

Approved: 06-23-2021
TOWN BOARD MEETING
WEDNESDAY, MAY 26, 2021
6:30 P.M.
FREEDOM TOWN HALL
W2004 COUNTY RD S

1. CALL TO ORDER, ROLL CALL, INVOCATION, PLEDGE

Meeting called to order by Chairman Charles Kramer at 6:30 p.m.

Members present: Chairman Charles Kramer, Supv. Tim Maass, Supv. Kevin Schuh, Supv. Jason Vandenberg, Supv. Brandon Conrad. Also present: Clerk/Treasurer Colleen Laha, Deputy Clerk/Treasurer Billie Jo De Jong, Attorney Steven Frassetto, Jeff Kussow and Justin Keen from Cedar Corporation.

Invocation

Pledge recited.

2. VERIFICATION OF POSTING AND APPROVE AGENDA

Posted on the 2 Boards at the Freedom Town Hall and on the Town website on the 21st day of May 2021 at 11:00 a.m. by the Clerk's Office. Also posted at: Dairyland Depot, Freedom Mini Mart and Shop & Save Mart/ Halesi, LLC.

Motion by Supv. Brandon Conrad with second by Supv. Tim Maass to adopt the agenda.

Vote: 5 Yes / 0 No Motion Carried

3. CONSIDERATION OF MINUTES OF 4/28/2021 & 5/12/2021 TOWN BOARD MEETINGS

Motion by Supv. Brandon Conrad with second by Supv. Tim Maass to approve the minutes of 4/28/2021 and 5/12/2021.

Vote: 5 Yes / 0 No Motion Carried

4. PUBLIC COMMENT SESSION

A Sharon Rose Court resident questioned a motion from a previous meeting regarding whether a decision was made on curb & gutter for Sharon Rose Court. Because Sharon Rose Court was on the agenda the discussion was postponed until later in the meeting.

5. BAIRD – BRAD VIEGUT

The Town Board requested Brad from Baird to attend tonight's meeting to discuss the financing plan for the VFW Lighting Project and 2021 Road Projects. Brad presented a borrowing structure that included financial plan illustrations and well as current interest rates. Discussion was brought up on whether to take out two separate bonds, each for their own project or to combine both into one large bond. Due to the high cost of issuance fees the decision was made to combine the projects into one large bond with a separate resolution to designate the funds for each project.

6. MARGARET COENEN – LIGHTING AT COUNTRY VILLA

The Town Board discussed the lighting issues that Margaret & Carl Coenen are having with Country Villa. The Town of Freedom ordinance states as follows: 26.307 EXTERNAL LIGHTING (1) A lighting plan shall be submitted as part of the site plan. (2) No exterior

lighting, whether freestanding or mounted on a building or structure, shall be reflected or produce unreasonable glare beyond the parcel boundaries. All exterior lighting fixtures, either wall mounted, or freestanding shall be identified on the face of the site plan. The exterior lighting shall state the dispersion pattern, intensity of light, and cut-off shielding that reflects light downward and in which the light source is not visible from adjacent properties. No undue lighting shall extend beyond the property lines.

The Town Board and the Coenens both agree that they need to come to a resolution to fix this issue. Attorney Steve Frassetto will follow up to see if an amendment to the developer's agreement will help it some way. This will be followed up at the June agenda to verify that we are closer to a resolution.

7. DISCUSSION ON SHARON ROSE COURT

Issues with drainage were brought up with a lot in Sharon Rose Court. It was also discussed that the land has wetland indicators per the DNR wetlands map. The resident felt that some of these issues were caused by developments in the area and was looking for the town to help in some way. Jeff from Cedar Corporation pointed out that the drainage issues and wetland indicators were two completely separate issues. Jeff also stated that if the DNR requires a wetland delineation to be completed the landowner is responsible for that cost. The Town agreed to look over the budget and see if funds were available to clean out the ditches around Sharon Rose Subdivision, hoping that will help with the drainage issues.

8. FREEDOM AREA HISTORICAL SOCIETY LAPPEN AGREEMENT

The Historical Society requested addressing the security system's annual security contract. Per the 2008 lease agreement with the Historical Society the Town agreed to be responsible for interior and exterior maintenance, but nothing that specifically addressed the security system. After a short discussion it was decided to amend the lease agreement to with the Historical Society to state that the Town would provide the annual payment for the security for the property.

