

TOWN OF RIB MOUNTAIN

Town Board Meeting

August 7, 2018

Chairman Allen Opall called the August 7, 2018 regular meeting of the Rib Mountain Town Board to order at 6:05 p.m. at the Rib Mountain Municipal Center, 3700 North Mountain Road, Wausau WI. Supervisors present included Jim Legner, Brad Conklin and Fred Schaefer. Supervisor Klein was excused.

Also present were Town Attorney Dean Dietrich, Administrator Gaylene Rhoden, Community Development Director Steve Kunst, Town Clerk Michelle Peter, Finance Director Nicole Dunbar, Street Park Superintendent Scott Turner and Code Enforcement Officer Paul Hursh.

On August 3, 2018, 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 – John Beatty, 5901 Lakeshore Drive, expressed his displeasure for the future development at 4611 Rib Mountain Dr. The purposed entrances/exits are poorly designed and the site is too small to adequately house three buildings. What effects will additional traffic bring. He is requesting Town Board's consideration to table the request.

Approve Minutes of the 7-17-2018 Regular Town Board Meeting and 7-17-2018 Open Town Board Meeting – **Motion by Legner/Conklin to approve the July 17, 2018 Regular Town Board minutes and July 17, 2018 Open Town Board minutes. Questioned and carried 4:0.**

Approval of Resolution 18-12 Resolution Providing for the Sale of \$1,990,000 General Obligation Promissory Notes – Dawn Gunderson-Schiel provided Board members with an updated pre-sale report and payment structure. She noted once again, that the Town currently has a AA rating from Standard & Poers. The Note being issued is for a 10-year term and principal payments are due on September 1st of each year. **Motion by Schaefer/Legner to approve Resolution 18-12: Resolution Providing for the Sale of \$1,990,000 General Obligation Promissory Notes. Questioned and carried 4:0.**

Plan Commission Minutes from the 7/25/18 Meeting for Review – Community Development Director Steve Kunst noted the Plan Commission discussed small metallic mining regulations.

ISG Inc, agent requests General Development Plan approval for a restaurant and retail development at the property addressed 4611 Rib Mountain Dr, Pcl# 34.172807.06.32, Dkt# 2018-34 and Resolution 2018-11 – Community Development Director Steve Kunst stated the applicant seeks GDP approval for a new restaurant and retail development at the property addressed 4611 Rib Mountain Dr. The proposal includes two potential restaurant locations as well as two retail spaces. The applicant would seek a PIP approval for the northwest parcel while grading the remainder of the site to create a pad ready site to sell to other developers.

Town Board members discussed the option of prohibiting traffic on the un-named street as a consideration. Supervisor Legner expressed his concern of three buildings on such a narrow lot and the need for adequate traffic movement. Supervisor Schaefer noted the access to Lilac Avenue needs to be addressed, along with the un-named street issues.

TOWN OF RIB MOUNTAIN

Town Board Meeting

August 7, 2018

Motion by Schaefer/Conklin to approve the GDP for the property addressed 4611 Rib Mountain Dr. as presented subject to the following items; no access be granted to Lilac Avenue until approval by Street and Park Superintendent Turner or another traffic engineer, approval of a stormwater management plan and maintenance agreement and overall signage plan to be approved at a later date. Questioned and carried 3:1 with Supervisor Legner opposed.

ISG Inc, agent requests Precise Implementation Plan approval for a restaurant and retail development at the property address 4611 Rib Mountain Dr, Pcl# 34.142807.06.32, Dkt# 2018-35 – Mr. Kunst reported the applicant is seeking Plan Commission recommendation on a PIP for development of a 4,142 square foot, two-tenant commercial building including a drive-thru restaurant and retail space. The applicant seeks to complete the site improvements on the proposed Lot 2 of the GDP, install the stormwater facility intended for all three lots, construct the shared access point from the proposed new public street, install utilities for Lot 2 and service stubs for Lots 1 & 3 and necessary improvements to Lots 1 & 3 to get them pad ready.

