

TOWN OF RIB MOUNTAIN  
*Special Town Board Meeting*  
*June 30, 2016*

Chairman Allen Opall called the June 30, 2016 Special Meeting of the Rib Mountain Town Board to order at 6:08 p.m. at the Rib Mountain Municipal Center, 3700 North Mountain Road, Wausau, WI. Supervisors present were Jim Legner, Gerry Klein, Pete Kachel and Fred Schaefer.

Also present were Administrator Gaylene Rhoden, Community Development Director Steve Kunst, Street/Park Superintendent Scott Turner, and Finance Director/Clerk Jessica Trautman.

On June 28, 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.

Community Development Director Kunst asked for permission to wait on agenda items 4b and 4c until 6:30. He noted the people who wish to speak on those items are under the assumption the meeting starts at 6:30. Chairman Opall granted permission to wait on those items.

Approve minutes from the 6/7/2016 Regular Town Board Meeting –**Motion by Kachel /Legner to approve the minutes of the 6/7/2016 Regular Town Board meeting. Questioned and carried 5:0.**

Plan Commission

Plan Commission minutes from the 5/25/16 meeting for review – no comments

Plan Commission Chairperson Appointment - Kunst noted former chairman, Kevin Mataczynski, recently resigned from the Plan Commission and a new chairperson needs to be appointed by the Town Board Chairman. The Plan Commission discussed the idea and nominated Harlan Hebbe. Chairman Opall said he agreed with the Commission and appointed Harlan Hebbe as the new Plan Commission Chair. **Motion by Legner /Kachel to appoint Harlan Hebbe as the Chairperson of the Rib Mountain Plan Commission. Questioned and carried 5:0.**

Approval of Developers Agreement for Woodlawn Pines Plantation 1<sup>st</sup> Addition. Community Development Director Kunst noted the Final Plat was approved earlier, conditioned upon an approved developer's agreement. He and Street Superintendent Turner worked with Ron Wimmer and the Town Attorney on the developer's agreement. Currently everyone is comfortable with the wording. Supervisor Schaefer raised concern with the private street lights and having the developer responsible. Turner said he and Kunst were also concerned with that and mentioned they changed the stormwater section to shift the responsibility of those facilities from the developer to the Town, but did not address the street lights. The Town Board discussed different options regarding the street lights. A suggestion was made to add a clause that if the developer fails to maintain the street lights the homeowners on the street will be responsible. **Motion by Klein/Legner to approve the Developer Agreement for Woodlawn Pines Planation 1<sup>st</sup> Addition with the change in section 3B so it adds the language if the developer fails to maintain the street lights the homeowners on the street will be responsible. Questioned and carried 5:0.**

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Approval for funding of Design of Traffic Signal Upgrades on Rib Mountain Drive – Supervisor Schaefer said this item was previously discussed at the Public Works Committee meeting held prior to Town Board. The Committee decided they wanted to move forward with the grant, and staff will need to find the \$80,500 in the current budget to pay for the design costs. **Motion by Kachel/Legner to approve the proposed revision to the State Municipal Agreement for the HSIP project to include the Town paying 100% of the \$80,500 design cost and order staff to find the \$80,500 in the current budget. Questioned and carried 5:0.**

Approval of Expenditures for legal services for purchase of Marathon County property (CTH R/Oriole Lane) – Supervisor Gerry Klein said the County is willing to give the Town the property for use as a future dog park, but we will need to pay for the legal fees, transfer fees, and the deed work. The total cost is estimated to be between \$400 and \$900. After the transfer of ownership, a memorandum of understanding (MOU) will be written up for drainage area maintenance. **Motion by Schaefer/ Legner to approve spending up to \$900 for legal services for the purchase of property from Marathon County at the corner of CTH R/Oriole Lane. Questioned and Carried 5:0.**

