

TOWN OF RHINE
BOARD OF SUPERVISOR'S MONTHLY MEETING AGENDA
Tuesday, May 1, 2018

PLEASE NOTE: This meeting is a meeting of the Town Rhine Board of Supervisors in public for the purpose of conducting the Town Rhine business and is not to be considered a public community meeting. There is a time for public participation during the meeting which is indicated below.

Present: Ron Platz, Al Feld, Jon Rost, Bill Jacob, Frank Zimmermann, Paul Dirkse (legal)

The meeting was called to order at 6:30 p.m. by Ron Platz.

1. **Compliance with Open Meeting Law:** Posted on April 25, 2018.
2. **Pledge:**
3. **Approve minutes of April 10, 2018:** Zimmermann made a motion to approve these minutes. 2nd by Feld. All in favor. No nays.
4. **Treasurer's Report:** Read into the record.
5. **Building Permits for April:** Read into the record.
6. **Public comments of a general nature:**

Carl Rickmeier of Crystal Lake Advancement Association: He is here to request fireworks on June 30 at Crystal Lake. Platz asked for more information on this, and it will be added to the June meeting for action.

There were no other public comments.

7. **Discuss and Possibly Act on:**
 - a. **Presentation on building permits and commercial program from Steve Gage of Safe Built:** Steve expressed gratitude for the Town's business and the need to renew its contract with SafeBuilt. Zimmermann commented that SafeBuilt is fortunate to have Tony Leonard as an employee. Costs have crept up since then, and the Town's permit fees are relatively low, and have not been enough to cover actual costs incurred to SafeBuilt. Steve would like the town to consider raising its fees slightly to keep us more in line with neighbors and to help cover additional expenses. He will email a suggested fee schedule to the clerk to distribute for the Town's board and legal counsel review. SafeBuilt encourages the Town's input and participation on this matter. He also introduced a new commercial service, Commercial Plan Review, which could generate more revenue for the town.

Tony Leonard gave a brief explanation of permit issues in the Town. There are unusual circumstances presented due to the 3 lakes in the Town. He would like to suggest that the new permit fee include a fee for plan reviews. He explained Act 211, which is an electronic filing process. Contractors must file online now. SafeBuilt has decided to be responsible for all of the act 211 filings, instead of requiring the town's to do it. At times

Town Board Meeting May 1, 2018

he is required to be involved with some approval processes which can be lengthy and time consuming. He mentioned the type of permit application he receives, mostly for remodels and new home builds.

Zimmermann asked if there was a set % amount for the suggested increase in fees. Gage said it could be between 15 to 20%, but that is only a suggestion. Platz expressed that the Board will review the suggested changes and spreadsheet comparison when received from SafeBuilt. Platz also inquired of a minimum size requirement to be involved with the commercial project. The state has a 50,000 cubic foot threshold.

b. Review and possibly act on: Trackside TownHomes Development Agreement:

Public comments:

Paul Booher: Paul attended the town of Plymouth's meeting last night. His concern is the number of additional wells that would be drilled and possible consequences to current homeowners. He said that the current homeowners have no recourse if there would be any damage caused to them. He and his neighbors have concerns about the wells.

There were no further public comments.

Ron Platz stated that earlier there were issues with setback requirements. The Town's Planning Commission did not find a need to issue a CUP. One concern is that one unit would be split down the center line of each town. Legal counsel indicated that this should not present setback issues. The building inspector inquired of the state to identify which building inspector would issue permits, etc. There was another concern over which town the owners would pay taxes to. Platz does not feel that should be an issue.

Dirkse said one issue that came up was whether the Developer's lender needs to approve the Agreement or not. He didn't feel that the roads, sewer, curbs, gutter, etc. (items that would be added to a town's infrastructure) would require the lender's agreement.

There were no further questions.

Per Mr. Dirkse, the agreement needs to be signed by LEL Rehab, Plymouth, Rhine and their respective attorneys, as well as the developer and owner if it is approved. He suggests that the board pass a motion to approve the agreement with the stipulation that the chairman and attorney can make any minor changes as needed. Motion to approve by Feld. 2nd by Rost. No nays.

Discussion: Zimmermann states the roads committee should take photos of the roads, and area before construction begins in order to have a record of the roads before construction begins. (see item 11)

Bill Jacob: Said he understands Booher's concerns regarding the impact of 6 additional wells. He spoke with DNR for further understanding of this.

Vote: Roll call: Zimmermann - yes. Jacob - yes. Rost - yes. Feld - yes. Platz - yes.

- c. **Approve picnic license for St. Peter's Evangelical Church for Memorial Day picnic:**
Motion to approve by Frank. 2nd by Al. All in favor. No nays.

d. Review and possibly act on revised Town of Rhine Road Bid Specifications form

Zimmermann briefly explained the 2 new road bid forms and why the roads committee wanted to revise them. Motion to approve the forms with modifications as presented by Zimmermann. 2nd by Jacob. Feld suggested removing the line for overlay on the new road bid forms. All in favor.

- e. **Consider request from LEL Rehab district for a donation -** Motion to contribute \$1000 to LEL was made by Rost. 2nd by Jacob. Roll call vote: Zimmermann - yes. Jacob - yes. Rost - yes. Feld - yes. Platz - yes.

Approve money to send clerk and deputy clerk to training in July (to cover cost of class, hotel, travel). Municipal Clerk and Treasures Institute in Green Bay: The clerk and deputy would both like to attend. The clerk reviewed the previous year's t budget for education and training, vs. amount actually spent. The town has only spent \$790 of over \$2000 budgeted. If both attend, the cost would be registration and sharing a hotel, plus mileage for one person. Clerk's wages are salaried and would be covered. The Deputy has been working approximately 20 hrs a week. Platz indicated she should be compensated for the full number of hours she works that week. Also, the hall would be closed that week.

Motion to approve the money for registration, hotel, mileage, clerk's salary, deputy's hours spent at the conference, and any expenses not covered by Zimmermann. 2nd by Rost. Roll call vote: All voted yes.

8. Chairman's information report:

9. Sub-Committee Report:

Zimmermann - There will be a short roads committee soon. There was a mention of an early warning sign to be placed at a site near the railroad.

Feld gave an update on the collection site.

Rost is working on chapter 4 of the ordinances, and the review is close to being completed.

- 10. Approve Vouchers:** Motion to approve by Zimmermann. 2nd by Feld. All in favor.

11. Announce Next Meeting date: June 5, 2018

12. Adjournment:

APPROVED