

TOWN OF RIB MOUNTAIN

Town Board Meeting

December 19, 2017

Chairman Allen Opall called the December 19, 2017 regular meeting of the Rib Mountain Town Board to order at 6:00 p.m. at the Rib Mountain Municipal Center, 3700 North Mountain Road, Wausau, WI. Supervisors present included Fred Schaefer, Jim Legner and Gerry Klein. Supervisor Pete Kachel was excused.

Also present were Administrator Gaylene Rhoden, Community Development Director, Steve Kunst, Town Attorney Kevin Terry, Clerk Michelle Peter, SAFER Fire Chief Matt Savage and Street/Park Superintendent Scott Turner.

On December 8, 2017, 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 – None

Approve Minutes of the 11/7/17 Regular Town Board Meetings – Tabled

Plan Commission: Minutes from the December 13, 2017 were not available due to staff being out of the office.

Shane VanderWaal agent, requests Conditional Use modification for Dkt# 2013-07 – Kocourek Air Strip, to reduce the amount of land associated with the air strip; Pcl# 34.192807.03.02 – Community Development Director Steve Kunst stated the applicant is seeking a modification of a conditional use from 2013 an approved airstrip on the property addressed 6510 Red Bud Road.

Since the original request, the owner has decided to build a new single-family residence on the neighboring property, in order to do this, additional land is required. Applicant is seeking to remove land from the originally approved airstrip and adding it to the residential lot. This land trading proposal and new lot creations meets the Town's standards. **Motion by Schaefer/Legner to approve the Conditional Use modification of Docket# 2013-07 at the property addressed 6510 Red bud Road as presented. Questioned and carried 4:0.**

Jeanne Laliberte, agent, requests Conditional Use modification for Dkt# 2004-01 for a second-floor bathroom in a detached accessory building at the property addressed 2700 Fern Ln: Pcl# 34.25.01.01.1 – Community Development Director Kunst informed the members the applicant is seeking a conditional use modification to install a full bathroom on the second floor of a detached garage.

Mr. Kunst provided a brief history on this request, the original owner of the property had acquired a permit for a detached accessory building but was built in noncompliance. The previous owner applied for a conditional use. Upon approval, it was conditioned for limited uses of a residential storage or workshop and no second-floor plumbing. The current owner is seeking a conditional use modification for a second-floor bathroom for the purposes of a recreation room for their children or guestroom for visitors.

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The Plan Commission held a public hearing and during the public comment, concerns expressed included; intended use and potential future issues with a second living space in a detached garage. Plan Commission members denied the request. **Motion by Schaefer/Legner approve the Plan Commissions recommendation to deny the Conditional Use modification for Dkt 2004-01 at the property addressed 2700 Fern Lane. Questioned and carried 4:0.**

REI Engineering agent, requests General Development Plan approval for a new distribution and retail building at the property addressed 908 Cloverland Ln; Pcl# 34.112807.10.20 – Mr. Kunst stated the applicant requests a General Development Plan approval for a new light industrial/retail building. The proposal is for a 24,500-square foot two tenant building to house Gustave A. Larson and an unidentified user. This request meets the current zoning requirements. At a public hearing the nearby residents stated they would like to see new facade styled building. **Motion by Schaefer/Legner to approve the General Development Plan at the property addressed 908 Cloverland Lane as presented with noted concern. Questioned and carried 4:0.**

Approval of Revised Resolution 17-01 Salaries and Wages – Clerk Position – **Motion by Schaefer/Klein to approve revised Resolution 17-01 2017 Salaries and Wages with the changes identified as presented. Questioned and carried 4:0.**

Approval of Resolution 17-08: Recognition of Lake Wausau to the Rib Mountain Community – Administrator Rhoden stated Town staff was contacted by a representative from the Lake Wausau Association requesting a formal statement on the importance of Lake Wausau to Rib Mountain. **Motion by Klein/Legner to approve Resolution 17-08: Recognition of Lake Wausau to the Rib Mountain Community. Questioned and carried 4:0.**

Approval of Marathon County Humane Society (MCHS) Agreement for 2018 – The contract amount is \$4,865 for unlimited in-take for non-dog strays. **Motion by Legner/Klein to approve the agreement with the Marathon County Humane Society for non-dog strays. Questioned and carried 4:0.**

Discussion and Possible Action for Restroom Repairs at the Rib Mountain Public Safety Building – Mr. Kunst appraised the board, Chief Savage reported the Town's Public Safety Building was having plumbing issues with the bathroom on the first floor. A plumber was brought in to clean the pipes. The issue returned. The plumber scoped the pipes and determined there was an issue with the pitch/slope of the piping under the floor.

