

Minutes of the Town of Newbold Town Board Regular & Finance Town Board Meeting held on Thursday, March 14, 2024

The Town of Newbold Town Board met on **Thursday, March 14, 2024**, at 6:00 p.m. for the Town Board Regular and Finance meeting, at the Newbold Community Center, 4608 Apperson Drive, Rhinelander, Wisconsin, 54501, Oneida County, Wisconsin.

The following were in attendance: Chairman, Dan Hess; Supervisors, Mike McKenzie, Petra Pietrzak, Scott Ridderbusch, and Brad White; Clerk, Kim Gauthier and Treasurer, Jodie Hess.

Regular Town Board Meeting called, pledge, verify notice, approve agenda: Chairman Hess called the meeting to order at 6:00 p.m. and led the pledge of allegiance. Clerk Gauthier verified the meeting was properly noticed on three Town bulletin boards required and included on the town website. *Motion by Mr. Ridderbusch and Mr. McKenzie to approve the agenda order, as presented. All ayes, motion carried.*

Public comment and communication whereby the Town Board may receive input on any matters raised by the public. No comments.

Approval of prior Town Board Meeting Minutes. *Motion by Mr. White and Ms. Pietrzak to approve the February 8, 2024, and February 29, 2024, town board meeting minutes, as presented. Motion carried on a voice vote of all aye. Mr. McKenzie abstained.*

Monthly Town Assessor Report by Jef Muelver, Town Assessor. Mr. Muelver provided a written report of parcel data for the current year and an update on the CAMA resolution submitted to representatives.

Discussion and action on Oneida County Zoning Requests, Plan Commission and Citizen Zoning Requests, if any along with Plan Commission Chairman's Report.

It was noted that all application fees on the below were paid by the applicants.

Chairman Hess noted the commission discussed tourist rooming fees and plans to bring a proposal before the town board at a future meeting.

Administrative Review – Discussion and Action permit application by Curtis Luckey and Anita Luckey, applicants, and owners to rent the dwelling as tourist rooming house within the #02 Single Family zoning district where rentals of six (6) days or less are prohibited on the following described property: Virgin Acres, Lot 26, Section 31, T39N, R8E, PIN #NE 1660, 7066 Bass Lake Road, Town of Newbold.

Plan Commission reviewed the application and had no concerns. *Motion by Mr. McKenzie and Ms. Pietrzak to approve the permit application of Curtis and Anita Luckey as presented. Motion carried on a voice vote of all aye.*

Administrative Review – Discussion and Action permit application by Scott Krueger and Mary Krueger, applicants and owners to rent the dwelling as a tourist rooming house within the #02 Single Family zoning district where rentals of six (6) days or less are prohibited on the following described property: Lot 1 of CSM 3206, being part of Government Lot 2, Section 29, T37N, R6E, PIN #NE 298-8, 6850 Lake Mildred Road, Town of Newbold.

Motion by Mr. Ridderbusch and Mr. McKenzie to approve the application of Scott and Mary Krueger as presented, along with clarification that parking complies with county requirements and not interfere with ingress and egress of private driveways. Motion carried on a voice vote of all aye.

Discussion and Action for review to provide advisory recommendations on Preliminary Second Addendum to J & K Hodag Condominium Plat, to add Unit 6 owned by E & J Development LLC, and submitted by A.R. Jones Surveying, Tony Jones, surveyor for the following property described as: Part of SW ¼, of the SW ¼, Section 36, T37N, R8E, Town of Newbold.

Mr. Ridderbusch explained this is an advisory recommendation on a preliminary plat. It includes an addendum to the condominium plat shared with the owners to add unit number six. Parking is adequate per county requirements and the town plan commission recommended approval. *Motion by Mr. Hess and Mr. White for an advisory recommendation to approve the preliminary plat of J&K Hodag Condominium, as presented. All nays, motion failed. Motion by Mr. Hess and Mr. Ridderbusch to amend the previous motion to approve the preliminary plat of J&K Hodag Condominium, as presented. All ayes, motion carried.*

Administrative Review – Discussion and Action Permit application by Winston King, applicant, and E&J Development LLC, owner to construct a seven (7) unit commercial storage rental building on the existing commercial condominium property (proposed Unit 6) further described as: J&K Hodag Condominium, being part of the SW ¼, of the SW ¼, Section 36, T37N, R8E, 3716 Country Drive, Town of Newbold.

