

*Village of Fall Creek*  
*Minutes of Finance & Personnel Committee Meeting*  
*March 7, 2019*

1. **Call to Order:** 6:30 p.m., Village Hall Meeting Room, 122 E. Lincoln Ave., Fall Creek
2. **Roll Call:** Members Present: Chairman Chester Goodman, Joyce Aldrich, Dane Zook.  
Members Absent: Tina Jacobson. Staff Present: Clerk-Treasurer Renee Roemhild.
3. **Certify Open Meeting Law Requirements Have Been Met:** A notice of the meeting and an agenda was posted in the three public places & newspapers were notified.
4. **Adopt Agenda:**
  - MOTION (Zook/Aldrich) to adopt the agenda as printed. PASSED, without negative vote.
5. **Consider Change to Special Assessment Policy and Village Code Chapter 206 Public Improvement Ordinances:** Clerk-Treasurer Renee Roemhild presented a draft of the McKinley Avenue assessments calculated using the Village's current policy, along with a comparative analysis of the assessments charged over the last 15 years for capital road/utility projects. Discussion took place comparing the "average" assessment cost per lineal foot for each project. The draft McKinley Ave assessments showed construction costs have increased at a much higher rate than inflation. The policies of other communities were also reviewed.

The committee discussed several options for amending the assessment policy to compensate for the higher construction costs, while staying aware of normal inflationary adjustments. Also discussed was consideration of allowing a break for property owners with corner lots.

Finally, aspects of the McKinley Avenue Project were discussed recognizing that varying street widths will result in additional project costs. The street width from Liberty to State is 54' wide (30% wider than a standard residential street), from State to Wisconsin 45' wide (15% wider), and Wisconsin to White 38' wide (standard width). Overall, the total project averages an additional 15% in street width which translates to approximately 7% more cost.

MOTION (Zook/Aldrich) to recommend to the Village Board:

- a) the special assessment policy be amended to reduce the property owner share for street and sidewalk, etc. to 50% from 66%, and
  - b) to allow a concession for corner lots, requiring normal assessments on the long side of their lot, but granting a 50% reduction on the short side, and
  - c) due to the additional, non-standard cost created by wider street widths, to reduce the owner share for street costs only on the McKinley Ave Project to 43% rather than 50%. PASSED, without negative vote.
6. **Consider Attorney's Review of Employee Personnel Policy and Amendments to Such:** The Village Attorney's review was read item by item, with the committee making comments and changes.
    - MOTION (Zook/Aldrich) to get further clarification on the items questioned from the Village Attorney and to recommend approval of the changes to the Village Board. PASSED, without negative vote.
  7. **Adjourn:**
    - MOTION (Zook/Aldrich) @ 9:25 p.m. PASSED, without negative vote.

Renee Roemhild, Clerk-Treasurer