

**Approved 7-27-2022**

**TOWN BOARD MEETING**

FREEDOM TOWN HALL

W2004 COUNTY RD S

WEDNESDAY, JULY 13, 2022

7:00 p.m.

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

***Meeting called to order by Chairman Charles Kramer at 7:01 p.m.***

***Members present: Supervisor Jason Vandenberg, Supervisor Brandon Conrad and Supervisor Margo Fox.***

***Also present: Clerk/Treasurer Colleen Laha, Attorney Steve Frassetto, and Dean Zanon from Cedar Corporation.***

***Supervisor Brandon Conrad led in 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 12<sup>st</sup> day of July, 2022 at 2:30 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 Brandon Conrad with a second by Supervisor Jason Vandenberg to adopt the agenda as posted.***

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

3. DISCUSSION & ACTION ON THE COUNTRY FIELDS SUBDIVISION PROJECT START, DEVELOPERS AGREEMENT AND ENGINEERING

Country Fields Subdivision Developers furnished the Town with a letter of Financial Guarantee/Approval. Approval from the Drainage Board has been received. Country Fields Subdivision Project has a tentative start date of July 25.

Attorney Steve Frassetto reviewed the Developers Agreement that incorporated all the comments forwarded by Cedar Corp. They will be requiring all contractors to have the insurance requested to work on the property. Steve did not include completion dates for the various infrastructure components. Frassetto will work with the developers for input. Dean Zanon from Cedar Corporation went over the rates: storm sewer/road for the Town – observation rate: \$95.00 - \$105.00 per hour. General Project Administration rate: \$115.00 - \$135.00 per hour. The Agreement is worded so that whatever Cedar or the WDNR charges to the Town and the District would get passed on to the developer. The developer Jason Vandenberg discussed that Davel Engineering was only charging \$45.00 per hour and McMahan charges \$52.00 per hour for the same thing. Dean Zanon explained that Cedar Corporation would not change their charges. Zanon did agree that if the two parts of the project were being done at the same time (example – if storm drains and sewer and water were being installed at the same time), Cedar Corporation would not double charge. Supervisor Margo Fox did not feel comfortable with the developer's engineer observing and giving final approval of the construction. Supervisor Brandon Conrad said his stance is that Cedar Corporation is hired by the town to do the inspections, engineering, and planning. These are our people and we have them under contract. Jason Vandenberg also commented that because the Town is under County Zoning, so the developer is also getting charged by County and more red tape.

***Motion by Supervisor Brandon Conrad with second by Supervisor Margo Fox to approve the developer's agreement for Country Fields Subdivision with a project start date of July 25, 2022, with the conditions contingent that 1.3 completion dates are subject to Town Attorney, Town Engineer and developer approval and contingent on 4.2 the inclusion of the Construction Observation fee rates that will range from \$95.00 to \$105.00 per hour and General Project Administration rate from \$115.00 - \$135.00 per hour.***

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

***Chairman Charles Kramer & Supervisor Jason Vandenberg – Abstained***

**Addendum to the Cedar Corporation contract for the Construction Observation fee rates that will range from \$95.00 to \$105.00 per hour and General Project Administration rate from \$115.00 - \$135.00 per hour was signed.**

4. 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 Supervisor Brandon Conrad with second by Chairman Charles Kramer to move to close session at 8:11 p.m.**  
**4 Yea / 0 Nay Motion Carried: Yes**  
**Charles Kramer – Yea, Brandon Conrad – Yea, Jason Vandenberg – Yea, Margo Fox - Yea**
5. RETURN TO OPEN SESSION  
**Motion by Supervisor Brandon Conrad with second by Supervisor Jason Vandenberg to return to open session at 9:10 p.m.**  
**4 Yea / 0 Nay Motion Carried: Yes**
6. ANY ACTION AS A RESULT OF CLOSED SESSION  
Motion by Supervisor Brandon Conrad with second by Supervisor Jason Vandenberg to have Public Works Supervisor Rick Fuss hire two of the four applicants that were interviewed on July 12<sup>th</sup> with a wage of \$25.00 per hour and must obtain their CDL by the end of the year.  
**3 Yea / 0 Nay Motion Carried: Yes Chairman Charles Kramer – Opposed**
7. DISCUSSION & ACTION ON WAGES FOR WEEKEND WORK AT THE PARKS  
Chairman Charles Kramer suggested increasing the wage for seasonal workers to \$20.00 per hour for weekends at the park because they need to be there at 5:00 a.m. A discussion was held about the dissatisfaction of the current employees. Supervisor Margo Fox stated that we should not reward bad behavior. All Town Board Members agreed except for Chairman Charles Kramer. No action was taken.
8. ADJOURN  
**Motion made by Supervisor Jason Vandenberg and a second by Supervisor Brandon Conrad to adjourn at 9:20 P.M.**  
**4 Yea / 0 Nay Motion Carried: Yes**

Respectfully submitted,  
Colleen M. Laha  
Clerk/Treasurer