

Village of Fall Creek
Minutes of Special Village Board Meeting
March 18, 2015

1. **Call to Order:** 6:30 p.m., Village Hall Meeting Room, 122 E. Lincoln Ave., Fall Creek
2. **Pledge to Flag**
3. **Roll Call:** Members Present: President Chester Goodman, Trustees Tina Jacobson, Bob Jenkins, Matt Mattoon, Wayne Steinke, Karen Strasburg, Aaron Wilhelm. Members Absent: None. Staff Present: Deputy Clerk Joan Drehmel. Also Present: Kelley Gustaveson, Toby Biegel, 10 citizens.
4. **Certify Open Meeting Law Requirements Have Been Met:** A notice of the meeting and an agenda was posted in the three public places and newspapers were notified.
5. **Adopt Agenda:**
 - MOTION (Mattoon/Jacobson) to adopt the agenda as printed. PASSED, without negative vote.
6. **Consider Petition to Rezone 628 S State Street from Single-Family Residential District (R1) to Two-Family Residential District (R2):** President Goodman announced that he would allow brief comments from the public. Linda Sommerfeldt asked that the property remain as it is currently zoned and wondered if the board had seen the petition with 34 signatures asking for the same thing. Vern Ming asked that the Board honor the Plan Commission's recommendation that the property remain zoned R1. Toby Biegel noted that the current building is not rebuildable, has asbestos issues and would be too expensive to repair. Kelley Gustaveson stated that originally she was going to remodel the building, and build a greenhouse on the site. Circumstances changed those plans, most notably the fire and her personal situation. She would live in the one half of the proposed duplex and rent out the other. The existing garage would remain, as much as was salvageable. Comments from the Board: Bob Jenkins felt that R2 was a natural progression in that area. He has duplexes in his neighborhood and does not have a problem with them. Matt Mattoon lives in the same neighborhood and has no issues with duplexes. He also stated that the action taken should be based on the Village as a "community" as opposed to a "municipality". Wayne Steinke understood the concerns of standards of upkeep with a duplex but felt that that could be an issue with a single-family dwelling as well. He stated that the Board's job was to make a decision based on the facts presented, not on personalities. Karen Strasburg could sympathize with the personal situation of the petitioner, but stated that it should not be a deciding factor. The proposed rezone would affect the future of the Village. Aaron Wilhelm reported that he spoke with property owners that were not at the public hearing at the Plan Commission meeting. The majority of the ones he spoke with were not against the rezone. Tina Jacobson noted that the personal animosity between the homeowners is not something the board should decide, the board's job is to decide the correct zoning of the property, and the community has to have the confidence in the board that they will make the right decision for the Village as a whole. Chester Goodman felt that the animosity between the two sides had soured the process. He would have liked to have seen a better plan for the future of the property. Not only did the greenhouse not happen, but the name of the church has never been removed from the building. He stated that the Board's action would leave someone unhappy, and he hoped that the neighbors would be able to resolve their differences.
 - MOTION (Mattoon/Jenkins) to approve the petition to rezone 628 S State Street from Single-Family Residential District (R1) to Two-Family Residential District (R2). PASSED, roll call vote: Jacobson-yes, Jenkins-yes, Mattoon-yes, Steinke-no, Strasburg-no, Wilhelm-yes, Goodman-no.
7. **Consider Approval of Village of Fall Creek Certified Survey Map (Parcel in Industrial Park)**
 - MOTION (Mattoon/Jacobson) approving the Village of Fall Creek Certified Survey Map for the parcel in the industrial park. PASSED, without negative vote.

8. **Joe Sanfelippo, Consider Partnership with School for Summer Recreation Programs:** Tabled.
9. **Move to Convene in Closed Session Per Wis. Stat. 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, Namely, Negotiations re: Economic Development. At the End of the Closed Session, the Board Will Return to Open Session to Conduct Further Business.**
 - MOTION (Jenkins/Steinke) @ 7:35 p.m. and to invite Joan Drehmel into the closed session. PASSED, roll call vote: Jenkins-yes, Mattoon-yes, Steinke-yes, Strasburg-yes, Wilhelm-yes, Goodman-yes, Jacobson-yes. President Goodman announced that at the end of the closed session, the board would be returning to open session to conduct further business.
10. **Move to Return to Open Session and Action, if Any, on Matters Discussed in Closed Session:**
 - MOTION (Jacobson/Steinke) @ 7:47 p.m. PASSED, roll call vote: Steinke-yes, Strasburg-yes, Wilhelm-yes, Goodman-yes, Jacobson-yes, Jenkins-yes, Mattoon-yes. No action taken in open session.
11. **Consider Possible Dates for Ceremony/Release of Information re: Economic Development:** Board set tentative date for Wednesday, March 25, 2015.
12. **Consider Establishing Price for Land in Industrial Park:** President Goodman has been approached by individuals regarding the price of land in the industrial park. Board reviewed information submitted by the village engineer, and surrounding municipalities.
 - MOTION (Steinke/Jenkins) to establish a price of \$30,000/acre for land in the industrial park. PASSED, roll call vote: Strasburg-yes, Wilhelm-yes, Goodman-yes, Jacobson-yes, Jenkins-yes, Mattoon-yes, Steinke-yes.
13. **Consider Request for Part-time Assistant in Clerk's Office:** President Goodman had discussed with Clerk-Treasurer Renee Roemhild the option to hire a part-time assistant to help with the day-to-day duties in the office, as more of her time has been committed to economic development projects and the related financial responsibilities. After considering the offer with Deputy Clerk Drehmel, she is requesting such help, as well as reclaiming part of the Administrative Personnel budget that was reduced in 2013 when Roemhild reduced her hours and benefits. She is requesting permission to advertise and hire a part-time office assistant for 10 hours a week (2 hours a day) at a wage of \$12.00-\$13.00 per hour because of the commitment and quality of work expected of the position.
 - MOTION (Strasburg/Jenkins) approving the request to advertise and hire a part-time office assistant in the Clerk's Office. PASSED, without negative vote.
14. **Consider Bartender/Operator License Application:**
 - MOTION (Steinke/Mattoon) to grant a bartender operator license for the remainder of the 2014-2105 licensing year to Chelsea Bauer. PASSED, without negative vote.
15. **Adjourn:**
 - MOTION (Jacobson/Steinke) @ 8:19 p.m. PASSED, without negative vote.

Joan Drehmel, Deputy Clerk