The Building/Zoning Department is currently receiving quotes from plumbers for repair work. Mr. Kunst stated he spoke with Mike Heyroth at the RMSD who stated their department would have the scoping capability to locate the possible blockage.

Mr. Kunst indicated a possible funding source would be money that had been set a side for the new Code Enforcement Officer's vehicle (\$16,500).

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Request for Additional Money for 2018 Pay-for-Performance Allowance – Town Administrator Rhoden is requesting an additional \$2500 to be used towards pay-for-performance increases. The additional funds would be used to award employees who are performing at an “outstanding” level. Supervisor Schaefer questioned why this request was not brought to the Finance/Personnel for discussion since it impacts the 2018 budget. He also wanted to know what the additional percentage impact would be. **Motion by Legner/Klein to approve the additional \$2500 for pay-for-performance and allow the Administrator the authority to distribute appropriately. Questioned and carried 4:0.**

Approval of Poll Workers – **Motion by Legner/Klein to approve the Chairman’s appointments for 2018-2019 poll workers. Questioned and carried 3:0. Supervisor Schaefer abstained.**

Approval of Amendments to the Royal View Estates and Royal Ridge Estates Developer Agreements – Supervisor Schaefer stated the Public Works Committee reviewed the amendments for the Developers Agreements earlier tonight and recommended approval. **Motion by Klein/Legner to approve the amendments to the Developers Agreement for Royal View Estates and Royal Ridge Estates subject to Town Attorney final review. Questioned and carried 4:0.**

Approval of Stormwater Maintenance Agreement Form – Supervisor Schaefer informed the Board this item was discussed and reviewed also at tonight’s Public Works meeting. A cohesive Stormwater Maintenance Agreement would enforce compliance with maintenance of Stormwater facilities. **Motion by Schaefer/Legner to approve the Stormwater Maintenance Agreement form subject to the Town Attorney’s final review. Questioned and carried 4:0.**

Approval of Operator License – Attorney Kevin Terry stated there were no concerns with the applicants. **Motion by Schaefer/Legner to approve the operator license for Paul Deininger, Tara Ellos and Rebecca Hartvig. Questioned and carried 4:0.**

Reports/Minutes

Town Board – Supervisor Klein noted he had meet with Street Superintendent Turner at the Dog Park site to have the site’s wetlands delineated. The Town has received over \$86,000 in donations for the park. Chairman Opall stated he had received a packet of information from the group “Keep Money out of Politics” and noted they had some good talking points. He’ll bring it forward at another Town Board meeting.

Other Agencies – Chairman Opall noted the County Board would be holding a meeting tonight. Fire Chief Savage stated SAFER is implementing their new payroll software and work with their new EMS billing agency. He thanked the Board for their support.

Town Attorney – Nothing to report.

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Town Administrator – A written report has been provided. Gaylene informed members the CVB meeting was cancelled. She also polled members for the January 2 board meeting.

Community Development Director – A written report was included in the packet. He attended the Hilton Garden Inn’s grand opening. He also appraised the board that one of the municipal center’s furnaces will need to be replaced.

Street-Parks Superintendent – A detailed report was provided.

Finance Personnel – Pat Kluz provided a financial report.

Code Enforcement Officer – Report provided in the packet.

Park Commission – Street/Park Superintendent Turner stated at last week’s meeting the Commission is tossing around an Easter Egg hunt at some of the local parks.

Finance & Personnel – Supervisor Klein asked board members to complete the Administrator’s performance review form.

Public Safety Committee – None

Public Works Committee – Meeting held tonight.

Bicycle/Ped Committee – Minutes included in the packet. Administrator Rhoden highlighted some of their projects.

General Comments – None

Chairman Opall introduced intern Nathan Treadwell to the board.

Adjourn - Motion by Schaefer/Klein to adjourn at 6:57 p.m. Questioned and carried 4:0.

Submitted by
Michelle Peter
Town Clerk

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