Street and Park Superintendent Turner expressed concerns of potential traffic snarls during peak times and noted the continued deterioration of the retaining wall on the north side of the property. **Motion by Schaefer/ Conklin to approve the PIP for the property addressed 4611 Rib Mountain Dr. subject to; appropriate erosion control measures implemented on undeveloped lots, proper maintenance of the undeveloped lots and overall signage plan to be approved at a later date. Questioned and carried 3:1 with Supervisor Legner opposed.**

ISG, Inc, agent requests Certified Survey Map approval for the property addressed 4611 Rib Mountain Dr, Pcl# 34.142807.0632, Dkt# 2018-36 – Community Development Director Kunst stated the applicant is seeking approval of a CSM to split the property at 4611 Rib Mountain Dr. into three parcels to complete a proposed redevelopment project. The plan calls for the dedication of a portion of the current private access road in line with staff recommendations from the time Kwik Trip was developed. **Motion by Schaefer/Conklin to approve the Certified Survey Map for the property addressed 4611 Rib Mountain Dr. Questioned 3:1 with Supervisor Legner opposed.**

Approval of Purchase of One Ton Plow Truck – Street/Park Superintendent Scott Turner stated as part of the 2016 borrowing note, the Public Works Department is scheduled to replace the existing one-ton plow truck. Tabulation costs were provided for the Board’s review.

After researching the vehicles available and specifications, it was the recommendation by the Public Works Department to acquire the plow truck from Kocourek Ford. **Motion by Schaefer/Legner to approve the purchase of the one-ton chassis from Kocourek Ford with dump body and plow equipment in the amount of \$68,385. Questioned and carried 4:0.**

TOWN OF RIB MOUNTAIN

Town Board Meeting

August 7, 2018

Approval of Resolution 18-13; Transportation Funding Request – Administrator Rhoden stated Resolution 18-13 was requested by the Wisconsin Town Association. It is the intent to garner of the Legislator’s and Governor’s attention to the need for additional transportation funding.

Motion by Legner/Schaefer to approve Resolution 18-13; Transportation Funding Request. Questioned and carried 4:0.

Approval of Compensation Study – Supervisor Schaefer reported this item was discussed at tonight’s Finance & Personnel’s meeting. The Town received two comprehensive wage study proposals. It was the recommendation at the Finance and Personnel meeting to proceed with Schenck, S.C. **Motion by Legner/Conklin to select Schenck, S.C. at a cost not too exceed \$5,500. Questioned and carried 4:0.**

Approval of Personnel Policy – 200 Payroll Checks – This item was taken up at the Finance and Personnel meeting this evening. Minor changes to the policy reflecting the break out Finance Director and Clerk. **Motion by Legner/Conklin to approve the changes to Section 200 – Payroll Checks. Questioned and carried 4:0.**

Approval of Rehires: Crossing Guards – Code Enforcement Officer Paul Hursh reported the first day of school is September 4th. The Town’s crossing guards have all agreed to return. **Motion by Schaefer/Legner to approve the re-hiring of Robert Patnaude, Pam Clark, Bruce Slaminski and Cathy Laska as crossing guards and the re-hiring of Roger Peters, John Brauer, Justin Mattice and Eugene Viegut as substitute crossing guards. Questioned and carried 4:0.**

Approval and Discussion on Referendum Question from United to Amend – Administrator Rhoden stated the Board approved moving forward with an advisory referendum for the Wisconsin United to Amend Group. Rhoden met with the local representative and drafted sample questions which are in tonight’s packet.

