

Village of Fall Creek
Minutes for Public Hearing & Regular Village Board Meeting
June 8, 2026

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, Bryan Kaatz, Josiah Kleven, Matt Mattoon, Staci Moldenhauer. Members Absent: Trustee Curt Strasburg. Staff Present: Village Administrator/Public Works Director Jared McKee, Clerk/Treasurer Renee Roemhild. Also Present: Village Engineer Gareth Shambeau, 2 citizens.
3. **Pledge of Allegiance**
4. **Certify Open Meeting Law Requirements Have Been Met:** A notice of the meeting including the agenda was posted at the three public places, the Village website and local newspapers were notified. The public hearing was noticed in the Eau Claire Leader Telegram.
5. **Adopt Agenda:**
 - MOTION (Kleven/Aylesworth) to adopt the agenda. PASSED, without negative vote.
6. **Recognition of Visitors/Citizen Input/Correspondence:** Richard Ziemann, 543 S State St, reviewed some resources available for the Board's use. Mr. Ziemann encouraged Board members to engage in open discussion when considering agenda items, noting the importance of allowing each member to share their knowledge and experience as they work toward solutions.
7. **Approval of Minutes:**
 - MOTION (Aylesworth/Kleven) to approve the 5/11/26 Regular Village Board and 6/3/26 Plan Commission meeting minutes. PASSED, without negative vote.
8. **Financial Report:** The monthly financials were reviewed.
 - MOTION (Aylesworth/Moldenhauer) to approve the 5/31/26 Budget Comparison Reports. Roll call vote: Kaatz-yes, Kleven-yes, Mattoon-yes, Moldenhauer-yes, Raap-yes, Aylesworth-yes. PASSED.
9. **Approval of Bills**
 - A. **Contractor's Pay Requests, Including Any Change Orders/Amendments**
 - MOTION (Aylesworth/Mattoon) to approve:
 - Pay Request #11 of RJ Jurowski for a net due of \$476,330
 - Pay Request #7 of Tanner Excavating for a net due of \$16,149.17
 - Associated Change Order of Tanner Excavating in the amount of \$16,149.17 to install a new hydrant.Roll call vote: Kleven-yes, Mattoon-yes, Moldenhauer-yes, Raap-yes, Aylesworth-yes, Kaatz-yes. PASSED.
 - MOTION (Kaatz/Aylesworth) to approve:
 - Pay Request #3 of Haas Sons for a net due of \$53,360.45
 - Change Order #1 of Haas Sons in the amount of \$15,000 for the dewatering incident.Roll call vote: Mattoon-yes, Moldenhauer-yes, Raap-yes, Aylesworth-yes, Kaatz-yes, Kleven-yes. PASSED.
 - B. **Regular Monthly Approval of Bills**
 - MOTION (Aylesworth/Kleven) to accept the Invoice Listing and Payroll Pay Summary Reports of 5/12/26-6/8/26. Roll call vote: Moldenhauer-yes, Raap-yes, Aylesworth-yes, Kaatz-yes, Kleven-yes, Mattoon-yes. PASSED.
10. **Report of Village Administrator:** Administrator Jared McKee reviewed key highlights and achievements for the month.
11. **Committee Reports:** None.
12. **Unfinished Business:** None.
13. **New Business:**

A. Public Hearing re: Alcoholic Beverage License Applications: President Tim Raap opened the public hearing at 6:41 p.m. There was no public comment, so President Raap closed the hearing at 6:41 p.m.

B. Alcohol Beverage License Applications:

- MOTION (Aylesworth/Kaatz) to grant the following licenses for the 2026/2027 license year.

Combination Class B Beer & Liquor Retail License (for the sale of fermented malt beverages AND intoxicating liquors for consumption on or off premises where sold)	- Chicken Chasers Bar & Grill LLC - Southtowne Pub LLC (d/b/a Corner Pub & Grub) - Team Gizmo's LLC
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PASSED, without negative vote.

- MOTION (Aylesworth/Kaatz) to grant the following licenses for the 2026/2027 license year.

Combination Class A Beer & Liquor Retail License (for the sale of fermented malt beverages AND intoxicating liquors for consumption off premises where sold)	- Avon WI LLC (d/b/a Avon Express) - Falls Marketplace Corp. (d/b/a Fall Mart)
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PASSED, without negative vote.

