

TOWN OF EASTON, MARATHON COUNTY, WI
REGULAR MEETING OF THE TOWN BOARD

Town of Easton Municipal Center
169612 County Road Z
Ringle, WI 54471

AGENDA

Monday, August 10, 2026, at 7:00 p.m.

1. Meeting called to order by Chairman Beck
2. Roll Call
3. Approval of [July 13, 2026, Regular Meeting Minutes](#) and [July 7, 2026, Bid Opening Minutes](#)
4. Public Comments
5. Old Business
 - a. [Discussion and Direction Regarding a Proposed Town of Easton Land Division and Subdivision Ordinance](#)
 - b. Town of Easton and Fire Department Sign
6. New Business
 - a. August 11, 2026, to June 30, 2027, Operator/Bartender License for Mark Stickney
 - b. Discussion and possible action on road base for Highpoint Road (County Road Z to Junction Road)
 - c. [Discussion and possible action on proposed Fire Protection Fees ordinance](#)
 - d. [Discussion and possible action on proposed 2026-2027 Propane \(LP\) Commercial Contract with River Country](#)
 - e. Replacement of culvert on Junction Road
 - f. Discussion and possible action on the purchase of additional gravel
 - g. Presentation of bills for approval
7. Reports
 - a. Treasurer
 - b. Fire Department
 - c. Clerk
 - d. Public Works
8. Remarks from Supervisors
9. Remarks from Chairman
 - a. Road projects update
 - b. Snowstorm disaster fund update
 - c. Wind and Solar update
 - d. Marathon County ordinance for Winter spreading of animal waste update
10. Additional Public Comments
11. Adjourn

TOWN OF EASTON, MARATHON COUNTY, WI
REGULAR MEETING MINUTES OF THE TOWN BOARD
Monday, July 13, 2026 – 7:00 p.m.

1. Meeting called to order by Chairman Beck

Chairman Dean Beck called the meeting to order at 7:12 p.m.

2. Roll Call

Board members present were Chairman Dean Beck, Supervisor Mark Pingel, and Supervisor Susan Kurth.

Also present were Clerk Sherry Weinkauff, Treasurer Melanie Neuendank, Public Works Employee Rob Weinkauff, Fire Chief Dusty Merriam, resident Mark Schlund, and one additional audience member.

3. Approval of June 8, 2026, Regular Meeting Minutes and June 8, 2026, Bid Opening Minutes

Motion by Pingel, second by Kurth, to approve the June 8, 2026, Regular Meeting Minutes and the June 8, 2026, Bid Opening Minutes as presented. Motion carried.

4. Public Comments

There were no public comments.

5. Old Business

a. Discussion and possible action on purchasing a new grader

Chairman Beck reviewed the proposals received for replacement of the Town grader. Discussion included the demonstrations of the Caterpillar and John Deere graders, differences in horsepower, engine size, operating characteristics, warranty coverage, delivery schedules, trade-in values, financing considerations, and long-term maintenance. Public Works staff discussed the Town's operational needs for snow removal and road maintenance and recommended purchasing a machine comparable in size and capability to the current grader.

The Board discussed financing options, anticipated delivery dates, and the importance of maintaining a reliable grader while maximizing the trade-in value of the existing machine.

Motion by Pingel, second by Kurth, to approve the purchase of a John Deere 672P All-Wheel Drive grader from McCoy Construction & Forestry for a purchase price of \$433,000, with a trade-in allowance of \$245,000, for a net purchase price of \$188,000. Motion carried, with Chairman Beck voting no.

The Board authorized Chairman Beck to execute the purchase documents on behalf of the Town. Payment will be made upon delivery of the equipment.

6. New Business

a. July 14, 2026, to June 30, 2027, Operator/Bartender License for Darian Leah Stankowski

Clerk Weinkauff reported that the applicant will be employed at the Q & Z Expo Center. A background check revealed no criminal record, all required fees had been paid, and approval was recommended.

