

Approved 8/28/2019
TOWN BOARD MEETING
Wednesday, June 26, 2019
7:00 p.m.
Freedom Town Hall
W2004 County Rd S

1. CALL TO ORDER, ROLL CALL, PLEDGE

Town Board Meeting called to order at 6:30 p.m. Members present: Chairman Charles Kramer, Supervisors: Brandon Conrad, Dave Rickert, Kevin Schuh and Jason Vandenberg.
Pledge recited.

2. VERIFICATION OF POSTING AND ADOPT AGENDA

Meeting Posted by Clerk's office the 23rd day of June at 3:00 p.m. on 2 boards at the Town Hall, and on Town Website

Motion by Supv. Brandon Conrad with second by Supv. Kevin Schuh to approve the agenda as posted.
5 Yes 0 No MC

3. CONSIDERATION OF MINUTES OF 5/22/2019 & 6/12/2019 MEETINGS

Motion by Supv. Jason Vandenberg to approve the minutes of 5/22.
Motion withdrawn and minutes tabled for corrections.

4. PUBLIC COMMENT SESSION

County Representative Deb VanderHeiden introduced herself to the Board and reported on the recent approval of a .05% County sales tax. She stated that it would take effect on Jan 1, 2020 and be used for paying off debt, capital improvements and a % back to community dependant on tax levy.

Greg Potts – W3383 Ed's Lane – Approached the Board on his ongoing issues with his neighbor. Board asked Engineer to do a survey before the next regular meeting.

5. ANY ACTION AS A RESULT OF PUBLIC HEARING ON COMPREHENSIVE PLAN CHANGE – SCHAETZ REZONING

Motion by Supv. Brandon Conrad with second by Supv. Kevin Schuh to approve the Amendment to the Future Land Use Map in the Comprehensive Plan changing the land use category for tax parcel #090-0366-06 from Commercial to Single and Two Family Residential. 5 Yes 0 No MC

6. PLAN COMMISSION REFERRALS

A. Consideration of CSM Review – Swinkles Properties

Motion by Supv. Brandon Conrad with second by Supv. Jason Vandenberg to approve Swinkles CSM App. # 07-06-19-09 with 2 conditions: Ag Use Advisory Statement and Arsenic Well Advisory Statement need to be added. 5 Yes 0 No MC

B. Consideration of Special Exception Permit Review – A to B Properties LLC

Motion by Supv. Jason Vandenberg with second by Supv. Brandon Conrad to recommend that the Special Exception Permit request for Parcel #090-0026-04 be granted, with the following conditions to allow the proposed owner to operate a contractor's storage yard as described herein for Hintz Trucking, LLC (for Brian Hintz) including:

1) The applicant must provide the typical working hours of the operation including days of week.

2) The site plan, erosion control, and storm water management report and building permit must be satisfactorily approved prior to the start of any construction.

3) No material processing allowed on the property.

4) Maximum height of any material being stored on the site to be 15 feet.

5) Construct and landscape all proposed Phase I berms by December 31, 2019.

5 Yes 0 No MC

C. Consideration of Site Plan Review – A to B Properties

Motion by Supv. Jason Vandenberg with second by Chairman Charles Kramer to approve the Hintz Trucking Site Plan (A-B Properties) with the following conditions:

- 1) All the sheets have the label "Not for Construction". Please provide final set of plans that are ready for construction and remove the "Not for Construction" labels.**
- 2) Architectural plans were not submitted for review. The plans must show or indicate exterior material type and color as in accordance to the requirements of Chapter 26 of the Town's Site Plan Ordinance.**
- 3) Applicant shall coordinate location of Knox Box with Town of Freedom Fire Department.**
- 4) A draft Storm Water Maintenance Agreement has been provided. Upon approval of the site plan review by the Town Board, the agreement must be executed by the applicant (owner) and the Town of Freedom.**
- 5) The construction of the berm and detention pond discharge pipe along STH "55" will involve work on the STH "55" R/W. The applicant needs to contact WisDOT to determine if any permits are required for work on WisDOT R/W.**
- 6) Improved swale by deepening flowline grade between north berm and north lot line.**
- 7) Construct and landscape all proposed Phase I berms by December 31, 2019.**
- 8) All owner to place a dustless aggregate material in lieu of asphalt pavement for up to one year from the completion of the building. Asphalt pavement must then be placed immediately thereafter.**

5 Yes 0 No MC

D. Comprehensive Plan Update – Engineer Brueggeman reported on progress of Comp Plan Update

7. PUBLIC WORKS

a. Change Order No. 1 - 2019 Crack Sealing

Motion by Supv. Jason Vandenberg with second by Supv. Kevin Schuh to approve Change Order #1 in 2019 Crack Sealing Contract for a deduct-amount of \$-8,511.00.

5 Yes 0 No MC

b. Final Payment Request – Freedom West Industrial Park Storm Sewer & Street Construction (TID#2)

Motion by Supv. Brandon Conrad with second by Chairman Charles Kramer to approve the final pay request for retainage submitted by MCC Inc. in the amount of \$60,941.01 upon receipt of all lien waivers. 5 Yes 0 No MC

c. Engineer's Report/Daily Logs

Engineer Brueggeman reviewed his daily logs. Supv. Vandenberg questioned the status of vandalism reported at VFW Park. Chairman Kramer questioned crack filling being done into County Hwy access. Meeting will be planned with Town Board, Park Committee and FAA.

d. 2019 Public Works Budget/Borrowing Summary

Engineer Brueggeman reviewed the public works budget and borrowing options for the projects listed.

e. Draft Development Agreement - Swinkles Properties driveway construction

Motion by Supv. Brandon Conrad with second by Chairman Charles Kramer to approve the Development Agreement with Swinkles with 3 conditions:

