

TOWN OF RIB MOUNTAIN

Town Board Meeting

March 15, 2017

Chairman Allen Opall called the March 15, 2017, special meeting of the Rib Mountain Town Board to order at 5:10 p.m. at the Rib Mountain Municipal Center, 3700 North Mountain Road, Wausau, WI. Supervisors present included Fred Schaefer, Pete Kachel, and Gerry Klein. Supervisor Jim Legner was excused.

Also present were Administrator, Gaylene Rhoden, Community Development Director, Steve Kunst, Finance Director/Clerk, Jessica Trautman, and Street/Park Superintendent, Scott Turner.

On March 14, 2017, 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.

TIF – Tax Incremental Financing

Staff provided a briefing on TIF and its possible benefits for economic development. The idea of establishing a TIF was recently mentioned by a developer. The Town Board clarified they did not want to use TIF dollars towards cash incentives for developers. It was suggested the only reason to create a TIF for an area would be to help the Town fund roads and infrastructure. New businesses would be expected to pay their fair share of infrastructure similar to existing businesses. There was a discussion on what property would be included in the Tax Incremental District (TID). Board members recommended creating a policy for a Rib Mountain TID; similar to the County's philosophy and criteria for supporting a TIF. The Town Board supported the idea that staff work with a firm to create maps and planning areas of potential TIDs.

Granite Peak

Administrator Rhoden updated the Town Board on her communication with Senator Petrowski. The Town needs to be ready if and when they are approached by the Department of Natural Resources regarding the Master Plan amendment from Granite Peak. What would the Town's requests be as part of the expansion plans? The Town Board discussed the impact the ski hill has on SAFER, our local infrastructure and neighbors. In summary, the Town would like to see the Granite Peak expansion be treated similar to any other development. Granite Peak should pay for a stormwater review of their expansion and all infrastructure must be built to Town specifications. Also, a Payment In Lieu of Taxes (PILOT) must be in place if personal property tax were eliminated. Lastly, trail connections must be part of the plan and a reimbursement to SAFER determined on a profit/loss analysis.

Incorporation

The topic of incorporation came up during the county-wide addressing project. The Board discussed what the potential boundaries would be and the population of the resulting village or city. Administrator Rhoden indicated the Sanitary District alone has over 5,800 people, which would require police protection by State Statute. The Town Board determined that considering the cost, at this time there are not a lot of benefits to incorporating.

The Town Board discussed the Towns' direction regarding County-wide addressing.

Supervisor Klein caught the Board up on the progress of the dog park and advised of the costs to be incurred as the Town and County finish up the legal documents for the land transfer and survey fees. There would also be a small cost for a sign identifying the future park.

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Adjourn - Motion by Klein / Kachel to adjourn at 6:26 p.m. Questioned and carried 4:0.

Submitted by
Jessica Trautman
Finance Director/Clerk

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