

TOWN OF RIB MOUNTAIN
Town Board Meeting
February 5, 2019

Acting Chairman Fred Schaefer called the February 5, 2019 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 Gerry Klein. Chairman Allen Opall was excused.

Also present were Administrator Gaylene Rhoden, Community Development Director Steve Kunst, Finance Director Nicole Dunbar, Street/Park Superintendent Scott Turner, Clerk, Joanne Ruechel and SAFER Deputy Chief, Josh Finke*

** Arrived at 6:35 p.m.*

On February 1, 2019, 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 January 15, 2019 Regular Town Board Meeting and January 15, 2019 Open Meeting – Motion by Legner/Conklin to approve the January 15, 2019 Regular Town Board Meeting and the January 15, 2019 Open Meeting Minutes. Questioned and carried 4:0.

Plan Commission Minutes from the 01/23/19 Meeting for Review:

Thomas and Connie Schuette, owners, request Certified Survey Map review for a land division at the properties legally described as Lot 3 of CSM Volume 84, Page 54, Document # 1723549, Part of the SW ¼ of the SE ¼, Section 22; and Part of Lot 47 of Countryside Estates 1st Addition and Part of the SE ¼ of the SW ¼, Section 22. Parcel #34.222807.015.004.00.00 and #34.209.000.047.01.00. Docket #2019-01- Community Development Director Steve Kunst stated the proposal is to create an Outlot to encompass a private water service. Kunst noted the proposed Outlot could not be sold on its own, and would be required to be sold with Proposed Lot 1. Kunst indicated the Plan Commission recommended approval of the Certified Survey Map. **Motion by Conklin/Legner to approve the CSM request for the above described properties, as presented. Questioned and carried 4:0.**

Approval of Acceptance of Donation Property from Richard Austin Estates- Administrator noted this is a donation of 19 acres of land adjacent to the Rib Mountain Dog Park. One of the conditions of the donation is the land is to be used as a public park area and for an expansion of the Dog Park. Some of the land within the 19 acres is identified as wetland. The name of the property would become “Sandy’s Parkside Preserve”. A formal wetland delineation would need to be done on the property. Staff was directed to recheck the Phase 1 Environmental study from the County HWY R project for any pertinent information. **Motion by Legner/Klein to approve the donation of property from Richard Austin Estate as presented. Questioned and carried 4:0.**

Approval of Amendment #3 to a Royal View Estates Developer Agreement- Supervisor Schaefer stated this was discussed at the Public Works Commission meeting. The amendment sets a deadline for the first lift of asphaltic pavement for the new Strawberry Lane as June 30, 2019 and along with the new Bittersweet Trail segment. **Motion by Klein/Legner to approve Amendment #3 of the Royal**

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View Estates Development to set a deadline for the first lift of asphaltic pavement for the new Strawberry Lane as June 30, 2019 and to include the new Bittersweet Trail segment. Questioned and carried 4:0.

Approval of Developer Agreement for the Property Addressed 2800 Martin Avenue- Kunst presented a developer agreement with NSG Development for the former Tanglewood Lanes site the Town has owned since 2014. The agreement incorporates a purchase agreement and land contract outlining the property sale and provisions for initial land division and development. The initial phase includes construction of a Glass Nickel Pizza restaurant, and requires the developer to complete the initial development within three years. **Motion by Klein/Legner to approve the Developer Agreement with NSG Development for the property addressed 2800 Martin Avenue, as presented. Questioned and carried 4:0.**

Approval of Sale of 2007 Sterling Patrol Truck/Dump Truck- Supervisor Schaefer stated this was discussed at the Public Works Committee meeting. The truck was listed on a surplus website and had a top bid of \$42,000. The Committee recommended selling the truck to Midstate Truck for \$42,000. **Motion by Legner/Conklin to approve the sale of equipment Public Works- 2007 Patrol/Dump Truck with the minimum bid of \$42,000. Questioned and carried 4:0.**

Approval of Purchase of Street Sweeper- Supervisor Schaefer stated this item was discussed at the Public Works Committee meeting. The Committee recommend the purchase of the demo unit from Johnston Company for \$240,350. **Motion by Legner/Klein to approve the purchase of the Johnston Demo Street Sweeper in the amount of \$240.350. Questioned and carried 4:0.**

Approval for Change of Agent-Texas Roadhouse- Attorney Dietrich reviewed the background information for Adam Daniek and recommended approval. **Motion by Legner/Conklin to approve the change of agent for Texas Roadhouse. Questioned and carried 4:0.**

Approval of Operators Licenses- Attorney Dietrich reviewed the background checks of the applicants and was concerned with the application of one candidate. Supervisor Schaefer volunteered to interview the candidate about past conduct. **Motion by Legner/Klein to approve the operators licenses for Nichole Berger, Jennifer Bittner, Marshall Hackel, Mikala Lohrey, Melanie Parish, Mickala Pierson, Cody Young, Kimberly Stevens, Ronald West. Alex Drake is approved contingent upon an interview with Supervisor Schaefer. Questioned and carried 4:0.**

Reports/Minutes –

Town Board – Nothing

SAFER – Deputy Chief Josh Finke stated that recently some members of SAFER completed an incident training course. Last week during the cold snap, there were 44 calls in 2 days. The annual report should be done by next month's meeting. Financing looks good right now, but the budget is tight. The collection of bills, due to accidents at Granite Peak ski hill, was also discussed.

Other Agencies – Nothing

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Town Attorney – Attorney Dietrich reported he working on recovering a special assessment payment from a prior owner of a property that was sold.

Town Administrator – A written report was provided. Administer Rhoden spoke about the new YouTube video that was made for the Town of Rib Mountain. She also stated that the Rib Mountain Lion’s Club is looking at their finances for building a garage on the Municipal Center’s property. She complimented Building Inspector Paul Kufahl on his sketches for the possible building. The Lion’s Club would consider putting a pocket-park on the Municipal parking lot as well.

Community Development Director – A written report was included in the packet. Kunst informed the Board the Plan Commission is beginning to finalize chapters of the Comprehensive Plan and is looking for how the Board would like to be presented with this information. The Board indicated they would like to have chapters of the Comprehensive Plan put onto future Town Board agendas for review. Kunst also noted an upcoming public hearing for Keith Kocourek who is requested a zoning map amendment for his property along Red Bud Road from Rural Agricultural-2 to Estate Residential. The hearing will take place on February 13, 2019.

Street-Parks Superintendent – A detailed report was provided. Superintendent Turner stated the Public Works crew has been very busy keeping frozen ditches open and snow removal.

Finance Director – A written report was included in the packet. Finance Director Dunbar stated the Auditors will be here in a few weeks.

Town Clerk – A written report is included in the packet. Town Clerk Joanne Ruechel clarified several questions asked at the last Town Board meeting. The picnic license is a class “b” liquor license that has been issued by the Town of Rib Mountain in the past. The motel permits are the same as the hotel permits. The last questioned pertained to a liquor license for a sports club. The Town has never issued a liquor license to a sport club.

Code Enforcement Officer – A written report is included in the packet. He is inquiring as to enforcing parking laws in retail parking lots in the Town. The Board agreed that enforcement of parking rules within retail areas is appropriate.

Park Commission – There will be a meeting on February 12, 2019.

Finance & Personnel – No report.

Public Works Committee – There was a Public Works Committee meeting prior to the Town Board meeting this evening.

Public Safety Committee – No report.

Bicycle/Ped Committee – No report.

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General Comments – None

Adjourn - Motion by Legner/Klein to adjourn at 6:47 p.m. Questioned and carried 4:0.

Submitted by
Joanne Ruechel, Clerk

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