

TOWN OF RIB MOUNTAIN
Regular Town Board Meeting
October 15, 2013

Chairman Al Opall called the meeting of the Rib Mountain Town Board to order at 6:30 p.m. at the Rib Mountain Municipal Center, 3700 North Mountain Road. Present were Supervisors Pete Kachel, Jim Legner, Fred Schaefer and John Sybeldon, a quorum.

Also present were Town Attorney Kevin Terry, Town Administrator Gaylene Rhoden, Streets/Parks Superintendent Scott Turner, Fire Chief Paul Wirth, Building/Zoning Inspector Daniel Dziadosz and Clerk-Treasurer Patricia Jahns.

On October 11, 2013 copies of the meeting notice were made available to the media, Town Board, Town Attorney and posted at the Rib Mountain Municipal Center.

Supervisor Kachel led the Pledge of Allegiance.

Audience Remarks for Items on the 10/15/13 Town Board Agenda - None

Approve Minutes of 10/1/13 regular Town Board meeting - **Motion by Schaefer/Sybeldon to approve the minutes of the 10/1/13 regular meeting. Questioned and carried 4:0.**

Plan Commission Report and Recommendations -

Docket 13-31: RS Holdings of Wisconsin LLC, Warm Water LLC and JAK Family Investments (Lokre Companies, representative) requesting Precise Implementation Plan modification approval for the addition of a restaurant building with a drive-through and outdoor seating on the property addressed as 4500-4530 Rib Mountain Drive (proposed Dunkin' Donuts) per RMMC 17.233(6)(g) "Any subsequent change of use of any parcel or any modification of the Precise Implementation Plan shall first be submitted to the Plan Commission."

The Plan Commission recommended approval of the Precise Implementation Plan modification for the addition of a restaurant building with a drive-through and outdoor seating on the property addressed 4500 - 4530 Rib Mountain Drive subject to the eight (8) conditions listed on the Report to Plan Commission dated October 9, 2013:

1. No additional restaurant may be approved on this site which is not already approved
2. Maximum number of ninety (90) patrons/seats in the Southeast end-cap restaurant tenant space (Tenant Space 9)
3. Maximum number of twenty-four (24) patrons/seats in the newly proposed restaurant building

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4. Final review and approval of the Storm Water Management Plan by staff.
5. Provide a detailed landscaping plan for new or altered landscaping
6. Provide headlight screening on the Northeast corner of the site
7. Provide pavement marking on the North side of the building to delineate traffic into one (1) lane for exiting
8. Final review and approval signage plan for re-distributing signage area between tenant spaces by staff

Supervisor Schaefer inquired if the concern about tight parking was addressed. Dan responded the parking issues have been resolved by modifying the seating density for the proposed building and new restaurant scheduled for the end-cap building. **Motion by Schaefer/Kachel to approve the Precise Implementation Plan modification for the addition of a restaurant building with a drive-thru and outdoor seating on the property addressed 4500 - 4530 Rib Mountain Drive subject to the eight (8) conditions (see above) listed on the Report to Plan Commission dated October 9, 2013. Questioned and carried 4:0.**

Award Contract for Rib Mountain Municipal Center Roofing Project - Jeff Musson reported the Town received four bids for the remodeling of the Rib Mountain Municipal Building, with two of the four bids being irregular (late submittals). He noted that the membrane roof portion for all bidders was up \$15,000 to \$20,000 higher than expected. He recommended the Town Board reject all bids and rebid the Municipal Center roofing project in late January or February with a start date in April or as weather permits. Jeff Musson told the Board he will rebid the project in spring without any additional cost to the Town.

Award Contract for Rib Mountain Municipal Center Canopy Electrical and Lighting - The removal of canopy lights and electrical components was not part of Jeff Musson's Municipal Center roofing project. Dan Dziadosz recommended the canopy electrical and lighting work be incorporated in the spring re-bid.