Motion by Kurth, second by Pingel, to approve the Operator/Bartender License for Darian Leah Stankowski for the period July 14, 2026, through June 30, 2027. Motion carried.

b. Purchase of ballot drop box

The Board discussed the recommendation received from the Marathon County Clerk regarding installation of a secure absentee ballot drop box due to mail delivery concerns. Various models and costs were reviewed, including both exterior and interior-mounted units. The Board discussed security, placement, daily monitoring, signage, and the possibility of using the box for tax payments in addition to absentee ballots.

Motion by Pingel, second by Kurth, to authorize the purchase of an indoor secure wall-mounted ballot drop box. Motion carried.

c. Discussion and possible action on Highpoint Road Asphalt LRIP Bid – Project ID 39508802701

Chairman Beck reviewed the bids received for the Highpoint Road LRIP Asphalt Project. Three bids were received. American Asphalt submitted a bid of \$248,765.22, RC Pavers submitted a bid of \$258,687.04, and Meverden Materials submitted a bid for the road base portion of the project only. Because Meverden's bid did not include the complete scope of work required by the bid specifications, it was not considered for award. The Board also discussed the anticipated LRIP reimbursement and minor quantity adjustments that may occur during construction.

Motion by Pingel, second by Kurth, to award the Highpoint Road LRIP Asphalt Project to American Asphalt in the amount of \$248,765.22. Motion carried.

d. Proposed Schedule of Fees

Clerk Weinkauff reviewed the proposed Schedule of Fees, noting that it had been reviewed by the Town Attorney. Discussion included the history of the Fire Department fees, construction permit fees, building inspection fees, and public works permit fees. The Board also reviewed utility right-of-way permit fees and agreed to revise that section to match Marathon County's current fee schedule. The Clerk was directed to update the utility right-of-way fees accordingly and to include language clarifying that building inspection fees are subject to change based on the Building Inspector's current fee schedule.

Motion by Kurth, second by Pingel, to approve the Schedule of Fees as presented, with the revisions discussed regarding utility right-of-way fees and construction fee language. Motion carried.

e. Discussion and possible action on proposed Solid Waste Ordinance

The proposed Solid Waste Ordinance, prepared by the Town Attorney, was reviewed. Chairman Beck explained that the ordinance was drafted to strengthen the Town's ability to enforce solid waste regulations and provide adequate legal authority if enforcement actions become necessary. The Board discussed the relationship between the ordinance and the Town's Schedule of Fees.

Motion by Kurth, second by Pingel, to approve the proposed Solid Waste Ordinance as presented. Motion carried.

f. Discussion and Direction Regarding a Proposed Town of Easton Land Division and Subdivision Ordinance

Clerk Weinkauff presented a policy questionnaire prepared for Board consideration regarding a future Land Division and Subdivision Ordinance. The questionnaire identifies policy issues and development standards for Board consideration before the Town Attorney prepares a draft ordinance.

The Board discussed roadway standards, minimum lot sizes, subdivision infrastructure, acceptance of roads, and lessons learned from previous developments. Board members agreed to review the questionnaire individually, make comments, and continue discussion at a future meeting before directing the Town Attorney to prepare a draft ordinance.

g. Discussion on the possibility of any other ordinances the Board would like to see the Town have in place

The Board reviewed the Town Attorney's recommendations for additional ordinances that the Town may wish to consider in the future. Discussion included public nuisance ordinances, junked vehicle regulations, no parking and towing provisions, and confirmation of existing ordinances already adopted by the Town. No action was taken. The Board agreed to continue reviewing potential ordinances as needed.

h. Presentation of bills for approval

Motion by Kurth, second by Pingel, to approve payment of the bills as presented. Motion carried.

