Duane Jorgenson on the Creek Road Railroad Bridge Project

Chair Sharon Douglas reported that she had gone to Duane Jorgenson's office on December 11<sup>th</sup> where they had a conference call with Zach Pearson from the DOT, Ellery Schaffer the engineer from Jewel and Todd Needham from Batterman's office regarding the increased costs for the replacement of the bridge. Rock County Highway Commissioner Duane Jorgenson reported that the engineer's estimate came in above the estimate. He added that the change was, that the design firm came in with a whole new estimate based on the bids that have been occurring. The State then asked if the Town wanted to proceed. Duane Jorgenson stated that both the Town and the County would each be on the hook for an additional \$73,000. He added that he had put in for a change of management and it was denied but he revised it and got a partial change. He explained the additional costs and added that the Railroad contribution has a 10% additional funds cap so their portion may go up from \$117,000 to \$128,000. He added that the real estate has a savings so it may instead, be an additional \$35,107 each cost for the Town and the County. He stated that if the project is dropped now the Town and County would have to pay the design costs which are 80%

complete now and given the nature of this project, if they pull the plug there would be little chance of ever getting it replaced. He stated, that during the conversation with Ellery Schaffer, Zach Pearson and Todd Needham, they suggested that that we go on to the bids and after the opening of the bids decide whether to go forward based on how the bids come in. He added that over the last few years there have been over 40 projects in Janesville and he thought that that work was diminishing and that the prices would come back down. He stated that for the projects just let, one came in 21% lower, another was 4% lower and another was 16% lower than the estimates. He added that local contractors are very aware of this project and he would make them aware. He recommended that they move forward but stated that it was the Town's decision.

Dan Huisheere stated that he thought they should go until the bid opening and see what the actual numbers will be. The let date will be March 10<sup>th</sup> and the construction would begin in April.

**Motion to continue forward with the Creek Road Railroad Bridge replacement through to the bid let in March. (Loren Bobolz/Dan Huisheere)**

**Roll Call Vote:**

**Loren Bobolz, "Yes."**

**Dan Huisheere, "Yes."**

**Ben Wellnitz, "Yes."**

**Sharon Douglas, "Yes." The motion passed unanimously by the quorum present.**

- B. Discussion and action on a request by Russell Paschke for a change of zoning on Parcel No. 6-3-193, 5.3± acres, from A-1 and A-2 to A-R Ag Residential under Section 4.6 of Chapter One, the Zoning Ordinance, of the Code of Ordinances of the Town of Bradford to correct the zoning and to sell the parcel for residential use.

Chair Sharon Douglas reported that the Planning and Zoning Committee had recommended that the Town Board approve the request with the condition for approval that Mr. Paschke provide a Certified Survey Map of the parcel with the easements clarified and she suggested that they add, that they follow Rock County's Shoreland Zoning and Floodplain Ordinance.

**Motion to approve the change of zoning from A-1 and A-2 to A-R Ag Residential once the Certified Survey Map is provided by Mr. Paschke and the easements are clarified and they have to follow the Rock County Shoreland and Floodplain Ordinance. (Dan Huisheere/Ben Wellnitz)**

