

Village of Fall Creek
Minutes of Special Village Board Meeting
August 6, 2019

1. **Call to Order:** 6:00 p.m., Village Hall Meeting Room, 122 E. Lincoln Ave., Fall Creek
2. **Pledge to Flag**
3. **Roll Call:** Members Present: Village President Chester Goodman, Trustees Joyce Aldrich, Bob Jenkins, Matt Mattoon (via telephone), Karen Strasburg, Dane Zook. Members Absent: Trustee Tim Raap. Staff Present: Public Works Director Bryan Kaatz, Clerk-Treasurer Renee Roemhild. Also Present: Mark Davy, Jim Maloney, Luke Hansen.
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 local newspapers were notified.
5. **Adopt Agenda:**
 - MOTION (Strasburg/Jenkins) to adopt the agenda as printed. PASSED, without negative vote.
6. **Consider McKinley Avenue Project, Including Review of Contractor Bids (and Special Assessment Policy):** Village Engineer Mark Davy reported on the bid opening stating the bids came in very good. In an effort to get good bids this late in the year, there were two options for contractors to bid on: a base bid and an alternate bid. The base bid scheduled construction to be completed this year, while the alternate bid scheduled most of the construction this year but left the road as a gravel surface over the winter to allow some settlement, with the paving to happen early next year. Discussion took place as to which schedule was preferred, with the consensus of the Board being they would get a better road if they let the road settle over the winter.
 - MOTION (Zook/Mattoon) under the advisement of the Engineer and Public Works Director that the road should be allowed to settle over the winter, to tentatively award the project to A-1 Excavating at a cost of \$663,937. The schedule will be to have sewer, water, and temporary gravel surface completed by November 22, 2019 and the remaining construction be substantially completed by June 26, 2020. The award is contingent upon Rural Development concurrence and contingent upon the special assessment public hearing set for August 12th. PASSED, roll call vote: Goodman-yes, Jenkins-no, Mattoon-yes, Strasburg-yes, Zook-yes, Aldrich-yes.

The Board discussed the current special assessment policy and the resulting assessments for the McKinley Avenue project with the bid prices. It was discussed that even when considering an inflation factor and with the ordinance change in April (lowering the property owner share for street, curb, sidewalk from 66% to 50%), these assessments look proportionately so much higher than past projects due to the high increase in construction prices. An example was given showing an additional change in the Village/Property Owner cost-share ratio, as well as continued, updated information as to the policies of neighboring communities. No action was taken.
7. **Luke Hanson from Eau Claire Area Economic Development Corporation:** Eau Claire Area Economic Development Executive Director Luke Hanson updated the Board on the happenings of the EDC over the last year and on recruiting efforts trying to bring economic development to the Village of Fall Creek. The biggest challenge has been the absence of public transit enabling employees to get to their jobs. He will continue to keep the Board apprised of the EDC's efforts.
8. **Adjourn:**
 - MOTION (Jenkins/Zook) @ 7:27 p.m. PASSED, without negative vote.

Renee Roemhild, Clerk-Treasurer

