

**Approved 5/25/2022**  
**TOWN BOARD MEETING**  
**WEDNESDAY, MAY 4, 2022**  
**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: Supervisor Kevin Schuh, Supervisor Jason Vandenberg and Supervisor Margo Fox.  
Supervisor Brandon Conrad excused.**

**Also present: Clerk/Treasurer Colleen Laha. Jeff Kussow from Cedar Corporation.  
Chairman Charles Kramer led the Pledge of Allegiance.**

2. VERIFICATION OF POSTING/ADOPT AGENDA

Posted on the 2 Boards at the Freedom Town Hall and on the Town website on the 3rd day of May, 2022 at 4:00 p.m. by the Clerk's Office. Also posted at: Dairyland Depot, Freedom Mini Mart and Shop & Save Mart/Halesi, LLC.

**Motion made by Supervisor Kevin Schuh with a second by Supervisor Margo Fox to adopt the agenda as posted.**

**4 Yea / 0 Nay Motion Carried: Yes**

3. CONSIDERATION AND ACTION ON OPTION TO PURCHASE OF 34.46 +/- ACRES FOR EXPANSION OF VFW MEMORIAL PARK; PIN 090-1398-00 THROUGH 090-1506-00, 090-1520-00 THROUGH 090-1532-00 AND 090-0376-02

Attorney Frassetto explained that from the meeting last week we had submitted an offer of \$17,500.00 per acre for the park land to qualify for the WI DNR Stewardship/Land and Water Conservation Fund Grant application for expansion of the VFW Memorial Park. They countered back at \$22,000.00 an acre. The issue that came up at the meeting with the Federal Stewardship Grant is if we want that 50% grant toward acquisition, we have to verify that we have the other half of the funds necessary for closing. We basically had \$350,000.00 which meant that arrangement wouldn't work. We did apply for the grant with the understanding that Fox representatives would go back and discuss the matter. We talked with the Fox's council. We shared the appraisal to show them what it came in at. If you look at the counteroffer everything from paragraphs 4 and down is the same. They notify us that there is a lease effecting the property and the tenant has a right of first refusal that must be dealt with. They want restrictive covenants that it will be used for park purposes, so we don't turn around and flip it and make money on it. And they had requested that the Fox name be incorporated into the park, which a reasonable request. So basically, if the board would approve the counter offer this evening that would authorize Charlie to sign it. Our offer is contingent on whether we get the grant. So, we don't buy the land unless we get the grant. It is contingent on the Town Board approving the offer that would happen this evening. It is also contingent on the electors authorizing the purchase of town property, which we wouldn't spend the money to do the notices until we know we have the grant. Then it is also contingent on the approval of the financing. Right now, that was done with a resolution at the last meeting, so we are good there. Buyers' obligation is contingent upon verification that there are no wetlands that would impact the ability to put ballfields or other improvements for the park. All of those plus they have to provide evidence of a clear title and we checked the box that if we wanted to, we could do soil testing analysis. It may not be that big of deal with ballfields and slab on grade pavilions. If we are going to have bigger structures, we are going to want frost walls where we may want to do testing in specific areas. So those and all the contingencies in the counter offer we should be doing a pretty good check up on the land. So, the big issue is the price. They have agreed to come to the appraised value and to soften the blow to the family, they have asked if they can collect the rent until the Town needs the land for the park, which is not an unreasonable request.

Jason Vandenberg asked the attorney if he had talked to Milk Source about the lease which goes until 2026 if they would be willing to waive the lease or a part of the land to build a ball diamond. The attorney said it was discussed in the pass and they were willing to. Frassetto is confident that they will work with the Town on that.

**Motion made by Supervisor Jason Vandenberg with a second by Supervisor Margo Fox to approve the offer to purchase of 34.46 +/- acres for expansion of VFW Memorial Park; PIN 090-1398-00 through 090-1506-00, 090-1520-00 and 090-0376-02 from the Fox Trust.**

**3 Yea / 0 Nay Motion Carried: Yes Charles Kramer abstained.**

4. CONSIDERATION AND POSSIBLE ACTION OF FIRE/EMS MAINTENANCE AGREEMENT FOR GENERATOR

The agreement was discussed at a Town Board Meeting last fall. It was to come back to the board. The clerk discussed it with Supervisor Brandon Conrad, and he told the clerk to go ahead with the agreement. Supervisor Brandon Conrad requested that it be put on the agenda for a formal approval.

**Motion made by Supervisor Kevin Schuh with a second by Supervisor Margo Fox to approve the maintenance agreement including a two-hour load bank test for the Fire/EMS generator with Total Energy for five years not to exceed \$6,805.00.**

**4 Yea / 0 Nay Motion Carried: Yes**

5. OPERATOR LICENSE

**Motion made by Supervisor Jason Vandenberg with a second by Supervisor Kevin Schuh to approve the operator license for Amy Mathison.**

**4 Yea / 0 Nay Motion Carried: Yes**

6. ADJOURN

**Motion made by Supervisor Jason Vandenberg and a second by Supervisor Kevin Schuh to adjourn at 6:19 P.M.**

**4 Yea / 0 Nay Motion Carried: Yes**

**Respectfully Submitted,**

Colleen M. Laha, Clerk/Treasurer