

**Village Board Meeting
August 21, 2017**

1 - Order

President Bradley called the Village Board Meeting to order at 7:04 p.m., at Village Hall, 5043 Chester Lane, Racine, WI.

2 - Pledge of Allegiance

3 - Roll Call

Board: Trustee Benkowski, Trustee Trentadue, Trustee Wanggaard, Trustee Dobbs, Trustee Wishau and President Bradley

Absent: Trustee Willing was excused

Staff: Village Administrator Tom Christensen, Village Engineer Anthony Bunkelman and Capital Finance Officer Dave Wagner

4 - Approval of minutes

Motion by Trustee Wanggaard to approve the minutes of the following meeting(s) as printed. Seconded by Trustee Trentadue. Motion carried.

Regular Board meeting(s) – August 7, 2017

Special Board meeting(s) – August 7, 2017

Hearing(s) and/or Joint meeting(s) – None

5 - Citizens Reports/General comments from the audience

No other comments were made other than those addressing agenda item 6A.

6 - Communications and Announcements

Theresie Bode, 704 Waters Edge Rd, said nothing has been done to re-secure the building such as the window that is wide open with a big board propped up against it that is obviously used to get in and out of the building. She felt that the Board is not seeing this as top priority. She also felt it should be placed on the agenda as a discussion instead of a report. She felt that the Board is implying this to be a conflict and explained that the people are looking to the Board for a solution and they are willing to help out in any way possible. References were made to the Ordinances, specifically the declaration of public nuisance and how if after 10 days, anything labeled as a public nuisance is not taken care of, it is torn down.

Ron Schulgit, 720 Waters Edger Rd., felt as a physician there is a medical issue there. He referred to the asbestos and mold in the building and his concern for the health of the Officers that enter the building, especially if they are smokers. He brought up the possibility of law suits if someone gets hurt inside the building.

A. Update on the Western Publishing Building

Christensen explained that first and foremost there is no conflict. He will make time to get over there personally. He said the week of Labor Day there will be an inspection done. At that time they will find out which Ordinance it violates. They discussed that according to the paper, there was a committee formed in 2015 for the building. Christensen explained that no one recalls any type of committee ever being formed.

Bode suggested that instead of wasting time with a new inspection they should use the old inspection. Christensen explained that an new inspection needs to happen. Bode stated that that according to building code where alteration are concerned, they are disallowed to a building in disarray and that is structurally unsound.

A gentleman spoke about a developer who said that the building is obsolete and nothing can be done with it.

Ron Schulgit reiterated the importance of the health and safety factor. He stated that anyone entering the building doing the inspections and reviews should be wearing a mask.

Scott Dizack, 700 Waters Edge Rd, said the building needs to come down. He felt everyone should sit down and figure out a way to accomplish this including Unified School District. Maybe form a committee. Christensen said that he has had conversation with Dave Hazen from Unified. They recognize the problem and it will be discussed.

Roseanne Worrell, 700 Waters Edge Rd, spoke about the loud air conditioning.

President Bradley stated that there are a lot of layers in taking care of this. Legal is working on it, the inspection is scheduled and it will be boarded up. The Building, Health and Fire Departments will be the first to do inspections. This will be a standing agenda item until this is resolved.

7 - Committee Reports

7A(1) - Approval of A/P checks

Motion by Trustee Wishau to approve the A/P checks 08/01/2017 thru 08/21/2017 as follows. Seconded by Trustee Dobbs. Motion carried.

General Fund	Check No's 75352-75415	in the amount of \$694,704.99
Parks Enterprise	Check No's 6177-6187	in the amount of \$4,938.24
Joint Health	Check No's 12203-12213	in the amount of \$2,161.48
Joint Parks	Check No's 8594-8597	in the amount of \$9,845.57

7B(1) - Approval of 2017-2018 Operator's Licenses (Bartenders)

Motion by Trustee Trentadue to approve 2017-2018 Operator's Licenses as presented. Seconded by Trustee Wanggaard. Motion carried.