Consideration and Approval of Advanced Life Support Agreement with Village of Rothschild - **Motion by Schaefer/Sybeldon to approve the Advanced Life Support Agreement with the Village of Rothschild. Questioned and carried 4:0.**

Resolution No. 13-14: Accept Rib Mountain Drive Road Access Controls from Marathon County - Scott Turner explained that Marathon County transferred jurisdictional authority of Rib Mountain Drive (CTH N) to the Town in January 1997. This included maintenance and access control from Hwy 51 North to CTH NN. The State does not have a record of its approval of this transfer. Scott recommended approval of the resolution to accept Rib Mountain Drive road access controls from Marathon County subject to Town Attorney final review and recommendation and then submittal to the State. **Motion by Schaefer/Kachel**

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to approve Resolution No. 13-14 to accept Rib Mountain Drive road access controls from Marathon County subject to Town Attorney final review and recommendation. Questioned and carried 4:0.

Resolution No. 13-15: Patrick and Jennifer Palacek Variance for Reconstruction of a Non-Conforming Structure at 202 Rainbow Lane – Patrick and Jennifer Palacek are required to obtain a Marathon County variance with Town Board approval before replacing an existing retaining wall near the shore line in their backyard. **Motion by Schaefer/Kachel to approve Resolution No. 13-15 to allow reconstruction of a retaining wall at 202 Rainbow Lane. Questioned and carried 5:0.**

Consideration and Approval of Request for Funds by TMC Adventures Oktoberfest - Lynn and Neal Zunker of TMC Adventures requested \$1,500 for marketing the 2013 Rib Mountain Oktoberfest. **Motion by Schaefer/Kachel to reimburse TMC Adventures Oktoberfest up to \$1,500 for advertising according to the Town's Tourism Funding Request Guideline upon submittal of receipts for the October event. Questioned and carried 4:0.**

Review and Approval of Adopt-A-Trail Applications from Mount View Mobil and Wausau Health and Fitness – Motion by Schaefer/Sybeldon to approve the joint application of Mount View Mobil and Wausau Health and Fitness for the Town's Adopt-A-Trail program. **Questioned and carried 4:0.** The Town will provide signage for recognition of this trail adoption.

Operator License Applications – Attorney Kevin Terry commented on the background checks of the operator license applicants and recommended approval without any exceptions or restrictions. **Motion by Schaefer/Kachel to approve an operator license for Jodi J. Buckmaster. Questioned and carried 4:0.**

Payment of Bills and Approval of Journal Entries – Motion by Kachel/Sybeldon to approve payment of General Checks 42104-42200 and approve Journal Entries 13-106 through 13-117; and 13-119 through 13-121. **Questioned and carried 4:0.**

Reports

Other Agencies – Mike Heyroth, new director of the Rib Mountain Sanitary District, provided updates on RMSD personnel restructuring, a private main break behind Best Buy, the Wendy's fire and that he is working with Scott Turner on the Chickadee road project. He looks forward to working cooperatively with Town officials and staff.

Metro Sewerage – Paul Wirth reported on a sinkhole along the river near the metro plant.

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Administrator Rhoden provided a written report. She gave updates on Town TIF legislation and Room Tax Reform legislation. She reported on the recent ICSC event in Chicago.

Fire Chief Paul Wirth provided a written report. He provided details on the Wendy's fire and noted SAFER hiring will begin soon.

Building Inspector Dan Dziadosz provided a written report on monthly permit activity. Marathon County will host the public hearing for the Wisconsin River Flood Plain Study on October 30 between 4-7 p.m.

Streets/Parks Superintendent Scott Turner reported on town roads and crew activities. He complimented the Public Works crew for a phenomenal job of getting tasks finished this summer. He provided photos of storm water maintenance / snow making ponds and exhibits of the Kwik Trip property. He encouraged Town Board members to attend the public hearing on the proposed Flood Insurance Rate Map update as several properties on Lakeshore Drive will be affected by the proposed changes.

Clerk -Treasurer Patricia Jahns provided a written report. The Town's experience modification factor will be 1.07 for the 2014 Worker's Compensation premiums.

Scott Turner reported the Park Commission had a mountain bike presentation and reviewed conceptual plans for trails and off-road strips within the Town; discussed updating the Five Year Park Plan; considered an online survey for to evaluate recreational facilities; and considered an Eagle Scout request to install a viewing platform at Rookery Park.

Supervisor Schaefer reported the Finance & Personnel Committee met to consider uncollectible accounts and other items.

General Comments - None

Adjourn - Motion by Kachel/Sybeldon to adjourn at 7:15 p.m. Questioned and carried 5:0.

Patricia J. Jahns, MMC/WCPC/CMTW
Clerk/Treasurer