Motion by Supv. Jason Vandenberg with second by Supv. Brandon Conrad to amend the lease agreement to state that the Town will be responsible for the annual payment to provide the security for the property.

Vote: 4 Yes 1 No (Chairman Kramer opposed)

9. PLAN COMMISSION REFERRALS

A. CONSIDERATION OF PRELIMINARY PLAT APPLICATION FOR A 6-LOT SUBDIVISION PLAT; MICHAEL J & JOANN VANDENBERG; PIN 090-0266-04; LOT 2 OF CSM #7711; COUNTY HIGHWAY E/CENTER VALLEY ROAD (LOCATED IN SOUTHWEST CORNER OF CTH E/CENTER VALLEY RD INTERSECTION)

Jeff Kussov (Cedar Corporation) presented the proposed preliminary plat and staff report. Plan Commission recommended approval by the Town Board with 4 conditions.

Motion by Supv. Brandon Conrad with second by Chairman Charles Kramer to approve the Country Court Living Preliminary Plat, subject to the following conditions:

- 1. Developer shall submit utility easement determinations from applicable utility companies prior to approval of the final plat.***
- 2. Developer shall submit for review a stormwater management plan, stormwater facility design, and erosion control plan for the entire subdivision. Final plat shall not be recorded without an approved stormwater management plan, stormwater facility design, and erosion control plan.***
- 3. If deemed necessary by the Town Attorney, a Development Agreement shall be entered into between the Developer and the Town of Freedom in accordance with Section 18.302 of the Town of Freedom Subdivision Ordinance.***
- 4. No construction may begin until a copy of the recorded final plat has been received by the Town of Freedom.***

Vote: 5 Yes 0 No Motion Carried

B. CONSIDERATION OF ORDINANCE AMENDMENT OF CHAPTER 11, TOWN ROADS, TO AMEND MINIMUM SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC ROADS

Jeff Kussow (Cedar Corporation) presented the proposed ordinance amendments, revised typical road sections, and staff report. The Town Board discussed changes to the proposed ordinance amendments.

Motion by Chairman Charles Kramer with second by Supv. Tim Maass to approve the proposed ordinance amendments to Section 11.02, Town of Freedom Municipal Code, with a modification to the proposed Section 11.02(5) to read as follows: "Existing Public Roads. The Town Board may determine that an existing road be reconstructed to specifications below minimum standards outlined in Section 11.02 (1) through (3) above for reason of volume of traffic, type of traffic, or soil conditions; provided the road is reconstructed, at minimum, in kind."

Vote: 5 Yes 0 No Motion Carried

C. DATE CHANGE FOR REGULAR PLAN COMMISSION MEETINGS

The date of Plan Commission meetings will be changed from the third Wednesday of each month to the second Wednesday of each month.

10. CONSIDERATION OF OPERATOR LICENSES

Motion by Supv. Brandon Conrad with second by Chairman Charles Kramer to approve an operator license for William Joseph Geurts (Freedom Athletic Association).

Vote: 5 Yes 0 No Motion Carried

11. REVIEW LIQUOR LICENSE APPLICATION LIST

Town Board will review for the June meeting.

12. BURN PERMITS

The Town Board decided moving forward that no burn permits are needed outside of the Sanitary District. They did specify that no burning is allowed in the Sanitary District. Only campfires are allowed in the Sanitary District.

13. FIREWORKS PERMITS

The Town Board wanted to simplify the fireworks permits. After viewing a couple of sample forms they chose one to replace the current permit and granted the clerk and/or chairman authority to sign the permit. ***Motion by Supv. Tim Maass with second by Supv. Kevin Schuh to replace the current Fireworks permit form with a new simplified version and to grant either the clerk and/or chairman the authority to sign the permit form.***

Vote: 5 Yes 0 No Motion Carried

14. CONSIDERATION OF CLERK/TREASURER'S INSTITUTE

Motion by Supv. Tim Maass with second by Supv. Kevin Schuh to send the Clerk/Treasurer and Deputy Clerk/Treasurer to the Clerk/Treasurer's Institute.