7. Reports

a. Treasurer

Treasurer Neuendank presented the financial report. She reviewed the balances of the Town's checking, savings, and Fire Department savings accounts and provided a mid-year budget comparison. Revenue through the first half of the year exceeded budget projections, while expenditures remained under budget in several categories. The report also included updates regarding transportation aids, garbage and recycling expenses, Fire Department expenditures, and remaining ARPA reporting requirements.

b. Fire Department

Fire Chief Merriam reported that preparations are underway for the Fire Department's annual fundraiser. Raffle tickets have been printed, promotional flyers are being distributed, and a fundraising postcard mailing will be sent to residents. The Chief also reported that the Department's air packs are due for their annual inspection and recertification. The inspection is covered under warranty; however, the Town will be responsible for the annual inspection costs. In addition, the Board discussed the Remington Foundation's commitment to provide annual \$10,000 contributions beginning in 2027 through 2029, with the funding to be re-evaluated in 2029. Discussion also included tracking those restricted funds within the Fire Department savings account.

c. Clerk

No comments.

d. Public Works

Public Works Employee Rob Weinkauff provided an update on ongoing road maintenance activities and preparations for the Highpoint Road LRIP project. Discussion also included planning for upcoming road work and equipment needs.

8. Remarks from Supervisors

The Supervisors briefly discussed the installation of generators for Town facilities and the status of related planning efforts. No action was taken.

9. Remarks from Chairman

a. Road projects update

Chairman Beck led a discussion regarding the possibility of completing an additional mile of improvements on Highpoint Road. The Board discussed preparing bid specifications and the possibility of holding a bid opening on August 3, 2026, to facilitate the project, subject to receipt of the necessary bid documents. No formal action was taken.

b. Snowstorm disaster fund update

Chairman Beck reported that the Town's snowstorm disaster reimbursement application had advanced to the next level of review. Additional documentation and federal assurance forms are being completed as part of the process. Discussion also included communication with the State regarding the reimbursement request, the anticipated reimbursement of approximately **\$12,600**, and establishing ACH payment for receipt of the funds.

c. Wind and Solar update

Chairman Beck provided an update on recent Marathon County Wind and Solar Committee activities. Discussion included upcoming meetings with county representatives, proposed developer agreements, potential impacts on local roads and property values, and the importance of protecting the Town's interests as future wind and solar projects are considered.

10. Additional Public Comments

Treasurer Neuendank shared that she had received a call from a resident regarding a zoning matter. The Board advised that zoning questions should be directed to Marathon County Zoning, which administers zoning for the Town of Easton.

11. Adjourn

Motion by Pingel, second by Kurth, to adjourn the meeting. Motion carried.

The meeting adjourned at **9:46 p.m.**

TOWN OF EASTON, MARATHON COUNTY, WI SPECIAL MEETING – LRIP BID OPENING

Minutes

1. Meeting called to order by Chairman Beck

Chairman Beck called the meeting to order at 5:30 p.m.

2. Roll Call

All Town Board members were present.

3. Open and read sealed bids received for the Highpoint Road LRIP Project (Project ID #39508802701)

Chairman Beck explained that the purpose of the meeting was to publicly open and read the sealed bids received for the Highpoint Road LRIP Project. He stated that no action would be taken on the bids at this meeting and that all bidders would be notified after the Town Board considered the bids at a future meeting.

Bidder	Bid Amount
American Asphalt of Wisconsin	\$248,765.22
RC Pavers	\$258,687.04
Meverden (Road Base Only)	\$67,682.00

Chairman Beck asked the bidders for their thoughts regarding Meverden's proposal to provide only the road base portion of the project. The bidders responded that they would prefer to complete the entire project, including the road base, rather than having that portion performed separately.

At the conclusion of the bid opening, the Board held a brief discussion regarding the possibility of completing an additional mile of improvements on Highpoint Road. No action was taken.

No action was taken on the bids.

4. Adjourn

Motion by Pingel, second by Kurth, to adjourn. Motion carried. The meeting adjourned at 5:35 p.m.

Town of Easton

Land Division & Subdivision Ordinance

Board Policy Discussion Questionnaire

Purpose: This questionnaire is intended to assist the Town Board in providing policy direction for the development of a Town of Easton Land Division and Subdivision Ordinance. No formal action to adopt an ordinance is being requested at this meeting. The Board's discussion will be used to prepare a draft ordinance for future review.