C. Cigarette & Tobacco Products Retail License Applications:

- MOTION (Kaatz/Aylesworth) to grant the following licenses for the 2026/2027 license year.

Cigarette, Tobacco, and Electronic Vaping Devis Retail License	- Fall Marketplace Corporation - Team Gizmo's LLC
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PASSED, without negative vote.

A letter from Police Chief Colin Mumford was read regarding notifications he received from the Eau Claire City County Health Department in 2023 and again in 2026 stating that Avon WI LLC failed random tobacco compliance checks conducted by the department. In two instances, a minor was allowed to purchase tobacco products. Board discussion followed, with members expressing serious concern and noting that the establishment must be made aware that such violations cannot occur again.

- MOTION (Kaatz/Aylesworth) to grant the following license for the 2026/2027 license year subject to written notice of the following conditions:

All employees must be adequately trained to prevent underage sales, proof of such training must be submitted to the Village Administration Office upon completion, signage regarding checking identification and prohibiting sales to minors must be visibly posted and increased random compliance checks will be conducted by the Village and/or the Eau Claire County Health Department. Failure to meet these conditions or failure of a future compliance check will result in the Village initiating proceedings to suspend or revoke the license.

Cigarette, Tobacco, and Electronic Vaping Devis Retail License	Avon WI LLC (d/b/a Avon Express)
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PASSED, without negative vote.

D. Garbage & Refuse Hauler License Applications:

- MOTION (Aylesworth/Kleven) to grant the following licenses for the 2026/2027 license year.

Residential Garbage Hauler's License	Waste Management
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Commercial Garbage Hauler's License	- Waste Management - GFL Solid Waste Midwest LLC
Temporary Hauler's License (for roll-off containers/dumpsters)	- Waste Management - GFL Solid Waste Midwest LLC - RightAway Rolloff LLC

PASSED, without negative vote.

- D. Downtown Business District Façade Application:** Raap introduced the application, stating it had been reviewed by the Plan Commission and they recommended approval.
- MOTION (Aylesworth/Kaatz) approving the Downtown Business District Façade application of Thomas Lillevold for 115 E Lincoln Ave to reside the east side of his building. PASSED, without negative vote.
- E. Final Plat of Pretasky Acres:** Raap stated this plat is to split four 75-foot-wide lots into six 50-foot-wide lots. The area was rezoned to Twin Home Residential (R2-TH) in April and the proposed lots will meet the minimum lot standards for that zoning district. The reviews of the Village Engineer and Village Attorney state some minor clerical items still need to be addressed. Administrator Jared McKee stated a shared wall agreement needs to be provided, as well as being noted on the plat.
- MOTION (Mattoon/Aylesworth) approving the final plat of Pretasky Acres condition upon the recommendations from the Village Engineer, Village Attorney, and Village Administrator being met. PASSED, without negative motion.
- F. Certified Survey Map from Paul Abdo, Dollar General (prospective owner) and Village of Fall Creek (owner):** Raap stated this CSM is to break off a portion of Village land by the Water Tower to sell to Dollar General. The CSM has been reviewed by the Plan Commission, Village Engineer, and Village Attorney. McKee stated most of the requested revisions have been made, with the exception of noting the monuments.
- MOTION (Aylesworth/Kleven) to approve the CSM contingent upon completion of the remaining clerical revisions to the satisfaction of the Village Administrator. PASSED, without negative vote.
- G. Request of Paul Abdo, Dollar General (prospective owner) and Village of Fall Creek (owner) to rezone part of Parcel 1272156020000 (219 Water Tower Rd) from Public Property District (PPD) to Highway Commercial District (C2):** Raap stated this rezone request goes in conjunction with the CSM.
- MOTION (Aylesworth/Mattoon) to rezone part of Parcel 1272156020000 (219 Water Tower Rd) from Public Property District (PPD) to Highway Commercial District (C2). PASSED, without negative vote.
- H. Request of FC School to Extend Hoover Ave:** McKee reported that the Fall Creek School District has formally requested that the Village consider extending Hoover Avenue. The request is intended to improve traffic flow and address student safety concerns, particularly during student drop-off and pick-up times. The proposed extension would allow the District to create a horseshoe-style traffic pattern at the middle school. McKee reviewed the Village's special assessment ordinance and explained that, should the Board wish to move forward with the request, several issues would need to be addressed. These include determining how the project would be paid for, whether utilities would be installed beneath the roadway, whether sidewalks would be required on both sides of the street, and other design and construction considerations.
- MOTION (Aylesworth/Kaatz) to refer the matter to the Public Works, Public Safety & Property Committee. PASSED, without negative vote.
- I. Engineering for Hoover Ave Extension:** Tabled.

