

TOWN OF RIB MOUNTAIN  
***Regular Town Board Meeting***  
***June 16, 2015***

Chairman Allen Opall called the June 16, 2015 regular meeting of the Rib Mountain Town Board to order at 6:33 p.m. at the Rib Mountain Municipal Center, 3700 North Mountain Road, Wausau, WI. Supervisors present were Jim Legner, Pete Kachel, and Gerry Klein. Fred Schaefer was excused.

Also present were Administrator Gaylene Rhoden, Attorney Dean Dietrich, Streets/Parks Superintendent Scott Turner, Building/Zoning Administrator Dan Dziadosz, Community Development Director Steve Kunst, and Deputy Fire Chief Matt Savage.

On June 15, 2015 copies of the meeting notice were made available to the media, Town Board, Town Attorney and posted at the Rib Mountain Municipal Center.

Comments from the Public Related to Town Board Agenda Items – None

Approve Minutes of 6/2/2015 Regular Town Board Meeting and Closed Meeting Minutes from 6/2/15 – **Motion by Kachel/Legner to approve the minutes of the 6/2/2015 Regular Town Board meeting and closed session meeting.** Attorney Dietrich noted he had no issue with approving minutes from a closed session meeting in this situation; but typically, minutes from closed session meetings would be approved at the next closed session meeting of the Board.  
**Questioned and carried 4:0.**

Plan Commission Daft Minutes – Community Development Director Kunst stated the Plan Commission met the week prior and heard presentations regarding potential redevelopment of the Rib Mountain Travel Center and the Hall Farm.

Plan Commission Report & Recommendations – *Town of Rib Mountain (State of Wisconsin, Owner), requesting an amendment to the Town of Rib Mountain Future Land Use Map and Zoning Map to change the future land use designation from ‘Transportation’ to ‘Multi-Family Residential’ and rezoning the property from ‘Right-of-Way’ to ‘Mixed Residential’ (MR-4) at the property addressed: 411 Rainbow Lane;* – Kunst noted the Board had been presented this information in March and at such time it was recommended to hold a public hearing on the item. Kunst stated the process was initiated by the State in an effort to sell of excessive right-of-way property.

**Motion by Legner/Klein to approve amending the Town of Rib Mountain Future Land Use Map from Transportation to Multi-Family Residential and amending the Town of Rib Mountain Zoning Map from Right-of-Way to Mixed Residential (MR-4). Motion carried 4:0.**

Approval of Resolution 15-06 - Resolution Authorizing the Issuance and Sale of \$2,830,000 General Obligation Promissory Notes, Series 2015-A – Dawn Gunderson of Ehlers Inc., presented handouts related to the Town’s borrowing note. Gunderson noted the resolution being handed out was titled differently than the agenda item as a result of the bond sale being a lesser amount. Gunderson noted \$2,720,000 would be the principal amount of the issue, rather than the

TOWN OF RIB MOUNTAIN  
***Regular Town Board Meeting***  
***June 16, 2015***

originally anticipated \$2,830,000. Attorney Dietrich noted the change is not consequential and the public has clearly been advised of the intent of action to be taken by the Town Board. Gunderson noted Standard and Poor's affirmed the Town's AA bond rating and a copy of the rating report was included in the packet. Gunderson noted the sale took place earlier that morning and received bids from six underwriters. The winning bid went to Raymond James Associates Inc. out of St. Petersburg, Florida. Results of all bids were included in the packet. Gunderson noted the true interest cost was the determination of the winning bid. Gunderson also mentioned the market the Town was in results in a premium bid, where underwriters pay a premium to purchase bonds in exchange for a coupon rate. As a result, the Town receives additional money upfront, contributing to the Town's ability to issue less debt.

Gunderson noted the total principle and interest of the issue was \$3,108,000, representing \$54,690 less than the planning estimates. Gunderson pointed out the Town also refunded a previous bond issue as part of this project and as a result were able to save \$124,672. Additional information on the Town's AA rating was presented, making special note of the Town's management and internal practices as strengths. It was noted the AA rating represents a very strong rating and Gunderson commended the Town for their work.

**Motion by Klein/ Legner to approve Resolution 15-06 authorizing the issuance and sale of \$2,720,000 general obligation promissory notes, Series 2015A.**

Attorney Dietrich pointed out since the Deputy Clerk was not present, part of the Town Board's action will be to have Steve Kunst serve as the Interim Deputy Town Clerk for the purposes of attesting the resolution on page eight.

**A roll call vote was taken. Results are below:**

- **Peter Kachel – Aye**
- **Jim Legner – Aye**
- **Gerry Klein – Aye**
- **Alan Opal – Aye**

**Motion carried 4:0**

Approval of Resolution 15-07 Adoption of Procurement Policy – Administrator Rhoden noted the Finance and Personnel Committee met twice on the Policy in an effort to help staff formally identify when going out for bids/proposals is necessary. Rhoden mentioned the Policy was primarily based on examples from other communities and allows the Town Board to suspend sections if they deem necessary.

**Motion by Legner/Klein to approve Resolution 15-07, adopting the Town of Rib Mountain Procurement Policy, subject to attorney review. Questioned and carried 4:0.**

Premier Tax: Approval to Proceed Further Investigation - Administrator Rhoden mentioned the Finance and Personnel Committee reviewed the Premier Tax at their last meeting. Rhoden noted the Town does not qualify for the tax based on the State Statute definition, but only Wisconsin Dells and Lake Delton would likely meet those requirements. Rhoden mentioned other communities in the state have had special legislation passed to implement the tax. The Finance

TOWN OF RIB MOUNTAIN  
***Regular Town Board Meeting***  
***June 16, 2015***

and Personnel Committee considered pursuing the Premier Tax alone as well as with surrounding municipalities. Chairman Opal noted this is a tax on certain goods and must be used for infrastructure. It was recommended that Rhoden and Klein work on putting together a letter to neighboring municipalities for their consideration.