Topic	Recommendation	Board Direction / Comments
1. Purpose of the Ordinance	Protect the Town by establishing minimum standards for future land divisions and subdivisions while allowing reasonable development.	
2. Ordinance Length	Develop a straightforward ordinance focused on essential protections rather than a highly detailed code.	
3. Minimum Lot Size	Follow Marathon County Zoning requirements unless the Board wishes to establish more restrictive standards where authorized.	
4. Road Construction Standards	Require all public roads to be designed and constructed to Town specifications before acceptance.	
5. Road Inspection	Require engineering inspection during construction, with costs paid by the developer.	
6. Financial Security	Require a performance bond, letter of credit, or other financial guarantee to ensure completion of required improvements.	
7. Development Agreement	Require a Development Agreement between the Town and developer for all major subdivisions.	
8. Engineering & Legal Costs	Require developers to reimburse the Town for	

	engineering, legal, and other professional review costs related to the development.	
9. Utilities	Require utilities, where applicable, to comply with all State, County, and utility provider standards.	
10. Stormwater & Drainage	Require adequate drainage, stormwater management, and culvert design to prevent adverse impacts on neighboring properties and Town roads.	
11. Easements	Require utility and drainage easements where necessary.	
12. Sidewalks	Do not require sidewalks in residential subdivisions unless specifically approved by the Town Board.	
13. Street Lighting	Do not require street lights unless specifically approved by the Town Board.	
14. Private Roads	Permit private roads only if they meet Town standards and are subject to a recorded maintenance agreement.	
15. Road Acceptance	Do not accept ownership of roads until all improvements are completed, inspected, and formally accepted by the Town Board.	
16. Road Warranty	Require a warranty period after construction before final acceptance of public improvements.	
17. Street Names & Signs	Require Town approval of street names and installation of required signs by the developer.	
18. Park Dedication	Do not require park dedication or park fees at this time.	
19. Phased Developments	Allow phased development of larger subdivisions subject to Town approval.	

20. Other Considerations	Identify any additional standards or requirements the Board would like considered in the draft ordinance.	
21. Acceptance of Public Improvements	The Town should not accept ownership of roads or other public improvements until they have been completed to Town standards, inspected, and formally accepted by the Town Board.	
22. Future Growth	Should the ordinance be written to address only the Town's current development needs, or should it also anticipate larger subdivisions and future growth?	
23. Road Maintenance Responsibility	Prior to Town acceptance, all maintenance and repair of roads and improvements shall remain the responsibility of the developer.	
24. Existing Rural Character	Should the ordinance include standards intended to preserve the rural character of the Town where appropriate?	
25. Other Policy Considerations	Are there any additional requirements, concerns, or objectives the Board would like incorporated into a draft Land Division and Subdivision Ordinance?	

Next Steps

Following Board discussion, staff will prepare a draft Land Division & Subdivision Ordinance reflecting the Board's direction, review the draft with the Town Attorney, present it to the Town Board for review, and, if appropriate, schedule a public hearing and consider ordinance adoption.

TOWN OF EASTON
Marathon County, Wisconsin
An Ordinance Amending the Code of Ordinances
Chapter 1: Administration
Creating § 1-17 entitled "Fire Protection Fees"

The Town Board of the Town of Easton do ordain as follows:

Section 1: Chapter 1: Administration, Section 1-17 entitled "Fire Protection Fees" of the Code of the Town of Easton is hereby created to provide as follows:

1-17 Fire Protection Fees.

- A. The following are Town fire protection fees related to structures:
1. For a structure fire, \$500.
 2. For a false alarm:
 - a. For a third offense, \$100.
 - b. For a fourth offense, \$250.
 - c. For a fifth or further offense, \$500.
- B. Town Reimbursement for Fire Calls on County and State Highways.
1. Wis. Stat. § 60.557, and as from time to time it is amended, is hereby incorporated into this Town Code of Ordinances by reference as if fully set forth herein.

Section 2: If any provision of this Ordinance(s) is invalid or unconstitutional or if the application of this Ordinance(s) to any person or circumstance is found invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the provision(s) or application(s) of this Ordinance(s) that can be given effect without the invalid or unconstitutional provision(s) or application(s).

Section 3: All ordinances and/or parts of ordinances in conflict herewith are hereby repealed.

