

TOWN OF RIB MOUNTAIN
Regular Town Board Meeting
April 5, 2016

Chairman Allen Opall called the April 5, 2016 regular meeting of the Rib Mountain Town Board to order at 6:30 p.m. at the Rib Mountain Municipal Center, 3700 North Mountain Road, Wausau, WI. Supervisors present were Jim Legner, Peter Kachel, and Gerry Klein. Supervisor Fred Schaefer was present via phone.

Also present were Administrator Gaylene Rhoden, Attorney Kevin Terry, Community Development Director Steve Kunst, Finance Director/Clerk Jessica Trautman, SAFER Fire Chief Matt Savage, SAFER Deputy Fire Chief Josh Finke, SAFER attorney Shane VanderWaal, Streets and Park Superintendent Scott Turner, and Rib Mountain Sanitary District Director Mike Heyroth.

On April 1, 2016 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 – Sean Spromberg, of 7102 Bluebell Rd, voiced his concerns regarding the rezoning of the property addressed 2600 Goldenrod. He cited safety concerns with the increased traffic, stormwater, and environmental concerns with erosion of the hill on the property.

Approve Minutes from the 3/15/16 Regular Town Board Meeting – **Motion by Kachel/Legner to approve the minutes of the 3/15/2016 Regular Town Board. Question and carried 5:0.**

Plan Commission

Minutes from the 3/9/16 Meeting for Review - Kunst represented the minutes from 03/9/16, and noted they were included again as background for the next agenda item.

Thomas and Connie Schuette, owners, request a Comprehensive Plan Future Land Use Map amendment from Cropland, Other Agriculture, and Forest Land to Residential and a Zoning Map amendment from Rural Residential to Suburban Residential-2 for the property addressed 2600 Goldenrod Road, Parcel #34.222807.010.000.00.00, Docket #2016-10, Ordinance #16-03

Community Development Director Kunst summarized the concerns from the public hearing held March 9, 2016 at the Plan Commission. Concerns discussed included lot sizes being too small, bike and pedestrian safety, traffic safety, and future sewer and water expansion. Kunst noted discussions at the Plan Commission level acknowledged the public concerns and mentioned issues related to traffic, bike and pedestrian safety and sewer and water expansion are handled at the time of a development proposal. Kunst also noted the Plan Commission did recommend approving the Comprehensive Plan amendment and rezoning on a 7-0 vote.

Tom Radenz, REI, owner representative, presented the proposed Certified Survey Map with the image of the current zoning districts and noted the zoning change would make it consistent with all adjacent properties. It also took into consideration the Town's future road plan. Supervisor Klein asked how the Town could enforce the future road maps and traffic patterns if all lots were building up independently. Kunst replied the Town historically controls this with future road map setbacks at the time of a building permit, as if a road were there. Town Board questioned the additional effort to put utilities in the area. Mr. Heyroth mentioned the water and sewer is already in the future planning area. That location will require a lift station when the utilities get extended to that area.

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Motion by Kachel /Klein to approve the request to amend the Town of Rib Mountain Future Land Use Map from Cropland, Other Agriculture, and Forest Land to Residential and the Town of Rib Mountain Zoning Map from Rural Residential to Suburban Residential (SR-2) for the property addressed as 2600 Goldenrod Road and adopt Ordinance 16-03. Question and carried 4:1 with Jim Legner voting nay.

Amend Resolution 16-01 Salaries and Wages – This amendment reflects the pay increase for Mr. Kunst after his one-year performance review. **Motion by Schaefer / Legner to approve the amended Resolution 16-01: 2016 Salaries and Wages. Question and carried 5:0.**

Approval of License Agreement Amendment with Mathy Construction for the Yard site – Superintendent Turner informed the Board this is only an amendment to the original agreement. This amendment extends the terms of the lease, with no other changes. Town Board members requested we include the original agreement the next time an amendment is proposed. **Motion by Legner /Kachel to approve the license agreement amendment with Mathy Construction for the yard waste site. Question and carried 5:0.**

Discussion and recommendations for SAFER Charter – Attorney Terry led the discussion. Terry handed out the most recent draft of the proposed Charter, informing the Town Board the copy of the Charter in the packet had changed. Terry noted the District Board has approved the Charter and now both the Village of Weston Board and the Town Board need to pass the new Charter. With the new Charter the SAFER Board of Directors would increase from five to seven members. Supervisor Schaefer noted he was concerned with giving the Town of Weston a permanent seat on the Board. It was suggested membership on the Board be rotated. The Town Board questioned the need for the competitive bid change. Chief Savage noted SAFER felt more comfortable opening bids in front of Board members in an effort to be more transparent. Terry noted another change from the original Charter included the additional job descriptions for the new administrative staff. Section five also acknowledged all equipment is donated to the District, another difference from the original charter.

