

Approved 09/22/2021
TOWN BOARD MEETING
WEDNESDAY, AUGUST 25, 2021
6:00 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 6:00 p.m.

Members present: Chairman Charles Kramer, Supv. Tim Maass, Supv. Brandon Conrad arrived at 6:13 p.m., Supv. Jason Vandenberg and Supv. Kevin Schuh. Also present: Clerk/Treasurer Colleen Laha 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 19th day of August 2021 at 1:00 p.m. by the Clerk's Office. Also posted at: Dairyland Depot, Freedom Mini Mart and Shop & Save Mart/ Halesi, LLC.

Motion by Supv. Tim Maass with second by Supv. Kevin Schuh to adopt the agenda.

Vote: 4 Yea / 0 Nay Motion Carried: Yes

3. CONSIDERATION OF MINUTES OF 7/28/2021 (amending the minutes to reflect a typographical error on the resolution authorizing the issuance and sale of \$1,200,000 General Obligation Promissory Notes. The resolution was incorrectly numbered "2021-02," and it should have been numbered "2021-03."), 8/2/2021 & 8/16/2021 TOWN BOARD MEETINGS

Motion by Supv. Tim Maass with second by Supv. Kevin Schuh to approve the minutes of 7/28/2021 (amending the minutes to reflect a typographical error on the resolution authorizing the issuance and sale of \$1,200,000 General Obligation Promissory Notes. The resolution was incorrectly numbered "2021-02," and it should have been numbered "2021-03."), 8/2/2021 & 8/16/2021 Town Board Meetings.

Vote: 4 Yea / 0 Nay Motion Carried: Yes

4. PUBLIC COMMENT SESSION

A discussion was brought up on whether any steps had been taken to move forward with acquiring future industrial lots. A new concept plan for industrial lots is being discussed, but there are no updates at this time.

Residents commented on the noise level from Buzz's outdoor concerts on weekends. The base vibrated their windows. This made it difficult for children to fall asleep. Supv. Brandon Conrad will contact Buzz's to discuss solutions such as turning the base/volume down, switching the speakers or stage so they are facing a different direction.

Fire Chief Mark Green voiced concern that there is a new business near the corner of County Road UU, and McHugh Road and he had never been informed about it. The Town will look into whether the proper permitting was acquired.

5. CONSIDERATION OF TEMPORARY LIQUOR LICENSE - ST NICHOLAS CATHOLIC CHURCH FOR ST. NICHOLAS FAMILY FEST AND APPOINT FATHER WALTER STUMPF AS THE AGENT AND MICHELLE HUSS & JAYNE VOSTERS AS MANAGERS OF AFFAIR 9/26/2021 FROM 11:30 am to 6:00 pm
Motion by Supv. Brandon Conrad with second by Supv. Jason Vandenberg to approve the temporary liquor license for St Nicholas Catholic Church for St. Nicholas Family Fest and appoint Father Walter Stumpf as the agent and Michelle Huss & Jayne Vosters as managers of affair 9/26/2021 from 11:30 am to 6:00 p.m.
Vote: 5 Yea / 0 Nay Motion Carried: Yes
6. CONSIDERATION OF OPERATOR LICENSES: Susan H. Cynor-Freedom Foods, Ryanne N. Benz-Simply Country Barn
Motion by Supv. Jason Vandenberg with second by Supv. Tim Maas to approve the operator licenses for Susan H. Cynor-Freedom Foods, Ryanne N. Benz-Simply Country Barn.
Vote: 5 Yea / 0 Nay Motion Carried: Yes
7. ROCK GARDEN COURT REQUEST FOR ROAD CLOSING – SEPT 11, 2021
Motion by Supv. Tim Maass with second by Supv. Kevin Schuh to approve the road closing for Rock Garden Court on September 11, 2021.
Vote: 5 Yea / 0 Nay Motion Carried: Yes
8. PLAN COMMISSION REFERRALS
 - A. CONSIDERATION OF CERTIFIED SURVEY MAP APPLICATION; DON O & NANCY L GEHRING AND MARK G & KAY M BERESFORD; PIN 090-0873-00, 090-0877-00, 090-0877-01, & 090-0877-02; GREINER RD
Motion by Chairman Charles Kramer with second by Supv. Brandon Conrad to approve certified survey map application; Don O & Nancy L Gehring and Mark G & Kay M. Beresford; PIN 090-0873-00, 090-0877-00, 090-0877-01, & 090-0877-02; Greiner Rd. with no conditions.
Vote: 5 Yea / 0 Nay Motion Carried: Yes
 - B. CONSIDERATION OF FINAL PLAT APPLICATION; 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)
Motion by Chairman Charles Kramer with second by Supv. Tim Maass to approve final Plat Application; 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).
Vote: 5 Yea / 0 Nay Motion Carried: Yes
9. CONSIDERATION AND POSSIBLE ACTION FOR NORTHEAST ASPHALT PAYMENT REQUESTS #3 AND #4 AND CHANGE ORDER #2 FOR TEAR DROP LANE PROJECT.
Justin Keen, Cedar Corporation, explained that Payment Request #3 was retainage from the original contract for Tear Drop Lane. Change order #2 was the final change order for this project and it also included the stone shoulder back filling restoration that was added at the end, it reconciles the actual quantities versus what was bid and there was additional tree removal as well. Pay Request #4 is an additional \$19,750.00 that was to do the backfilling and restoration at the end. The original contract was for \$343,654.75. The final amount was \$329,239.41.

