

TOWN OF RIB MOUNTAIN
Regular Town Board Meeting
April 19, 2016

Chairman Allen Opall called the April 19, 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, Fred Schaefer, and Gerry Klein.

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

On April 15, 2016 copies of the meeting notice were made available to the media, Town Board, Town Attorney, and posted at the Rib Mountain Municipal Center and Town website.

Comments from the Public Related to Town Board Agenda Items – Archie Becker, from Becker Hoppe, expressed apology for the behavior of their employee at the last Town Board meeting. The Town Board thanked Mr. Becker for his firm’s response.

Approve Minutes from the 4/5/16 Regular Town Board Meeting – **Motion by Kachel/Legner to approve the minutes of the 4/5/2016 Regular Town Board meeting. Questioned and carried 5:0.**

Plan Commission

Minutes from the 4/13/16 Meeting for Review - no comments

Ghidorzi Construction, applicant, requests General Development Plan / Precise Implementation Plan approval for construction of a new hotel at the property addressed 2101 North Mountain Road and 2102 Robin Lane, Parcel #34.032807.012.001.00.00 and Parcel #34.032807.012.007.00.00. Docket #2016-13. - Community Development Director Kunst summarized the request and explained to the Board the procedures for reviewing Unified Development District proposals. Per the Rib Mountain Municipal Code, a list of the standard zoning ordinance provisions not being met by the proposal are to be identified and compared to potential public benefit. Kunst went through the list with the Board. Kunst said the Plan Commission recommended approval with three conditions. Those conditions included: (1) Removal of the three southernmost parking spaces within the access route to Robin Lane, (2) Removal of southernmost proposed segment of fence along the east property line of the access route to Robin Lane, up to a point in line with the front of the neighboring residence to the east, (3) Landscape the area of the three former parking stalls in a fashion as to not inhibit visibility of Robin Lane from easterly neighbors backing out of their driveway, and (4) an approved stormwater management plan/maintenance agreement. Chris Ghidorzi presented the plans of the new hotel to the Board. Ghidorzi said his design team addressed the concerns of the Plan Commission by removing the fence and 3 parking stalls where visibility was a concern. Ghidorzi said the team has worked hard to make sure the motel is a visually pleasing addition to the area. **Motion by Schaefer /Kachel to approve the General Development Plan and the Precise Implementation Plan as presented tonight showing the removal of the three southernmost parking spaces within the access route to Robin Lane, removal of the southernmost proposed segment of fence along the east property line of the access route to Robin, and landscape the area of the three former parking stalls in a fashion as to not inhibit visibility of Robin lane. Question and carried 5:0.**

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American Asphalt, applicant, requests conditional use approval for a temporary asphalt plant at the property addressed 6703 South Mountain Road, Parcel #34.192807.002.002.00.00, per RMMC Section 17.056(9)(e) – Unclassified Uses. Docket #2016-14. - Community Development Director Kunst stated the Plan Commission held a public meeting and received no public comments. The Town Board discussed the issues and complaints they had with a past asphalt plant. Supervisor Klein suggested they keep off Thornapple because the asphalt on the road is already falling apart. **Motion by Schaefer /Legner to approve the conditional use request to allow American Asphalt to operate a temporary asphalt plant at the property addressed 6703 South Mountain Road with hours of operation from 6:00A.M. to 7:00 P.M, Monday through Saturday, through July 31, 2016. American Asphalt should refrain from driving trucks on Thornapple and travel on County Highways when possible, and promptly respond to all resident complaints. Question and carried 5:0.**

Allen Limberg and Barbara Bradley, owners, request conditional use approval for the installation of roof-mounted solar panels in a residential zoning district at the property addressed 101 E Rib Mountain Drive, Parcel #34.032807.004.002.00.00, Per RMMC Section 17.056(8)(x) – Detached Energy Systems. Docket #2016-15. - Community Development Director Kunst stated the Plan Commission held a public meeting and there were no public comments. Kunst noted state law limits what municipalities can do to limit solar panels. Kunst said the Plan Commission recommended approval without conditions. **Motion by Schaefer / Kachel to approve the Conditional use request for the installation of roof-mounted solar panels in a residential zoning district at the property addressed 101 E Rib Mountain Drive. Question and carried 5:0.**

