

Approved: 11-17-2021
TOWN BOARD MEETING
WEDNESDAY, OCTOBER 27, 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. Jason Vandenberg, Supv. Kevin Schuh, and Supv. Brandon Conrad.

Also present: Deputy Clerk/Treasurer Billie Jo De Jong, Attorney Steve Frassetto, Dean Zanon and Ken Jaworski from Cedar Corporation.

Invocation

Pledge recited.

2. VERIFICATION OF POSTING/ADOPT AGENDA

Posted on the 2 Boards at the Freedom Town Hall and on the Town website on the 21st day of October 2021 at 3:00 p.m. by the Clerk's Office. Also posted at: Dairyland Depot, Freedom Mini Mart, and Shop & Save Mart/ Halesi, LLC.

Amended Agenda posted on the 2 Boards at the Freedom Town Hall and on the Town website on the 25th day of October 2021 at 12:30 p.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 moving Item # 8 on the Agenda after Item # 4.

Vote: 5 Yea / 0 Nay Motion Carried: Yes

3. CONSIDERATION OF MINUTES OF 9/20 (amending the minutes to reflect the parks were discussed as one of the big challenges as well in the discussion regarding ARPA Funds Survey, but was pushed to # 4 on the list of greatest challenges), 9/22, 10/4, 10/11, 10/13 & 10/20 MEETINGS

Motion by Supv. Tim Maass with second by Supv. Brandon Conrad to approve the minutes of 09/20/2021 (amending the minutes to reflect the parks were discussed as one of the big challenges as well in the discussion regarding ARPA Funds Survey but was pushed to # 4 on the list of greatest challenges), 9/22, 10/4, 10/11, 10/13 & 10/20 MEETINGS, Supv. Jason Vandenberg Abstained for 10/13 & 10/20 meetings, Supv. Brandon Conrad abstained for the 9/22 meeting, and Chairman Charles Kramer abstained for the 10/13 meeting.

Vote: 5 Yea / 0 Nay Motion Carried: Yes

4. PUBLIC COMMENT SESSION

Margaret Coenen brought up the issue she is having with the lights at Country Villa. Attorney Steve Frassetto stated that we are nearing the end of the road on options available. They only option left to explore is to possibly replace the lighting that is there currently. Cedar will get an estimate from an electrician on what it would cost to replace the lighting fixtures and the Board will discuss whether that is an option after receiving the quote.

5. PLAN COMMISSION REFERRALS

A. DISCUSSION AND POSSIBLE ACTION ON AMENDING FUTURE ROADS/STREETS ON THE TOWN'S COMPREHENSIVE PLAN FUTURE LAND USE MAP AND OFFICIAL MAP

Motion by Supv. Brandon Conrad with second by Supv. Kevin Schuh on amending future roads/streets on the town's comprehensive plan future land use map and official map.

Vote: 3 Yea / 2 Nay Chairman Charles Kramer and Supv. Tim Maass opposed. Motion Carried: Yes

6. OPERATORS LICENSES –ALISON J. BRIERER, MORGAN L. BAUMGART
Motion by Supv. Brandon Conrad with second by Supv. Jason Vandenberg to approve the operator licenses for Alison J. Brierer, Morgan L. Baumgart.
Vote: 5 Yea / 0 Nay Motion Carried: Yes
7. DISCUSSION ON NEW FIRE TRUCK
Multiple options for financing the new fire truck were discussed. Pierce Manufacturing gave information on a lease option, and the Board brought up the different bond options. Conversation was also discussed about the terms and length that the Board is considering. Attorney Steve Frassetto will contact Baird to review the Pierce Lease contract as well as explore other options available. They will discuss what would be most beneficial for the town and bring their findings back to the Board.
8. KELLER PAY REQUEST #5 – FIRE/EMS BUILDING
Supv. Brandon Conrad had a conversation with Devin Flanagan from Keller about how to resolve the flow issues that the Fire Department is experiencing with the truck fill that was installed. Everyone involved would like to see this issue resolved and the final payment to be made. Devin brought a contract change order that he would like to see the Board review and sign. The change order described would put Keller in charge of making the necessary changes to the backflow and plumbing, the meter would stay the same. Keller has agreed to pay 75% of the cost with the Town being responsible for the 25%. Once the contract is reviewed and signed by the Town Board, Payout # 5 for the Fire/EMS Building will be paid. The Town will be responsible for an additional \$9,738.55 to fix the current concerns.
9. NORTHEAST ASPHALT PAY REQUEST – TEAR DROP LANE
Supv. Kevin Schuh brought up a concern about a portion of landscaping that was not completed to his satisfaction. The Board discussed the issue and still agreed to make the final payment.
Motion by Supv. Brandon Conrad with second by Supv. Tim Maass to approve Payout #4 to Northeast Asphalt for the completion of the Tear Drop Lane project in the amount of \$ 19,750.00.
Vote: 4 Yea / 1 Nay Supv. Kevin Schuh opposed. Motion Carried: Yes
10. DISCUSSION ON BALL DIAMOND LIGHTING PROJECT ISSUES AND ACTION IF NEEDED
The contractor for the lighting project encountered some unforeseen soil conditions when placing the light poles. Due to the increased labor time and additional concrete needed to each of the 16 holes, the contractor is requesting a change order to keep the project moving forward. The additional cost for unforeseen issues would be between \$13,000.00-\$ 25,740.48.
Motion by Supv. Jason Vandenberg with second by Supv. Kevin Schuh to approve the change order to the Ball Diamond Lighting Project not to exceed \$ 25,740.48.
Vote: 3 Yea / 2 Nay Chairman Charles Kramer and Supv. Tim Maass opposed. Motion Carried: Yes
11. ATTORNEY/DEPARTMENT REPORTS
Attorney Steve Frassetto discussed progress happening with the TID # 1 amendment and expansion of the territory. He is currently working on a response to a letter the Town received regarding cleaning up the Voter Registration List. Attorney Steve Frassetto will prepare a written letter outlining the Town's objections to the letter received. Steve put together a revised version of the fire protection agreement containing the obligations of the Town as well as the Fire Department with a few minor changes. Steve discussed a letter he received regarding a bill from the attorney's that Chris Nechodom hired to fight the disillusionment of the police department. The next step is to move to dismiss that based on WI law because the agreement never came before the Town Board for approval. Provisions regarding mutual aid agreements were updated with surrounding departments and Steve had the updated version available to sign at the meeting.
Motion by Supv. Tim Maass with second by Kevin Schuh to approve the mutual aid packs.
Vote: 4 Yea / 1 Nay Chairman Charles Kramer abstained.