A Tear Drop Lane resident questioned where the weed seeds from the last grass planting came from. It is completely weeds. Justin Keen will notify Northeast that Pay Request #4 is on hold until the issue is resolved.

Motion by Supv. Brandon Conrad with second by Supv. Tim Maass to approve Northeast Asphalt payment request #3 for \$15,474.47 for the Tear Drop Lane project.

Vote: 5 Yea / 0 Nay Motion Carried: Yes

10. CONSIDERATION OF VETERAN CEMETERY CARE APPLICATIONS

Motion by Supv. Tim Maass with second by Supv. Brandon Conrad to approve the Veteran Cemetery care applications.

Vote: 5 Yea / 0 Nay Motion Carried: Yes

11. 2022 OUTAGAMIE COUNTY MAINTENANCE AGREEMENT

Motion by Supv. Tim Maas with second by Chairman Charles Kramer to approve the 2022 Outagamie County Maintenance agreement.

Vote: 5 Yea / 0 Nay Motion Carried: Yes

12. CONSIDERATION AND POSSIBLE ACTION ON "NO THRU TRUCK ROUTE" ON VANDENBOSCH RD FROM COUNTY RD S TO GOLDEN GLOW RD

A discussion was held regarding the traffic on Vandenbosch Road. There is a high volume of heavy vehicles from Tidy View Farms that use Vandenbosch Road. The board is concerned that the road will not last under those circumstances. The Town Chairman will contact Tidy View to discuss the Town's concerns and possible options, such as maintenance cost sharing or donations from Tidy View Farm before deciding to establishing a "No thru truck route".

13. ENGINEERING REPORT

BALLPARK LIGHTING PROJECT UPDATE

Justin Keen, Cedar Corporation stated that the ballpark lighting project is set to start September 13th.

VFW RESTROOM PROJECT UPDATE

Justin Keen, Cedar Corporation reported that the VFW Restroom project is finally finishing up. The contractor is currently working on the epoxy floors. The final payout will be coming next month once some minor details are worked out.

The Town Hall roof replacement bids came in 20-30 percent higher than expected due to the cost of building material increases and high levels of work. The lowest bid came in around \$95,000.00 and the allotted budget was only \$70,000.00. The Town Board decided to add the roofing project to a future agenda to discuss further.

14. ATTORNEY/DEPARTMENT REPORTS

Attorney Steve Frassetto reported that he had contacted Chad Reader to let him know that the Town would like to resolve the issue with the Country Villa lighting. Frassetto discussed replacing the light fixtures on all three buildings with new fixtures, which will be expensive. Chad will get exact cost to Frassetto. A decision will be made at that time.

Fund balance policy – Jason provided policy language. Steve Frassetto will be contacting the clerk to make sure the account categories and the identification is consistent with the town’s QuickBooks account categories and names. Steve’s goal is to have this ready for September’s meeting.

Country Villa Way – Road Agreement. Steve Frassetto is currently waiting on comments from Chad & Mark Properties, LLC attorney, Chris Sitzmann. Once he receives comments, he will circulate the draft to Town personnel.

ATV/UTV Ordinance – Attorney Frassetto is waiting for the county to advise on their next steps.

Van Camp Property – Jeff Kusow and Frassetto are currently working with the county to explore the use of a Planned Unit Development District to allow the construction of an additional home on the lot. Steve Swanson, from Outagamie County has directed us to the appropriate county provisions and we will be working with Bill Van Camp to see if that is a viable option.

Fire Protection Agreement – Attorney Frassetto is finalizing a draft agreement for review by the Department and the Town. I plan to circulate the Agreement in the next week so that it can be reviewed before the budget meetings with the Department in October.

Hillcrest Homes, LLC (Industrial Lot) – Attorney Steve Frassetto discussed that we convinced Tim Herber to give up Lot 1 to facilitate the Belgioioso in exchange for another suitable industrial lot. We have been unable to develop a suitable industrial lot for Hillcrest Homes, LLC and Tim Herber has exercised his right to terminate the contract and the escrow account as liquidated damages. Frassetto will prepare the Cancellation Agreement and Mutual release. Frassetto will be obtaining signatures prior to disbursing the funds from the escrow.

15. DISCUSSION AND POSSIBLE ACTION ON PERSON TO TRAIN NEW EMPLOYEE

The Town Board discussed options for training the public works employees and it was decided that Charles Kramer, the Town Chairman was qualified and has an extensive background working in the town’s public works department.

Motion by Supv. Brandon Conrad with second by Supv. Kevin Schuh to hire Charles Kramer as trainer for public works employees as needed.

4 – Yea / 0 Nay Motion Carried: Yes

Chairman Charles Kramer – Abstained.

16. CONSIDERATION OF VOUCHERS/DIRECT DEPOSITS

Motion by Supv. Tim Maass with second by Supv. Brandon Conrad to approve Vouchers 32249 – 32277, Direct Deposit E-pay 10267

Vote: 5 Yea / 0 Nay Motion Carried: Yes

17. ADJOURN

Motion by Supv. Jason Vandenberg with second by Supv. Kevin Schuh to adjourn at 8:31 p.m.

Vote: 5 Yea / 0 Nay Motion Carried: Yes

Colleen M. Laha, Clerk