Approval of Alcohol Licenses– Finance Director/Clerk Trautman said this list includes the businesses who are renewing their license to sell alcohol, the current licenses expire at the end of June. One new applicant on the list is Todd Wold, he is leasing space and equipment from Hoffman House. **Motion by Schaefer /Kachel to approve the following alcohol licenses:**

**Class “A” Beer: Rib Mountain Petro Mart Inc.**

**Class “A” Beer & Liquor Combination: Ski’s Meat Market.**

**Class “B” Beer: The Spanish Line, LLC.**

**Class “B” Liquor & Beer Combination: Todd Wold (leasing from the Hoffman House) and 2101 N. Mountain Road, LLC (Hilton Garden Inn).**

**Reserve Class “B” Liquor & Beer Combination: JRSA Group, LLC (Becca’s).**

**Questioned and carried 5:0.**

Approval of Change of Agent –**Motion by Legner / Klein to approve Christopher Ghidorzi as the agent for 2101 North Mountain Road, LLC (Hilton Garden Inn). Questioned and carried 5:0.**

Approval of Cigarette Licenses –**Motion by Schaefer/ Legner to approve a Cigarette license for Rib Mountain Petro Mart, Inc. Questioned and carried 5:0.**

Approval of Amusement Devices –Supervisor Schaefer said he would like the Code Enforcement Officer to go to the businesses and verify they have reported properly. **Motion by Schaefer/ Kachel to approve Amusement Devices for Coinstar Entertainment Services (Walmart), State Park Speedway, LLC, El Tequila Salsa, LLC, Rib River, LLC (Gullivers), RW Peterson, LLC (Rib Mnt Tobacco & Liquor), Rib Mnt Golf &**

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Development Corp, RStore Rib Mountain, LLC, Schierl Companies - The Store #61, Todd Wold (Hoffman House). Questioned and carried 5:0.

Approval of Operator License – Attorney Terry verified with Administrator Rhoden via phone that he saw no reason to deny the applicants. **Motion by Schaefer/ Legner to approve the operator license for Cynthia Baker, Jeffery Bargender, Cheryl Barwick, Kelsey Beasland, Amber Bemthal, Matthew Blankenburg, Noah Bok, Dawn Borman, Martin Colip, Laura Connor, Kyle Courtright, Phillip Cutchins, Brent Cveykus, Tina Engebrecht, Rachelle Feltz, Sarah Flatter, Shawn Frahm, Samantha Frick, Zachary Gajda, Shanon Gavinski, Chad Gilray, Jill Graveen, Sarah Graveen, Heidi Gutowski, Jordyn Hackbarth, Sara Hahn, Lisa Hall, Aaron Hays Kathryn Heibler, Debra Heinzen, Panghna Her, Kathleen Hess, Jason Heyne, Scott Holmes, Ruth Holtz, Shirley Kastner, Melissa Khlap, Michelle Kickhaver, Janice Klade, Corrie Kordus, Kerri Kretschmer, Scott Lang, Michael Maciejewski, Patricia Marceile, Manada Maslakow, Ryan Mcfate, Daniel McHugh, James Nielsen, Billi Jo Ninabuck, Kirk Ninnemann, Ryan Nowak, Althea Oleson, Shawn olm, Moriah Olson, Courtney Omernick, Charles Ouimette Patty Payne, Brian Pekah, Mark Peterson, Sara Peterson, Melissa Pongratz, Brent Regal, Lindsey Riemer, Catherine Schaefer, Roger Schmidt, Katie Schoessow, Twyla Sczygelski, Ashlee Sirianni, Doris Spooner, Angela Strangfeld, Erin Steege, Josephine Stefonek, Morgan Sweeney-Perkins, Dakota Thomae, Alex Thompson, Jessica Torres, Linda Tulickas, Paul Van Dalen, Molly Viehweg, Keith Vilter, Bethany Wadzinski, Beau Walker, Jessica Watts, Jacob Wilharms, Elliot Wisniewski, Peggy Wold, Jason Wolf, Nicholas Wolf, Mai Xiong, Glenn Younger, Victoria Zirbel, Thomas Baker, Jeffrey Hammerstad, Sarah Johnson, Ryan Otto, Angela Pepowski, Tara Sperry, and Dustin Studinski.** Questioned and carried 5:0.