- 1) Only first 50' of drive from Vine Road is required to be Paved**
- 2) Pavement type shall be HT 58-28 S for lower layer (19.0 mm) and HT 58-28 H for the upper layer (12.5 mm).**
- 3) Update estimated costs for asphalt pavement**

5 Yes 0 No MC

- f. Draft Declaration of Conditions, Covenants & Restrictions - Reader property on Industrial Dr
Motion by Supv. Kevin Schuh with second by Supv. Dave Rickert to approve the Covenants and Restrictions as presented for the Reader Property (Parcel #090-1390-00) on Industrial Drive. 5 Yes 0 No MC

- g. Award of 2019 Pulverize/Asphalt Paving - Tear Drop Lane & Garvey Road
MCC – 435,000 NEA – 343,655
Motion by Supv. Jason Vandenberg with second by Supv. Brandon Conrad to reject bids submitted for the total project and rebid Garvey Rd. 5 Yes 0 No MC

8. OLD BUSINESS – Status on tabled items:

- a. Town Hall Roof - **Tabled**
Public Works Director Brueggeman presented Board with bids for the re-roofing of the Town hall.
Osborne - \$48,600 with 20 year warranty
Security – 30,850 for the old part and 49,510 for the complete roof with 10 year warranty.
- b. Street Reconstruction Policy
Supv. Vandenberg stated that the policy in place is uniform across town and fair to residents.
Supv. Conrad stated if the street is draining well then why put in curb and gutter.
Motion by Supv. Jason Vandenberg with second by Supv. Dave Rickert to keep the street reconstruction policy as is. 5 Yes 0 No MC
- c. Repairs/Replacement of 2000 International Truck - **tabled**
- d. Repairs/Replacement of Loader plow
Motion by Supv. Jason Vandenberg with second by Supv. Charles Kramer to approve the purchase of a loader plow for the price of \$23,545.00 delivered. 5 Yes 0 No MC
- e. Microphones for Town Board Meetings - **tabled**
- f. Window for office – **tabled**

9. FINAL PAYMENT ON SEH CONTRACT

Motion by Supv. Jason Vandenberg with second by Supv. Brandon Conrad to approve payment to SEH in the amount of \$132,063.14 for AIA Architectural Project Contract for Town Hall and Fire Dept. 5 Yes 0 No MC

10. REPORT ON FIRE/EMS BUILDING COMMITTEE

Supv. Jason Vandenberg reported to the Board that the Building Committee voted 6 to 3 in favor of moving forward with plans from SEH at a cost of \$5,400 to revise plans as discussed.

Motion by Supv. Jason Vandenberg with second by Supv. Brandon Conrad to reject the SEH proposal approved by the committee. 5 Yes 0 No MC

11. CONSIDERATION OF TEMPORARY LIQUOR LICENSE - ST NICHOLAS PARISH- VFW PARK PAVILION 7/26-7/28

Motion by Supv. Brandon Conrad with second by Supv. Dave Rickert to approve the Temporary liquor License for St. Nicholas Congregation on 7/26 – 7/28 for the pavilion at VFW Park with Josh Delforge as agent. 5 Yes 0 No MC

12. CONSIDERATION OF LIQUOR LICENSE FOR FOX VALLEY GOLF COURSE & FAA

Motion by Supv. Jason Vandenberg with second by Supv. Dave Rickert to approve Liquor License for Fox Valley Gold Course and Freedom Athletic Association for 2018-2019 License year. 5 Yes 0 No MC

- 13. CONSIDERATION OF AGENTS – Mike Faggio, FVGC and Adam Eggert, FAA**
Motion by Supv. Jason Vandenberg with second by Supv. Kevin Schuh to approve agents Mike Faggio, For FVGC and Adam Eggert for FAA. 5 Yes 0 No MC
- 14. CONSIDERATION OF CIGARETTE LICENSE FOR FOX VALLEY GOLF COURSE**
Motion by Supv. Jason Vandenberg with second by Supv. Dave Rickert to approve cigarette license for Fox Valley Golf Course. 5 Yes 0 No MC
- 15. CONSIDERATION OF OPERATOR’S LICENSE PER LIST**
Motion by Supv. Jason Vandenberg with second by Supv. Brandon Conrad to approve Operator’s License #2021-01 to 2021-36 pending Police Dept. approval. 5 Yes 0 No MC
- 16. APPOINTMENT OF JRB MEMBER & SET TENTATIVE JRB MEETING DATE**
Motion by Chairman Charles Kramer with second by Supv. Dave Rickert to appoint Supv. Jason Vandenberg to the TID Joint Review Board. 5 Yes 0 No MC
- 17. AMENDMENT TO ORDINANCE ON PARKING**
Ordinance will be amended to read during winter months from 11-1 to 3-31.
- 18. DUTIES/RESPONSIBILITIES OF COMMITTEE’S/COMMISSIONS – No action**
- 19. DEPARTMENT AND ATTORNEY REPORTS**
Attorney reported on Belgioioso – road vacation.
- 20. REVIEW AND APPROVE VOUCHERS & DIRECT DEPOSITS**
Motion by Supv. Jason Vandenberg with second by Supv. Brandon Conrad to approve TID #2 Voucher #153, Direct Deposits # 9248 to 9350 and General Fund Vouchers #30009 to 30063 – Voiding Voucher #30009 and Holding Vouchers #30056 & 30024. 5 Yes 0 No MC
- 21. ADJOURN**
Motion by Supv. Jason Vandenberg with second by Supv. Brandon Conrad to adjourn at 9:45 p.m. 5 Yes 0 No MC

Barbara M Seegers, Clerk