Section 4: This Ordinance(s) shall be in full force and effect from and after its date of adoption and notice to the public as required by law.

Section 5: Town personnel are hereby authorized and directed to take all actions necessary to effectuate this ordinance enactment and amend the Town Code accordingly.

Adopted this ____ day of _____, 2026.

TOWN OF EASTON

By: _____
Dean Beck, Chairperson

ATTEST:

By: _____
Sherry Weinkauff, Clerk

Noticed to the public on: _____.



**PROPANE (LP) PREPAY CONTRACT
TERMS AND CONDITIONS**

1. Your account MUST be current and in good standing. A delinquent account will not be allowed to participate in the prepay program.
2. Minimum contract is 250 gallons. (Note: 20 cents per gallon will be added to all tanks under 250 gallons).
3. Contract period is from October 1, 2026 to April 30, 2027. Customers should have a summer fill prior to October 1st.
4. Price is set by seller upon written acknowledgement the day the contract is initiated.
5. The contracted price of LP is guaranteed for this prepay contract only and only during the delivery time specified in #3.
6. Seller is not responsible if all contracted gallons are not used by the contract expiration date and is not obligated to deliver less than the minimum delivery amount to finish the contract.
7. Seller warrants that the product is free and clear from all claims, liens, encumbrances and penalties.
8. Contract price is fixed and only applies to the number of gallons contracted. Any additional gallons will be billed at the current market price.
9. Excess dollars left on contract after contracting period ends (April 30th, 2027) will remain on account, unless customer requests refund. No refunds will be given prior to end of contract date, unless an address change is out of our market area or new residence does not use LP gas.
10. The seller is not liable in cases of Force Majeure, delay, default, or impossibility on its part due to an act of God, the public enemy, governmental restraints, pandemics, regulations, shortages, riots, strikes, lockouts, machinery break downs, civil disturbances or any nature or act happening beyond its control. In the case normal LP terminals are not used, a freight increase may be added to the contract price.
11. The seller is not liable for any tariffs levied by the government. Any tariffs costs incurred by the seller will be added at the time of delivery onto your contract price.
12. Scheduled Delivery is not a guarantee that you will not run out of Propane. River Country Coop is not responsible for any damages or expenditures that may result from running out of Propane.

Contract Must Be Signed

BY SIGNING, I UNDERSTAND THE TERMS AND CONDITIONS OF THIS CONTRACT.

Customer Signature

River Country Co-op Representative

Date



2026-2027 PROPANE (LP) COMMERCIAL CONTRACT

Your account number, Gallons used from 10/1/25 to 4/30/26
and Prepay Credit Balance (if you have one) are listed below.

Account #: 1004832

TOWN OF EASTON
169612 COUNTY ROAD Z
RINGLE, WI 54471

Credit Balance:

Gallons used: **3,762.2 gal**

TERMS AND CONDITIONS ARE ON THE BACK SIDE OF THIS FORM

FULL PAYMENT

GALLONS CONTRACTING
GALLONS)

_____ (MUST BE AT LEAST 250

(MULTIPLY BY THE PRICE BELOW)

PRICE PER GAL

\$1.499 (Add .20/Gal to tanks under 250 gallons)

TOTAL

\$ _____

LESS (Credit Balance - SEE ABOVE)

\$ (_____)

AMOUNT PAID

\$ _____ (Check # _____)

Payment made by Credit Card will be assessed a 3% Fee

No Money Down

GALLONS CONTRACTING
GALLONS)

_____ (MUST BE AT LEAST 250

(MULTIPLY BY THE PRICE BELOW)

PRICE PER GAL

\$ 1.549 (Add .20/Gal to tanks under 250 gallons)

TOTAL

\$ _____

**CONTRACT MUST BE SIGNED (ON OTHER SIDE) AND THIS FORM
FILLED OUT AND RETURNED WITH PAYMENT BY _____, 2026.**

MAIL TO: River Country Co-op
1080 W. River Street
Chippewa Falls, WI 54729(715) 723-2828 or 1-800-828-9395