Cedar Corporation has prepared the LRIP applications for Fritch and Timm Road and those have been submitted to the commissioner for approval. Chairman Charles Kramer completed the PASER ratings for all the town's roads and Cedar Corporation entered the information into the computer and they have been submitted to the State.

Toolboxes have been ordered and received and will be distributed to the Departments. There was a concern from a Public Work employee about the tractor being very tippy when cutting the ditch. Chairman Charles Kramer stated that if the tractor is tipping while cutting the ditch that you are too far in the ditch when cutting and that the tractor will work. He also said the new tractor that the town is buying will be heavier and have larger tires which should help as well. It was also discussed to put a chain on the tractor to keep the mower upright when changing the blades. Tires will be ordered for the 2004 truck before the snow. Due to the many complaints about the recycling yard hours, it was decided to change the hours to reflect the following: Monday & Wednesday 7:00 am – 8:00 pm, Tuesday, Thursday & Friday 7:00 am – 2:30 pm, Saturday from 7:00 am – 4:00 pm and closed on Sundays. Town of Freedom residents only.

12. CONSIDERATION OF VOUCHERS/DIRECT DEPOSITS

Motion by Supv. Tim Maass with second by Supv. Brandon Conrad to approve Vouchers 32314 – 32348 and Vouchers 32350-32352, Direct Deposit E-pay 10333-10371 and Direct Deposit E-Pay 10376-10378, Void Check 32315, TID # 1 Vouchers 136-138, TID # 2 Vouchers 183-185, Fire Dept/EMS Building Checks 1038-1039.
Vote: 5 Yea / 0 Nay Motion Carried: Yes

13. 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. (Requested by Supv. Brandon Conrad) and Closed Session pursuant to Section 19.85 (1) (e) of the Wisconsin Statutes, to deliberate or negotiate the investing of public funds relating to potential development on State Highway 55, where competitive or bargaining reasons require a closed session. (Requested by Supv. Brandon Conrad)

Motion by Supv. Brandon Conrad with second by Supv. Tim Maass 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. (Requested by Supv. Brandon Conrad) and Closed Session pursuant to Section 19.85 (1) (e) of the Wisconsin Statutes, to deliberate or negotiate the investing of public funds relating to potential development on State Highway 55, where competitive or bargaining reasons require a closed session. (Requested by Supv. Brandon Conrad) at 8:11 p.m.

Vote: 5 Yea / 0 Nay Motion Carried: Yes

Roll Call Vote: Charles Kramer – Yea, Brandon Conrad – Yea, Tim Maass – Yea, Kevin Schuh – Yea, Jason Vandenberg - Yea.

14. RETURN TO OPEN SESSION

Motion by Supv. Brandon Conrad with second by Supv. Tim Maass to return to open session at 9:40 p.m.
Vote: 5 Yes / 0 Nay Motion Carried.

Roll Call Vote: Charles Kramer – Yea, Brandon Conrad – Yea, Tim Maass – Yea, Kevin Schuh – Yea, Jason Vandenberg - Yea.

15. DISCUSSION AND ACTION ON HIRING OF ENGINEERING FIRM

This discussion was a follow up to the decision made at the August 16th Town Board meeting to not renew a contract with Cedar Corporation for engineering and planning services. A brief discussion including pros and cons was had about a couple specific engineering firms.

Motion by Supv. Tim Maass with second by Chairman Charles Kramer to go with Mc Mahon & Associates for the Town's planning and engineering services effective 1-1-2022 of next year.

Roll Call Vote: Tim Maass – Yea, Charles Kramer – Yea, Brandon Conrad – Nay, Kevin Schuh – Nay, Jason Vandenberg – Nay.

Vote: 2 Yea / 3 Nay Motion Carried: No

Motion by Supv. Jason Vandenberg with second by Supv. Brandon Conrad to remain with Cedar Corporation for the Town's engineering services effective 1/1/2022 through 1/1/2023 contingent upon the contract review.

Roll Call Vote: Tim Maass – Nay, Charles Kramer – Nay, Brandon Conrad – Yea, Kevin Schuh – Yea, Jason Vandenberg – Yea.

Vote: 3 Yea / 2 Nay Motion Carried: Yes

16. ADJOURN

Motion by Supv. Brandon Conrad with second by Supv. Jason Vandenberg to adjourn at 9:55 p.m.

5 Yea / 0 Nay Motion Carried: Yes

Billie Jo De Jong, Deputy Clerk/Treasurer