**Roll Call Vote:**

**Loren Bobolz, "Yes."**

**Dan Huisheere, "Yes."**

**Ben Wellnitz, “Yes.”**

**Sharon Douglas, “Yes.” The motion unanimously be the quorum present.**

C. Update by Cooper Johnson on the proposed Invergy Solar Farm Project

The Developer for the Invergy Solar Farm Project was present to give an update on the project which will be proposed to be a photovoltaic electrical generating facility of up to 250mw to be in the Town of Darien and the Town of Bradford. It is proposed to connect with an existing 138kv transmission line. It is a state permit required project. It is tentatively proposed to be in service in 2022. There would be exclusion areas around wetlands. He estimated that it would provide 417 construction jobs and 4 full-time operations positions. The landowners would receive payments and the County and Towns would receive payments through Shared Revenue with the split being 58% to the county and 42% to the Towns. They will have a local office in Darien beginning in January of 2020. He proposed that the area would have ground cover by establishing a prairie which would essentially be a buffer zone for Turtle Creek and the soil would be in a better state when they decommission the project. He proposed that it might have sheep grazing and would provide a pollinator habitat. He stated that they hope to file a State Permit in spring or early summer and it is a 15 month process. Construction would be in 2021/2022 with operation to be in 2022/2023. They are solar monitoring one of the leased fields. They would be single axis tracking systems with north south facing rows tracking the sun east to west. The units are 15 feet in height so they can be screened with evergreens. The contact information number is 630-217-2667. Leases are for 25 years with the option to owner of the project to extend for 25 years. They need 1750 acres and 20% more acres for the state which is 7 acres per megawatt.

D. Discussion and action on removal of waterway dam under Wisconsin Statue 88.90

The dam has been removed and the issue was resolved.

E. Discussion and action on report by Fire District Representative

**Fire District Representative Loren Bobolz reported that they have only used 79% of the budget so far. They are \$4,000.00 ahead on EMS returns and there have been 35 EMS and 13 fire calls. They have received a lot of calls about the fire chief position. They posted the position on December 2<sup>nd</sup>, the applications are due on December 20<sup>th</sup>, testing will start on December 26<sup>th</sup> and they will start reviews. On January 16<sup>th</sup> they will meet to finalize and the new chief will start on February 1<sup>st</sup>. A committee will be formed to interview the applicants.**

**The updated Fire District Budget was reviewed.**

**Motion to approve the updated Fire District Budget with the Town share as \$103,369.55 and the Capitol Requests share of \$14,780.00 for a total of \$118,149.55. (Loren Bobolz/Dan Huisheere) The motion carried by voice vote with no negative vote.**

F. Discussion and action on Zoning Officer Report

**Chair Sharon Douglas issued a demolition permit to Robinson Brothers Environmental for removal of a garage on parcel 6-3-192A at 5602 S. Carvers Rock Road.**

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

**Loren Bobolz reported that the ditching on Minkey Road was done. Tracys and McNalls need to repair the ditch damaged during harvest on Kemp Road. Loren Bobolz will speak with them about repairing the ditches.**

**The shoulder on the west side of Kemp Road south of Highway 14 is washing out.**

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, pot hole filling, Creek Road and Emerald Grove Bridge Projects

**Chair Sharon Douglas reported confirmation was received from WisDOT that they had received our Multimodal Local Supplement Application.**

**Sharon Douglas reported that there are many downed tree limbs on Carver Rock Road on both sides of the road from Larsen Road to the park entrance that, if weather permitting, we should get cut up and hauled away. Loren Bobolz will get an estimate from Paul Luety on trimming trees along Carvers Rock Road from Larsen Road to the park entrance.**

**Sharon Douglas reported that the pothole filling is done. On Saturday, November 23<sup>rd</sup> there were more bags of carpet and carpet pads dropped off on Avalon Road south of Highway 14. She and Wayne Douglas picked them up and the other bags that were at the town hall from previous pickup and took them to the City of Janesville Landfill. The cost to the Town was \$12.00. Since then they have picked up nine bags of plaster and two large rolls of carpet padding on Avalon Road and a large box spring on Creek Road. There was a mattress in the field that they were unable to get. Wayne Douglas picked up four TVs from O'Riley and Creek Roads.**

**Chair Sharon Douglas met with Brian Ayre regarding the concern that the residents have in Emerald Grove. Brian Ayre is going to give the Board an estimate for the replacement of the culverts, ditching and paver repair for the area of Jones Road that is in the right of way for Emerald Grove Road. The asphalt would need to be replaced for 45 feet from the center of Emerald Grove Road.**

**Loren Bobolz said he had received three complaints about the brush on O’Riley Road and Hofstrom Roads both east and west of the intersection because they can’t see to the west and east when they are stopped at the stop sign. He said Bill Johns would clear it out for \$1000.00.**