Thomas Schuette, owner, requesting Certified Survey Map approval for the property addressed 7401 Bluebell Lane, parcel # 34.162807.00.000.00.00 – Community Development Director Kunst said Mr. Schuette is looking to re-establish two lots within the Countryside Estates 1<sup>st</sup> Addition after previously combing them for tax purposes. Kunst noted the only reason this CSM is required to go through Plan Commission and Town Board is due to the fact land is being added to an approved plat (Countryside Estates 1<sup>st</sup> Addition) through proposed Lots 1 and 2. No additional lots are created, rather two lots are simply getting larger. Community Development Director Kunst said each of the proposed parcels within the CSM meet the requirements of the Rib Mountain Code of Ordinances. **Motion by Schaefer/ Legner to the Certified Survey Map request for the property addressed 7401 Bluebell Lane.** Questioned and carried 5:0.

Pre-application discussion regarding potential rezoning and subdivision of parcel #34.162807.003.000.00.00. – Community Development Director Kunst said this is a pre-application for Royalty Custom Homes, represented by Bill Shnowske. Kunst noted this is an opportunity for the Board to share their informal comments with the developer. Nothing discussed at this point in the process is binding on either the developer or the Town. Mr. Shnowske review his proposal for roughly 20 parcels. Supervisor Schaefer said he is concerned with the traffic going through the existing subdivision and by the school. Supervisor Klein also

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expressed concerns of the neighborhood related to traffic and pedestrian safety. Klein also suggested a couple off-street bicycle and pedestrian facilities.

The Board noted the importance of a road serving the norther most parcel from South Mountain road prior to development. The developer stated that economically does not make sense. The Town Board and the developer discussed different options available to develop the north parcel before those to the south. Town Board discussed other sections and the advantages of starting with southeast parcel. The Town Board and Mr. Shnowske also discussed the water and sewer that will need to go into the development.

Reports Chairman – None

Town Board – Supervisor Kachel thanked Mr. Turner for fixing the light by Robin Lane. Supervisor Legner requested a sign be put out to advise people to slow down by the 51/29 Trail Tunnel.

Other Agencies – None

Town Attorney – None

Town Administrator – Administrator Rhoden provided a written report. She said she sent Town Board members an email from the Convention and Visitors Bureau (CVB). The proposed contract from the CVB will have to go to either Town Board on a future agenda or to the Finance and Personnel Committee. Rhoden said she and Chairman Opall have asked Nick Patel to be on Rib Mountain’s Tourism Commission. He will officially be added to the Commission at the July 19<sup>th</sup> Town Board meeting.

Community Development Director – A written report was included in the packet. Kunst noted single family permits are beginning to come in.

Street-Parks Superintendent – A written report was provided. The micro surfacing project is done. Staff will be bidding out Parrot soon.

Finance Director/Clerk – A written reported was provided. Ms. Trautman reviewed the SAFER financial statements with the Town Board.

Code Enforcement Officer – Administrator Rhoden said the Town received a report back from the Sheriff’s Department from the rummage sale weekend. They had a few recommendations for next year. Overall the agreement with the Sheriff’s Department worked out well.

Park Commission – Recently held a meeting and discussed the potential dog park.

Finance Personnel – Recently held a meeting and discussed employee health insurance and election day procedures.

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Public Safety Committee – Nothing is scheduled

Public Works Committee – Held a meeting prior to the Town Board meeting and discussed alterations to the design for traffic signal work along Rib Mountain Dr.

Bicycle/Ped Committee – Administrator Rhoden said they received a grant for a fix-it station at the future Kocourek bike shelter.

General Comments – None

Adjourn – **Motion by Kachel/Schaefer to adjourn at 7:40 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.