**Motion by Klein/Legner to proceed further with investigation on the Premier Tax and send letters to the following neighboring municipalities for consideration: City of Wausau, City of Schofield, City of Mosinee, Village of Weston, Village of Rothschild, and Village of Kronenwetter. Questioned and carried 4:0.**

Approval of Operator License(s) – Attorney Dean Dietrich noted initial concerns with one of the applicants, but it was not necessary for Chairman Opal to meet with them at this point in time.

**Motion by Legner/Kachel to approve the operator licenses for Amber Bernthal, Dalen Diederich, Sarah Flatter, Jordyn Hackbarth, Sara Hahn, Carlos Hernandez, Blair Hubbard, Fredrick Juan, Stephanie Juan, Shirley Kastner, April Kegler (Weaver), Kelly Knetter, Dorothy Lund, Ryan McFate, Ryan Nowak, Rebecca Shabazz, Tami Shier, Angela Strangfeld, Dakota Thomae, Renae Tidd, Katie Tucker, Jessica Watts, and Jason Wolf. Questioned and carried 4:0.**

Approval of Annual Appointments – Chairman Opal recommended approving one year appointments for Town Assessor Greg Schmidt and Town Attorney Dean Dietrich.

**Motion by Kachel/Klein to approve annual appointments of Town Assessor Greg Schmidt and Town Attorney Dean Dietrich. Carried 4:0**

Reports Chairman – Chairman Opal noted he received a number of phone calls related to dog at the trail near Doepke Park. He noted callers are complaining of issues with unleashed dogs and refuse. Chairman Opal recommended the ordinance regulated the leashing of animals be looked at by the Public Safety Committee.

Town Board – Supervisor Legner noted the presence of two families of geese near the Doepke Park Trail. Supervisor Klein asked if a garbage can could be moved from the baseball diamond at Doepke Park down to the entrance of the new trail.

Other Agencies – Matt Savage, of SAFER, noted he and Chief Meilahn traveled to New Jersey related to the District's new ambulance. He noted the project is about two and one-half weeks behind schedule, but the ambulance is now in the state. Savage also noted the District recently graduated their motor pump operators to full capability. Chairman Opal noted the County Board has an informational meeting on Monday, June 22<sup>nd</sup>.

Town Attorney – Nothing to report.

Town Administrator – Written report provided. Rhoden noted work on the Town Beat is underway. Rhoden also noted the University of Wisconsin-Stevens Point has offered another intern opportunity for next fall. She mentioned a ribbon cutting ceremony was coming up for the Quality Inn on Tuesday, June 23<sup>rd</sup> and she that she will be attending the annual Wisconsin City/County Managers Association conference. It was also noted

TOWN OF RIB MOUNTAIN  
*Regular Town Board Meeting*  
*June 16, 2015*

tennis equipment was purchased with the \$250 grant received by the Town for next year's program.

Community Development Director – Written report provided. Kunst also mentioned there were a number of upcoming development projects and the Department is staying very busy.

Street-Parks Superintendent – Written report provided. Scott Turner mentioned the Town received approval from the Marathon County Infrastructure Committee to deed the Gulliver's Landing property back to the Town. Turner also noted he included additional background information on the deed restrictions for portions of the Rookery Park property.

Deputy Clerk– Written report from the Town's interim Finance Director Pat Kluz was provided.

Code Enforcement Officer - None

Park Commission –Turner noted they met last week going over the project list and is awaiting the results of the Stewardship grant application. Klein asked for the status of the agreement for the landowner with the garden within Town Park property. Turner noted he has found a few examples on hold-harmless agreements that could be used.

Finance Personnel – Supervisor Klein stated the Committee has not met since the last Town Board meeting. Rhoden noted a couple of the Town Board agenda items were a result of the last Committee meeting.

Public Safety Committee – Supervisor Kachel noted they had not met since the last Town Board meeting, but suggested scheduling a meeting prior to the next Town Board meeting.

Public Works Committee – None

Walkable Community Committee – Rhoden noted they would not be doing the Bike Rodeo this year; rather, it's going to be part of the summer recreation program at both South Mountain and Rib Mountain Elementary schools.

General Comments – Carole Knapp, 1604 Lily Lane, noted people walking their dogs near the new Doepke Park Trail are doing so with their dogs off of the leash and do not have control of their animals. Ms. Knapp noted she fears for her and her neighbor's safety. In addition, Ms. Knapp mentioned issues with fecal material from animals walking along the trail. Attorney Dietrich noted he would review the Town ordinance regulating the leashing of animals and get back to the Board. Harlan Hebbe noted the hard part of those rules is enforcing them.

Adjourn – **Motion by Kachel/Legner to adjourn at 8:42 p.m. Carried 4:0.**

TOWN OF RIB MOUNTAIN  
*Regular Town Board Meeting*  
*June 16, 2015*

Respectfully Submitted,  
Steve Kunst  
Community Development Director

Note: These minutes are not to be considered official until acted upon at an upcoming regular meeting, therefore, they are subject to revision.

DRAFT