**Motion to have Bill Johns remove the brush on Hofstrom and O’Riley Roads and the east side of the Turtle Creek Bridge. (Loren Bobolz/Dan Huisheere) The motion carried by voice vote with no negative vote. Bill Johns will haul in a couple of loads of dirt in over the cement he has added in the area so it can be mowed.**

**Chair Sharon Douglas reported that Jamie Kurten from MSA will hold an informational meeting on Wednesday, December 18, 2019 beginning at 6:30 p.m. at the Town Hall on the Emerald Grove Road Railroad Bridge Replacement Project.**

- I. Discussion and action on Town Hall Repair Committee Report

**Nothing.**

- J. Discussion and action on town computer

**Motion to increase the budget for the purchase of a Town computer for up to \$1,000.00. (Loren Bobolz/Ben Wellnitz) The motion carried by voice vote with no negative vote.**

- K. Discussion and action on approval of Driveway Permit Applications

**No applications were received.**

- L. Discussion and action on appointment of Election Inspectors for a two-year term

**The clerk asked the board to approve the appointment of the following election inspectors for the next two-year term: Carie McGinnis, Donna Mullooly, Vicky Duoss, Sharon Hargartgen, Jill Bier, Sharon Douglas, Carol Esselman, Kaye Niquet and Deb Torkilson. Deb Torkilson’s first commitment would be to the Village of Clinton but she may be available to serve at the Town of Bradford also.**

**Motion to approve the appointment of the election inspectors requested for a two-year term. (Loren Bobolz/Dan Huisheere) The motion carried by voice vote with no negative vote.**

M. Discussion and action on date for 2020 Town Caucus (between January 2<sup>nd</sup> and January 21<sup>st</sup>, 2020

**Motion to hold the Town Caucus on Tuesday, January 21<sup>st</sup> 2020 at 6:30 p.m. with the January Town Board Meeting to follow. (Loren Bobolz/Ben Wellnitz) The motion carried by voice vote with no negative vote.**

N. Discussion and action on Town Advocacy Council membership

**Motion to go ahead and submit the \$265.75 for the Town Advocacy Committee membership. (Ben Wellnitz/Dan Huisheere) The motion carried by voice vote with no negative vote.**

O. Report on WTA Rock County Unit meeting

**Ben Wellnitz attended the WTA Rock County Unit meeting and reported on the new Courthouse entrance and security. The Humane Society is building a new building by the Dollar General and will start on the new building this fall.**

5. Citizen Participation

None.

6. Announcements and Reports

**a. The January Town Board meeting will be held on Tuesday, January 21, 2020 at the Bradford Town Hall immediately following the Town Caucus which will begin at 6:30 p.m.**

**b. The Rock County Sheriff's Report was reviewed.**

**c. Chair Sharon Douglas reported that Diggers Hotline is providing their annual free safety training sessions. The one in Janesville is on Friday, January 17<sup>th</sup> at the Holiday Inn Conference Center at 7 a.m. Registration is online at DiggersHotline.com at least a week before the meeting.**

**d. The WTA 2020 District Meeting will be held on February 15<sup>th</sup> at the 81 Brewhouse in Whitewater. The members were asked to let her know if they would be attending at the January meeting so reservations can be made.**

7. Treasurer's Report

**The Treasurer reported that David Merriam has not paid the monthly parking permit fees for Shady Hill Mobile Home Court for November or December.**

**The school portion will not be paid until the payment is received. Motion to approve the Treasurer's report. (Ben Wellnitz/Dan Huisheere) The motion carried by voice vote with no negative vote.**

8. Bills for Approval

**Motion to approve the bills for payment with the exception of the monthly parking permit fees until payment is received. (Loren Bobolz/Dan Huisheere) The motion carried by voice vote with no negative vote.**

9. Adjournment

**Motion to adjourn. (Ben Wellnitz/Dan Huisheere) The motion carried by voice vote with no negative vote. The meeting was adjourned at 8:32 p.m.**

**Respectfully submitted,**

**Sandra Clarke, Clerk**

**Draft Minutes to be approved at the Town Board Meeting on January 21, 2020.**