Supervisor Kachel left the meeting at 7:00

Bryan Brunow, applicant, requests conditional use approval for a welding operation at the property addressed 905 Morning Glory Lane, Per RMMC Section 17.056(4)(e) -Indoor Maintenance Service, Parcel #34.142807.006.022.00.00 – Community Development Director Kunst identified this as an after-the-fact use approval and explained to the Town board the background and history of the property. Kunst said the tenant, Mr. Brunow, only has a one-year lease and the property is actively being marketed for redevelopment. Kunst discussed with the Board some items to consider if they move to approve the request. **Motion by Schaefer / Legner to approve the conditional use for an indoor maintenance use at the property addressed 905 Morning Glory Lane with the limitation that the welding operation only be done in the requested building, a state commercial building inspector approve the site, and outside vehicle storage be limited to employees and customers. Question and carried 4:0.**

Discussion and Approval of Assessor Contract for Revaluation – Administrator Rhoden stated this contract is similar to what was discussed at the last meeting. The Town Board needs to decide the number of years for which the revaluation would take place. Attorney Dietrich said he reviewed the contract and recommend the Town Board approve the contact subject to Town Attorney approval. The Town Board discussed how to handle improvements completed without a permit identified through the revaluation process. The Town Board agreed the increase in assessment should be added right away in this scenario. **Motion by Schaefer / Legner to approve the Assessor Contract with Greg Schmidt for a walkthrough revaluation for a cost of \$150,000 for 3 years (2017-2019) subject to Town Attorney approval. Funding is to be determined during the budget process. Question and carried 4:0.**

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Approval of Modification to Personnel Policy 143 Light Duty – Administrator Rhoden said during approval of the recent Personnel Policy Manual amendments, the Attorney had some concerns with the existing Light Duty Policy language. The proposed change includes the added language, “on the job” for injury or illness along with some general grammatical corrections. She stated this was brought to the last Finance and Personnel Meeting and they recommended approval. **Motion by Schaefer /Klein to approve the attached changes to Section 143 Light Duty. Question and carried 4:0.**

Approval of Ordinance 16-04 to create a Tourism Commission Charter – Administrator Rhoden summarized that this ordinance will allow the Town to control more money and have more say on the advertising that is done to promote tourism in the Town. This ordinance was taken to Finance and Personnel and recommended approval the ordinance with the recommendation that the Commission have six members. **Motion by Legner /Klein to approve the Ordinance 16-04 Tourism Commission allowing the Town to create a Tourism Commission consisting of six members, five of the members will be from the Town Board and the sixth member will be a person appointed by the chairperson and that appointed person must be a representative of the hotel and lodging industry. Question and carried 4:0.**

Approval of Agreement with Becher Hoppe for Floodplain Evaluation Services – Street and Park Superintendent Scott Turner said after Marathon County adopted updated floodplain maps for the Wisconsin River, dryland access has been in question on N. Lakeshore Drive, Rib Mountain Drive, Goose Lane, and Mallard Lane. Staff reached out to Becker Hoppe to perform professional survey and engineering services to evaluate the roadway and building elevations relative to floodway. Becker Hoppe has completed similar studies elsewhere. The engineering services for N. Lakeshore Drive is estimated to be around \$2,200 and the engineering services for Rib Mountain Drive, Mallard Lane and Goose Lane around \$3,500. **Motion by Legner / Schaefer to approve the agreement for Becher Hoppe for Surveying and Floodplain evaluation in the amount of \$2,200 for N. Lakeshore and \$3,500 for Goose Lane, Rib Mountain Drive, and Mallard Lane. Questioned and carried 4:0.**

Approval of agreement with AECOM for Surveying Services – The Kocourek Foundation has proposed to construct a bike and pedestrian shelter along the 51/29 trail. To make sure the shelter is constructed within town right-of-way, the area needs to be surveyed and staked. AECOM is familiar with the area and have records from the 51/29 trail project. The Town Board questioned why the Town should pay for it and not Kocourek. Kunst noted Kocourek as put a lot of effort into this project and will be paying for the construction of the shelter and have asked about the ability to maintain it after completion. **Motion by Schaefer / Legner to approve the agreement with AECOM for surveying the Morning Glory Lane right of way in the amount of \$850. Questioned and carried 4:0.**