Mr. Ridderbusch noted stormwater was addressed in the application, and it will include a self-contained drainage system. *Motion by Mr. McKenzie and Mr. White to approve the application of Winston King as presented. All ayes, motion carried.*

Discussion and action on town website development. Ms. Pietrzak presented a spreadsheet of her top three web design options of: “Web Work Life”, “Munibit” and “TownWeb”. Ms. Pietrzak recommended Web Work Life. Chairman Hess recommended including the one-year maintenance plan with the initial design. Mr. Ridderbusch noted several municipalities in the area utilize By Request for web development. Review the Web Work Life contract. *Motion by Mr. Ridderbusch and Mr. McKenzie to move forward with Web Work Life, as the website developer, at a cost not to exceed \$2,200 as presented. All ayes, motion carried.*

Discussion and action on town building project, updates and any other building project matters. Chairman Hess noted the canopy light project contractor is waiting on the exterior can light and then all projects are complete. The Wisconsin flag arrived along with the metal stove hood attachment. Public Works was asked to install. Future discussion on landscape quotes and consideration of installing a handicap push button on the building.

Discussion/act/update on community center artwork. A revised quote was received from Childs Frame Company, Rhinelander, to include thirty 12X18, printed, mounted, and framed photos along with one large 20X30 print below the budgeted amount previously approved. Ms. Pietrzak, Mrs. Gauthier, and Mrs. Hess will select the final photos and submit them for assembly. Installation is included by Childs Framing.

Discussion and action on area rugs for community center. Clerk Gauthier informed the board that a one-year rental is required by Aramark/Vestis. Board discussion on researching purchase prices of rugs along with Mr. McKenzie’s recommendation for another rental quote for discussion at the next meeting.

Discussion and action on Public Works matters and possible use of ARPA funds related to: Public Works Equipment Replacement; Salt and Sand Storage; 2024 Road Projects.

Director, Mark Fetzer presented a proposal of equipment options to consider along with the current equipment including year, make, mileage and purchase price. A five-year replacement schedule

was also provided with estimated costs including refurbishing options. The crew visited the Town of Pelican to tour salt and sand storage and equipment. It's estimated that a fabric shed on a concrete slab cost \$140,000 and a permanent 40X80, storage building costs \$260,000. An estimated new basic town shop costs \$450,000. Also provided was a report of road projects proposed through 2029, including roads and type of work needed. Board discussion and request to compare the cost of refurbishing existing equipment vs buying used. It's estimated a new plow truck is \$300,000. Discussion on utilizing ARPA funds for road equipment and obtaining quotes on a new tractor, upgrading trucks vs refurbishing. Road bid specifications for the next meeting along with quotes on equipment will be provided by the public works director.

CLOSED SESSION and Roll Call Vote:

The Town of Newbold Town Board may convene into Closed Session pursuant to Section 19.85 (1) (e) Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session. Specifically discuss building inspection contract with City of Rhinelander

OPEN SESSION: The Town of Newbold Town Board will reconvene into open session to make decisions on closed session discussions above.

The City Fire Chief was not available for this discussion. Tabled until the March 28th meeting.

Approval of any line-item Budget Transfers.

Motion by Mr. McKenzie and Ms. Pietrzak to approve the transfer from general fund to designated fire department equipment fund of \$1,462 (reimbursement insurance) and transfer from designated town hall renovation to capital improvement budget of \$1,931.89 (misc. furnishings). Motion carried on a voice vote of all aye.

Approval of bills and disbursements.

Motion by Mr. White and Mr. Ridderbusch to approve bills and disbursements as presented. Motion carried on a voice vote of all aye.

Receive financial reports and discuss any other financial matters. Presented by the Treasurer and Clerk.

Administrative review and action, if necessary, concerning general government, public safety, recycling, sanitation, culture, education, job assignments, project updates, transportation, budget items, fund transfers, and future agenda items.

Next town board meeting scheduled for March 28, 2024.

Mr. Ridderbusch noted the town of Minocqua has a referendum question on the spring ballot to exceed the allowable levy limit.

Mr. Fetzer noted the fire truck pulled from the auction is back on the WI Surplus site again for two weeks.

Public Comment Period. None received.

Adjournment. *The meeting was adjourned at 8:30 p.m., with no objections.*

Respectfully Submitted by
Kim Gauthier, Newbold Town Clerk