

Village of Fall Creek
Minutes for Regular Village Board Meeting
January 13, 2025

1. **Call to Order:** 6:00 p.m., Village Hall Meeting Room, 122 E Lincoln Ave., Fall Creek
2. **Roll Call:** Members Present: Village President Tim Raap, Trustees Ryan Aylesworth, Karen Herbison, Bryan Kaatz, Josiah Kleven, Matt Mattoon, Curt Strasburg. Members Absent: None. Staff Present: Village Administrator/Public Works Director Jared McKee, Clerk/Treasurer Renee Roemhild, Police Chief Colin Mumford. Also Present: 3 citizens.
3. **Pledge of Allegiance**
4. **Certify Open Meeting Law Requirements Have Been Met:** A notice of the meeting and the agenda was posted at the three public places and local newspapers were notified.
5. **Adopt Agenda:**
 - MOTION (Kleven/Aylesworth) to adopt the agenda. PASSED, without negative vote.
6. **Recognition of Visitors/Citizen Input/Correspondence:** None.
7. **Approval of Minutes**
 - MOTION (Aylesworth/Kaatz) to approve the 12/9/24 Regular Village Board meeting minutes. PASSED, without negative vote.
8. **Financial Report**
 - MOTION (Mattoon/Aylesworth) to approve the 12/31/2024 Preliminary Budget Comparison report. Roll call vote: Herbison-yes, Kaatz-yes, Kleven-yes, Mattoon-yes, Raap-yes, Strasburg-yes, Aylesworth-yes. PASSED.
9. **Approval of Bills:**
 - MOTION (Mattoon/Aylesworth) to accept the Invoice Listing and Payroll Pay Summary Reports of 12/10/24-1/13/25. Roll call vote: Kaatz-yes, Kleven-yes, Mattoon-yes, Raap-yes, Strasburg-yes, Aylesworth-yes, Herbison-yes. PASSED.
10. **Report of Village Administrator:** Administrator Jared McKee gave his monthly report highlighting the duties accomplished by each department since the last regular board meeting.
11. **Committee Reports:** None.
12. **Unfinished Business**
 - A. **Update re: Public Library & Village Center:** Village President Tim Raap and Village Administrator Jared McKee updated the Board on key progress that is being made regarding the new library and village center: reviewing the case study and renderings, reporting the land donated by John & Michelle Kuehn has been transferred over to the Village, and the contract paperwork has been submitted for the Flexible Facilities Program grant.
13. **New Business**
 - A. **Establish Dates for 2025 Open Book and Board of Review:**
 - MOTION (Kaatz/Kleven) to set the dates for Open Book as Tuesday, April 22, 2025 from 1-3 PM and Board of Review as Wednesday, May 28, 2025 from 5-7 PM. PASSED, without negative vote.
 - B. **Consider Memorandum of Understanding with Town of Ludington for Use of Fall Creek Police Department:** Raap reported we have had an agreement in place with the Town of Lincoln for years to provide law enforcement services if needed. It is very rare that the service has been used.
 - MOTION (Herbison/Kleven) to approve the memorandum of understanding with the Town of Ludington for police services as presented. PASSED, without negative vote.
 - C. **Consider Appointments, i.e. Fire District Board:** President Raap appointed Jamie Kaeding as a member on the Fall Creek Area Fire District Board to complete the term of Norm Brunkow.

- MOTION (Mattoon/Aylesworth) confirming above appointment. PASSED, without negative vote.

D. 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, Negotiating the Purchasing or Sale of Public Properties. At the End of the Closed Session, the Board Will be Going into Open Session to Conduct Further Business.

- MOTION (Mattoon/Kaatz) @ 7:00 p.m. Roll call vote: Kleven-yes, Mattoon-yes, Raap-yes, Strasburg-yes, Aylesworth-yes, Herbison-yes, Kaatz-yes. PASSED.

E. Move to Return to Open Session and Action, if Any, on Matters Discussed in Closed Session:

- MOTION (Herbison/Aylesworth) @ 7:21 p.m. Roll call vote: Mattoon-yes, Raap-yes, Strasburg-yes, Aylesworth-yes, Herbison-yes, Kaatz-yes, Kleven-yes. PASSED.

F. Consider Sale of Public Property and Development Agreement:

- MOTION (Mattoon/Aylesworth) approving the Real Estate Purchase Agreement between the Village of Fall Creek (seller) and CMJM Properties LLC (buyer) for the sale of approximately 19.58 acres (exact size to be determined by the final plat) of vacant land located in the south section of the Village (adjacent to the Creekside Estates Subdivision) at a cost of \$7,828.16 per acre. Roll call vote: Raap-yes, Strasburg-yes, Aylesworth-yes, Herbison-yes, Kaatz-yes, Kleven-yes, Mattoon-yes. PASSED.
- MOTION (Herbison/Aylesworth) approving the Development Agreement with CMJM Properties LLC to build a residential subdivision consisting of twin-homes and single-family homes targeted at providing housing opportunities in the Village. Roll call vote: Strasburg-yes, Aylesworth-yes, Herbison-yes, Kaatz-yes, Kleven-yes, Mattoon-yes, Raap-yes. PASSED.

14. Committee Recommendations: None.

15. Possible Assignment to Committee

A. Special Assessment Policy: Item was referred to the Committee of the Whole.

16. Adjournment: @ 7:39 p.m.

Renee Roemhild, Clerk/Treasurer