The discussion lead to the section with new language for dissolution and withdrawal. There was a large discussion on how much the Town actually contributed to SAFER and the value of those assets. Finance Director/Clerk Trautman noted there is a list of all the equipment with no values that was created by Former Chiefs Wirth and Meihlan. There is also a list of the larger equipment with values. The Town Board was concerned with the difference of what the Town originally contributed and what they would get out upon dissolution.

Section six addressed disaster aid and the language was changed to clarify the expectation if a municipality received FEMA/Grant aid, the municipality would turn the money over to SAFER. Section seven addressed the fiscal agent, the Board suggested adding language to require quarterly or monthly financial reports. The next section discussed related to buy-in procedures. Four different classifications of municipalities were identified in the event another community wanted to join SAFER, along with details of requirements to join. The Chief holds control of the calculation for the buy-in amount for any new community. The Board suggested the calculation be reviewed by the fiscal agent or the Chief be assisted by the fiscal agent in determining the number. The Board would like to see Exhibit A clarified to say the Town of Weston will pay \$30,000 per year.

The Board also raised concerns over the language for future municipal additions. The old agreement required all municipalities to agree on the addition; whereas the new document does not. Supervisor Kachel said that he would like to see the language on the bidding process changed. He would like the

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bid opening to be held a couple days before the Board meeting so more information could be vetted by staff before being brought to the Board, so a decision could be made at the meeting. Staff would hold the bid opening during a public meeting and invite the vendors to cover the transparency issue. The Charter discussion wrapped up with the Town Board discussing the language in the withdrawal and dissolution sections. Town Board requested they hold another meeting to summarize the changes prior to forwarding onto SAFER.

Approval of Picnic License – Motion by Klein/ Legner to approve the application for a picnic license for Azura Memory Care – Canvas & Pinot; event being held April 25, 2016. Questioned and carried 5:0.

Approval of Operator License(s) – Attorney Kevin Terry noted no concerns with the lone applicant. Motion by Kachel / Legner to approve the operator licenses for Emily Klatt. Questioned and carried 5:0.

Reports

Chairman – Chairman Opall recommended Administrator Rhoden be placed on the committee being formed regarding implementation of the county-wide addressing project.

Town Board – Supervisor Klein noted the County received the Quit Claim Deed for the property on the corner of Oriole Ln and Hummingbird Rd. Klein mentioned he is trying to reach out to Highway Commissioner Griesbach to continue discussions on a potential Town dog park on that property.

Other Agencies – SAFER Deputy Fire Chief Finke reported the District hired their new Battalion Chief, Eric Lang.

Town Attorney – Attorney Terry mentioned he has a meeting scheduled next Thursday with the County regarding the County Board motion on county-wide addressing. Terry noted they are going to discuss different options. Terry also mentioned he and Mr. Turner will be going to the court hearing for the Petro Mart at 1:30 tomorrow, April 6th.

Town Administrator – A written report was provided in Board meeting packets. Rhoden noted she was contacted by Granite Peak representatives to set up a meeting. Rhoden mentioned she hopes to report more at the next meeting.

Community Development Director – A written report was included in the packet. Kunst noted the Department received a building permit application from Walmart looking at completing \$700,000 worth of remodeling. Kunst noted it is always good news when businesses reinvest money in their existing locations.

Street-Parks Superintendent –A written report was provided. Turner mentioned the Public Works crew is taking care of complaints from the last snow storm.

Finance Director/Clerk – A written reported was provided.

Park Commission – Turner noted the Commission has a meeting next week.

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Finance/Personnel – Supervisor Klein reported on the meeting held prior to the Town Board meeting and mentioned a couple items for the next Town Board meeting.

Public Safety Committee – The next meeting is scheduled for April 18th.

Public Works Committee – None

Bicycle/Ped Committee – Rhoden noted the Wausau Area MPO meets next week Tuesday and will be rating the TAP grant applications, of which, the Town's Trillium Trail proposal is currently ranked #1.

General Comments – None

Adjourn – **Motion by Klein/ Kachel to adjourn at 8:37 p.m. Questioned and carried 5:0.**

Submitted by,
Jessica Trautman
Finance Director/Clerk

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