- J. Building Code Service Agreement with Eau Claire County:** McKee informed the Board that Eau Claire County has concerns about county employees working additional jobs outside of county employment. Since the Village's building inspector is employed full-time by the County, the County proposed entering into a service agreement with the Village. Under this arrangement, the inspector would continue performing the Village's building inspections and permit reviews as part of his county employment. The Village would continue to issue building permits and would pay Eau Claire County for the inspection services provided.
- MOTION (Aylesworth/Kaatz) to approve the Building Code Services Agreement with Eau Claire County commencing July 1, 2026. Roll call vote: Raap-yes, Aylesworth-yes, Kaatz-yes, Kleven-yes, Mattoon-yes, Moldenhauer-yes.
- K. Consider PSC Short Form Water Utility Rate Increase:** McKee reviewed the financial position of the Water Fund and stated that the Public Service Commission of Wisconsin recommends keeping up with financial needs by using the Short Form inflationary application when possible.
- MOTION (Aylesworth/Kaatz) directing the Village Administrator begin the draft process of the short form rate increase application and bring it back before the Board. Roll call vote: Aylesworth-yes, Kaatz-yes, Kleven-yes, Mattoon-yes, Moldenhauer-yes, Raap-yes.
- L. Refrigerators for New Library/Village Center:** McKee presented many options for the Board's consideration of refrigerators for the new library/village center.
- MOTION (Kaatz/Aylesworth) to purchase the two selected stainless-steel refrigerators for the Village Hall and two selected white refrigerators for the break rooms. PASSED, without negative vote.
- M. Public Works: Review Sewer Compliance Maintenance Annual Report & Consider Related Resolution:** McKee reviewed the report for the Board.
- MOTION (Aylesworth/Kleven) to adopt RESOLUTION #2026-0608A accepting the Compliance Maintenance Annual Report for the year 2025. Roll call vote: Kaatz-yes, Kleven-yes, Mattoon-yes, Moldenhauer-yes, Raap-yes, Aylesworth-yes. PASSED.
- N. Move to Convene in Closed Session Per Wis. Stat. 19.85(1)(g) Conferring with Legal Counsel for the Governmental Body Who is Rendering Oral or Written Advice Concerning Strategy to be Adopted by the Body with Respect to Litigation in Which it is or is Likely to Become Involved, Namely, Potential Litigation Regarding Utility Easement. At the End of the Closed Session, the Board Will Be Going into Open Session to Conduct Further Business. Roll Call Vote on Motion to Convene into Closed Session.**
- MOTION (Kleven/Kaatz) at 8:23 p.m. to move into closed session for both agenda items Wis Stat 19.85(1)(g) and 19.85(1)(e). Roll call vote: Kleven-yes, Mattoon-yes, Moldenhauer-yes, Raap-yes, Aylesworth-yes, Kaatz-yes. PASSED.
- O. 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, Discussion re: Possible Land Sale. At the End of the Closed Session, the Board Will Be Going into Open Session to Conduct Further Business. Roll Call Vote on Motion to Convene into Closed Session.**
- P. Move to Return to Open Session and Action, if Any, on Matters Discussed in Closed Session.**
- MOTION (Aylesworth/Kaatz) at 8:38 p.m. to return to open session. Roll call vote: Mattoon-yes, Moldenhauer-yes, Raap-yes, Aylesworth-yes, Kaatz-yes, Kleven-yes. PASSED.
 - MOTION (Kleven/Aylesworth) to send the letter regarding closing any pending litigation, as talked about in closed session. PASSED, without negative vote.

- MOTION (Kleven/Aylesworth) to enter into negotiations regarding the possible sale of land as talked about in closed session. Roll call vote: Moldenhauer-yes, Raap-yes, Aylesworth-yes, Kaatz-yes, Kleven-yes, Mattoon-yes. PASSED.

12. Committee Recommendations: None.

13. Possible Assignment to Committee: None.

14. Adjournment: at 8:40 p.m.

Renee Roemhild, Clerk/Treasurer