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## VILLAGE OF PEPIN BOARD MEETING

Village of Pepin Municipal Building

Monday January 12<sup>th</sup>, 2026, at 7:00pm

### MINUTES

1. **Call Meeting to Order-** Randy called the meeting to order at 7:00PM.
2. **Roll Call-** Randy Kallstrom, Mike Michaud, John Hurtle, Shannon Van Allen, Kelsey Gilmore, Vicki Kosok, & Pat Sandstrom were all present. Others Present were Julie Wheeler, Jon Seifert, Jeff Heit, & Jesse Van Alstine.
3. **Public Comments-** Randy took a moment to thank Village staff members for their hard work over the past month. He also thanked Sue Fedie, Tourism commission, Pepin Peppies, and EMS for the lights in the parks for the Christmas season, Sue VanAlstine for running the caucus, and welcomed Steve Westman back.

Remy Ceci and Pat Ament inquired about the discussion on Dollar general and not having any information. Both were informed that item 14 was a Dollar general update with no decisions being voted on and item 15 would be for public comment.

John Rosalini thanked the Village Board and staff for all of their hard work in 2025.

4. **Clerk's Report-** Amend 10.14.2025 minutes & approval of 12.08.2025 meeting minutes.  
\*The clerk explained the reason for the amendment to the 10.14.2025 minutes. A **motion** was made by Mike to approve the amendment to the minutes from October 14<sup>th</sup>, item number 14 to include the dollar amount \$14,980.00. **Seconded** by John. The board voted unanimously in favor, and the motion was approved.  
\*Mike and John both pointed out a clarification error to be fixed on 12.08.2025 minutes. Mike made a **motion** to approve the minutes from Monday December 8<sup>th</sup> with the two clarifications that were discussed. **Seconded** by Pat. The board voted unanimously in favor, and the motion was approved.
5. **Treasurer's Report-** Approval of Treasurer's Report. With Tracy out of the country and unable to provide a report, a **motion** was made by Randy to table the treasurer's report until the February meeting. **Seconded** by Shannon. The board voted unanimously in favor, and the motion was approved.

6. **Appointment and swearing in of the Fire Chief-** Randy made a motion to appoint Jesse Muenkel as the Fire Chief. Seconded by Pat. The board voted unanimously in favor, and the motion was approved.  
Jesse Muenkel was sworn in and signed the official Oath of office.
7. **Tourism Vacancy-** Appoint a new member to the Tourism Commission- Due to a member stepping down from the commission, Sue Fedie asked the board to appoint Cheryl Herbison to the Commission. Mike made the **motion** to appoint Cheryl Herbison to the Tourism Commission. **Seconded** by Vicki. The board voted unanimously in favor, and the motion was approved.
8. **Tourism Commission-** Quarterly Update- The Tourism Commission has been busy. They redesigned the Destination Pepin website, added new Christmas lights to the park with the help of the Pepin Peppies and EMS services, ordered new lights for the street poles on the highway for next year, and are working on planters for along the highway as well. They are also working on a new brochure with a customized map of the village streets inside, and purchasing print ads to ensure Pepin is well represented in the main areas of Wisconsin.
9. **Police Report-**Jesse's report was provided in the packet. He reminded people to salt or sand this time of year. Jesse was asked if there was anything unique about 2025. His response was that he has noticed a decrease in boat launch parking court fines and gas drive-offs.
10. **Ambulance Report-**The report was provided in the packet. No one is available at the meeting.
11. **Fire Department Report** -The Fire Department has one new applicant. They are still working on getting a title for the Tender Truck. Two more fire fighters are enrolled in Fire One classes through state funding. They have received their Engine 131 service and will be servicing the rescue on Monday along with other truck maintenance. Jesse and Ginny have started Officer One training as of 1/12/2026 and will finish and graduate in March. The Fire Department has also re-signed with Lund Fire for mutual aid.
12. **Attorney's Report-** This past month Jon gave opinions on personnel matters to the chair of the personnel committee, some opinions on zoning and permit questions with board members, and general communications and council with the Village president.
13. **Zoning Administrator-** No activity for December. Jeff did receive an email from the assessor asking what he did for the village this year. So, Jeff informed the board of his response verbally. There were 51 LUCR Permits issued in 2025 for a total value of a little over 4.4 million dollars, making the total fees collected \$9,445.00.
14. **Dollar General Update-** The board discussed a letter of intent from AMH Properties, LLC to purchase 1.12 acres of Village-owned land for \$75,000, with the possibility of building a Dollar General store. However, there is no written indication of a Dollar General at this stage—only an offer to purchase, which prompted questions about

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the appropriate procedures and the land's best use. The Village attorney clarified it is merely an intent, not a binding offer, and the land was not actively for sale. The board decided no action could be taken at this meeting since it was not on the agenda, leaving further decisions for future meetings.

15. **Public Comments** - The Dollar General update prompted a public discussion regarding the potential sale and future use of a vacant village property, focusing on proposals for a new Dollar store and the broader implications for the community. Opinions vary, with some advocating for development to increase tax revenue and prevent vacant land, while others express concern about the impact of a second discount store on local businesses and the town's character. Key points include the need for careful deliberation, exploring alternative uses such as parks or housing, and ensuring the financial interests of the village and its residents are prioritized. There is general agreement that the current offer of \$75,000 is insufficient and that more information should be gathered before making any decisions.
16. **Set the next meeting date-** The next regular board meeting will be on February 9<sup>th</sup> at 7:00PM
17. **Closed Session-Motion** was made by Pat to go into closed session as per State Statute 19.85(1)(c) "Considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility." **Seconded** by Vicki. The board voted unanimously in favor, and the meeting went into closed session.
18. **Reconvene into Open Session-** for Discussion/Action on closed session item. The motion was made by Randy to end the closed session and reconvene into open session. **Seconded** by Pat. The board voted unanimously in favor, and the meeting was reconvened.  
Pat made a **motion** to hire Thomas Pawlak as a full time Village police officer, starting January 13<sup>th</sup>, 2026, at \$28.00 an hour for the first 6 months with a review at 6 months. **Seconded** by Shannon. The board voted unanimously in favor, and the motion was approved.
19. **Adjourn- Motion** was made by Shannon to adjourn. **Seconded** by Pat. The board voted unanimously in favor, Meeting adjourned.

Julie Wheeler-Clerk