Vote: 5 Yes 0 No Motion Carried

15. ATTORNEY/DEPARTMENT REPORTS

Justin Keen from Cedar Corporation stated the progress will begin in the next two weeks for the Teardrop Lane restoration. Next week the surveying of grades on Bell Court and Elk Lanes should also begin. Justin received a call from Mike Vandehey and will be meeting with him on his culvert issue when Justin is out there.

Attorney Steve Frassetto is working on the cost sharing agreement for Broadway Drive with Town of Vandenbroek. As soon as he has the final information from the

County on the frontage he can run the calculation for the cost sharing. A final draft should be forwarded to Vandenbroek shortly.

There have been no additional developments with the ATV/UTV Ordinance.

The Attorney reported he has some tentative dates from Chad & Mark Properties, LLC to sit down with the Town Clerk, Ginny Hinz, and Terri Romitti to finalize the payment obligation for the Country Villa project.

Attorney Frassetto is continuing to work on several other miscellaneous projects.

Ryan Sprangers – Public Works: Written report presented.

Kevin Jordan – Parks: Written report presented.

Clerk’s Report – Presented written report. Clerk Colleen Laha reported the new deputy clerk is doing an impressive job. We finished putting all the information needed for the April Election in WisVote. The Wisconsin Election Commission are mailing the 4-year maintenance postcards out to voters who have not voted in the past 4 years.

All liquor license applications have been received. They will be approved at June’s meeting.

We currently have 325 dogs registered. We will be sending out late notices for unlicensed dogs next month.

Mark Green brought up installing a lockable siren disconnect switch box on the emergency siren pole at the high school. He does not want his department going in the box on top of the pole with all the exposed wires. The cost of the disconnect box installed will be \$945.28. The Town Board advised the clerk to have the lockable siren disconnect switch box installed on the siren pole.

A pay increase for the summer park employee was requested and will be discussed in closed session. We have noticed a significant decrease in town residents stopping at the Town Hall after 3:00 p.m. This comes as a result of the increase of services being handled through email.

To save on the budget different options for a change in hours were discussed. The Town Board agreed to change and shorten the hours of operation at the Town Hall. The new hours will be Monday through Thursday from 8:00 a.m. to 4:00 p.m. and the Town Hall Office will be closed on Fridays.

16. CONSIDERATION OF VOUCHERS/DIRECT DEPOSITS

Motion by Supv. Tim Maass with second by Supv. Brandon Conrad to approve vouchers # 32134-32168, direct deposit E-Pay 10152 - E-Pay 10179 and E-Pay 10185 – E-pay 10188, Fire/EMS Bldg. Checking # 1033 -1034, Tid # 1- None, Tid #2 – None.

Vote: 5 Yes / 0 No Motion Carried

17. MOVE TO CLOSED SESSION PER WI STATS 19.85 (1) (c) considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility.

Motion by Supv. Brandon Conrad with second by Supv. Kevin Schuh to move to closed session per WI STATS 19.85 (1) (c) considering employment, promotion,

compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility at 8:50 p.m.

Vote: 5 Yes 0 No Motion Carried

Chairman Kramer – Yes

Supv. Conrad – Yes

Supv. Schuh – Yes,

Supv. Vandenberg – Yes

Supv. Maass - Yes

18. RETURN TO OPEN SESSION

Motion by Supv. Tim Maass with second by Supv. Kevin Schuh to return to open session at 9:37 p.m.

Vote: 5 Yes 0 No Motion Carried

Chairman Kramer – Yes

Supv. Conrad – Yes

Supv. Schuh – Yes,

Supv. Vandenberg – Yes

Supv. Maass - Yes

19. ANY ACTION FROM CLOSED SESSION

Motion by Supv. Tim Maass with second by Supv. Jason Vandenberg to increase the pay of summer park employees \$2.00 per hour.

Vote: 5 Yes 0 No Motion Carried

20. ADJOURN

Motion by Supv. Tim Maass with second by Supv. Kevin Schuh to adjourn at 9:40 p.m.

Vote: 5 Yes 0 No Motion Carried

Colleen M. Laha, Clerk/Treasurer