Supervisor Schaefer felt the questions were too confusing. He submitted a proposed question which read; “Should the United States Constitution be amended to allow restrictions on political contributions and spending by unions, corporations or other similar entities?” **Motion by Schaefer/Legner to approve language provided by Supervisor Schaefer subject to attorney review. Questioned and carried 4:0.**

Approval of Appointments to the Rib Mountain Zoning Board of Appeals – Community Development Director Kunst reported the Town recently received three letters of interest from residents. **Motion by Schaefer/Legner to approve the appointment of Carrie Edmondson to the Rib Mountain Zoning Board of Appeals and Larry Cihlar and Christopher Kalk as Alternates for the term beginning August 2018. Questioned and carried 4:0.**

TOWN OF RIB MOUNTAIN

Town Board Meeting

August 7, 2018

Approval of Ordinance 18-02: Prohibiting Feeding of Wildlife in Public Parks and Other Public Areas – At the recent Strategic Planning meeting, Supervisors discussed the challenges the Town is facing with the increased goose population and measures to be taken to eliminate the populace. Staff was directed to draft an ordinance prohibiting the feeding of wildlife in public parks. The draft ordinance is tonight’s packet for review. **Motion by Schaefer/Legner to approve the attached ordinance with the corrected verbiage. Questioned and carried 4:0.**

Approval of Picnic License – Rib Mountain Taphouse – Clerk Michelle Peter stated the Rib Mountain Taphouse is seeking a picnic license to hold a fundraising event on August 25, 2018. Because their liquor license application does not identify outside sales, the request was made. **Motion by Schaefer/Legner to approve the picnic license application for the Molly Viehweg fundraiser to be held on August 25, 2018. Questioned and carried 4:0.**

Approval of Operator License – Attorney Dean Dietrich saw no concerns with the applicants. **Motion by Legner/Conklin to approve operator licenses for Andrew Albright, Lisa Barwick, Robert Drake, Rachelle Feltz, Melissa Gilbertson, Maya Kingsley, Kayce Miller, Cory Schlosser, Tara Sperry, Noah Witte and Deborah Xiong. Questioned and carried 4:0.**

Reports/Minutes –

Town Board – Supervisor Schaefer is hoping with the new wildlife feeding ordinance in place, the situation at Rookery View Park can be corrected. Supervisor Legner reported a committee has been formed to clean-up for Sandy’s Bark Park. Chairman Opall stated he received a “thank you” for all Board members, opposing the rural address changes. He also stated he felt former Supervisor Pete Kachel should receive recognition for his years of service.

SAFER – Fire Chief Savage stated at the Finance meeting held earlier tonight, the department is addressing their accounting issues.

Other Agencies – None

Town Attorney –Attorney Dietrich stated he was pleased to be back.

Town Administrator – A written report has been provided. She distributed budget schedules to Board members. Rhoden reported an increase in booth costs for the ICSC event.

Community Development Director – A written report was included in tonight’s packet. He noted the Plan Commission will meet tomorrow night.

Street-Parks Superintendent – A detailed report was provided. Construction continues on the Dog Park. He is hoping to have the park open by the middle of September.

Finance Director – A written report included in tonight’s packet. Ms. Dunbar reported she has collected 2nd quarter room tax with a noted surplus compared to budget.

TOWN OF RIB MOUNTAIN
Town Board Meeting
August 7, 2018

Town Clerk – Report included in tonight’s packet. She reminded members of Tuesday’s Primary Election.

Code Enforcement Officer –CEO Hursh reported he is making some head-way on some problem areas.

Park Commission – Meeting scheduled for next Tuesday.

Finance & Personnel – A meeting to be held prior to the Town Board.

Public Safety Committee – None

Public Works Committee – None

Bicycle/Ped Committee – Meeting scheduled for next Thursday.

General Comments – Jim Nauta, 728 East Lakeshore Drive, he questioned the number entrances along Rib Mountain Drive and Lilac Avenue. He also expressed the need for commercial businesses to remove snow off site.

Adjourn - **Motion by Schaefer/Legner to adjourn at 6:45 p.m. Questioned and carried 5:0.**

Submitted by
Michelle Peter, Clerk

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