Approval of Corrected Resolution 16-01 Salary and Wages Fiscal Year 2016 – Administrator Rhoden said that when staff was preparing the next agenda item, hire and rehire of seasonal Public Work employees, it was noticed that the rate was at \$10.10 instead of \$11.10. **Motion by Klein / Schaefer to approve Correction of Resolution 16-01 Salary and Wages Fiscal Year 2016. Questioned and carried 4:0.**

Approval of New Hire and Rehire – Seasonal Public Works – Street and Park Superintendent Turner said he is looking at two hires this year. The rehire he is looking at is Tyler Schertz, who worked for the Town last year and did a good job. The other seasonal employee is Jacob Phillips. Turner said

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both men have had background checks done and there are no concerns with either. **Motion by Schaefer/Klein to approve the re-hire of Tyler Schertz for seasonal summer employment at a rate of \$11.45/hour, and approve new hire Jacob Phillips for seasonal summer employment at the rate of \$11.10/hour. Questioned and carried 4:0.**

Approval of Operator License(s) – Attorney Dean Dietrich noted some initial concerns with Ryan Otto. Attorney Dietrich suggested Chairman Opall meet and interview Mr. Otto and determine if the Town should approve the license. **Motion by Kachel / Legner to approve the operator licenses for Jeffrey Hammerstad, Nicole Pikus, and Dustin Studinski and direct the Town Chair to interview Mr. Otto and allow Town Supervisor, Gerry Klein, to serve as back up, to decide if the individual should be approved for the Operator License. Questioned and carried 4:0.**

Reports

Chairman – Chairman Opall said the County is kicking around the idea of a wheel tax. There are over 127,000 vehicles in the County. He said that there may be more support for that idea if the municipalities would get a share of the money.

Town Board – Supervisor Klein talked about the progress on a potential dog park location. A few of the issues being discussed are ownership of the property and the idea of developing the property in phases due to cost. Supervisor Schaefer gave kudos to the Sanitary District for their quick response for his neighbor who was having water problems. Supervisor Schaefer also said that he saw the plans for the City of Wausau’s riverfront development and could envision something similar with the Town’s waterfront.

Other Agencies – SAFER Deputy Fire Chief Finke reported their new Battalion Chief, Eric Lang, has started. Also SAFER has only responded to two grass fires, one in Weston, and one in Rib Mountain.

Town Attorney – None

Town Administrator – A written report was provided. Administrator Rhoden talked about the strategy to improve the booth at the Business Expo and attract people.

Community Development Director – A written report was included in the packet. Kunst also noted he and Administrator Rhoden would be attending a retail event in Milwaukee the following day.

Street-Parks Superintendent –A written report was provided. Turner mentioned there will be bid openings on April 27, 2016 and will be brought to the May 3rd meeting.

Finance Director/Clerk – A written reported was provided.

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

Finance/Personnel – None

Public Safety Committee – Administrator Rhoden said the Committee had a meeting on Monday. She said the Committee directed staff to reach out to the County to pursue a contract for service of reserve deputies. She said the committee also talked about an ordinance limiting the amount of time

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a business can hold onto a liquor license without using it, the cost of the emergency siren, and giving an exemption from the Weed and Grass Ordinance to the Wausau School District. Supervisor Schaefer said he did not agree with the exemption and asked that it be put on the next Town Board agenda.

Public Works Committee – Street/Park Superintendent Scott Turner said there is going to be a meeting May 3rd.

Bicycle/Ped Committee – Meeting on April 21st.

General Comments – Rib Mountain Town Resident Alan Froser voiced concern over Animal Control by South Rib Mountain Elementary. He also said he would like to see stricter ordinances regarding camp fires and noise late at night.

Adjourn – **Motion by Schaefer/ Legner to adjourn at 8:07 p.m. Questioned and carried 4:0.**

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.