8 - Ordinances and Resolutions**8A - Ordinance 2017-14 – 1st Reading - An Ordinance To Create Section 16-1-1(A)(6) Of The Code Of Ordinances Of The Village Of Caledonia, Racine County, Wisconsin, Relating To Changing The Height Limitation For A Self-Service Storage Facility In A Highway Oriented Use**

Motion by Trustee Trentadue to suspend the rules and read Ordinance 2017-14 by title only. Seconded by Trustee Wanggaard. Motion carried.

Clerk read the title.

8B - Resolution 2017-72 Resolution Of The Village Board Of The Village Of Caledonia Approving The Predevelopment Agreement For The Creekview Estates Subdivision For Property Located On Erie Street

Bunkelman explained that they have received a Preliminary Plat, site grading plan and eventually a Final Plat. A Predevelopment Agreement is standard practice used to recoup costs.

Motion by Trustee Wanggaard to adopt Resolution 2017-72 Approving The Predevelopment Agreement For The Creekview Estates Subdivision For Property Located On Erie Street. Seconded by Trustee Benkowski.

8C - Resolution 2017-73 - Resolution Of The Village Board Of The Village Of Caledonia To Approve A Road Dedication Agreement Between The Village And Joseph A. Ricca And Jean K. Madaus, 4410 Mona Park Road, Village Of Caledonia, Racine County, WI

Bunkelman explained that this addresses the right-of-way issues for the issuance of a building permit.

Motion by Trustee Trentadue to adopt Resolution 2017-73 To Approve A Road Dedication Agreement Between The Village And Joseph A. Ricca And Jean K. Madaus, 4410 Mona Park Road, Village Of Caledonia, Racine County, WI. Seconded by Trustee Benkowski.

8D - Resolution 2017-74 - Resolution Providing For The Sale Of \$3,400,000 Taxable General Obligation Refunding Bonds, Series 2017A

Trustee Wishau explained that all the following Resolutions were discussed and approved by the Finance Committee.

Christensen stated that the borrowing totals \$9.2 million and consists of existing debt and new money. Most is to refinance old short term debt to long term. It also funds some Utility District and TID projects.

Motion by Trustee Wishau to adopt Resolution 2017-74 - Providing For The Sale Of \$3,400,000 Taxable General Obligation Refunding Bonds, Series 2017A. Seconded by Trustee Benkowski .

Trustee Benkowski – aye	Trustee Dobbs - aye
Trustee Trentadue – aye	Trustee Wishau – aye
Trustee Wanggaard – aye	President Bradley - aye

Motion carried unanimously.

8E - Resolution 2017-75 - Resolution Providing For The Sale Of \$7,000,000 Water System And Sewerage System Revenue Bonds, Series 2017B

Motion by Trustee Wishau to adopt Resolution 2017-75 - Providing For The Sale Of \$7,000,000 Water System And Sewerage System Revenue Bonds, Series 2017B. Seconded by Trustee Dobbs.

Trustee Benkowski – aye	Trustee Dobbs – aye
Trustee Trentadue – aye	Trustee Wishau – aye
Trustee Wanggaard – aye	President Bradley – aye

Motion carried unanimously.

8F - Resolution 2017-76- Initial Resolution Authorizing \$1,245,000 General Obligation Bonds For Community Development Projects In Tax Incremental Districts No. 1 And No. 4

Motion by Trustee Wishau to adopt Resolution 2017-76 - Initial Resolution Authorizing \$1,245,000 General Obligation Bonds For Community Development Projects In Tax Incremental Districts No. 1 And No. 4. Seconded by Trustee Benkowski.

Trustee Benkowski – aye	Trustee Dobbs – aye
Trustee Trentadue – aye	Trustee Wishau – aye
Trustee Wanggaard – aye	President Bradley - aye

Motion carried unanimously.

8G - Resolution 2017-77 - Initial Resolution Authorizing \$920,000 General Obligation Refunding Bonds

Motion by Trustee Wishau to adopt Resolution 2017-77 - Initial Resolution Authorizing \$920,000 General Obligation Refunding Bonds. Seconded by Trustee Benkowski.

Trustee Benkowski – aye	Trustee Dobbs – aye
Trustee Trentadue – aye	Trustee Wishau – aye
Trustee Wanggaard – aye	President Bradley - aye

Motion carried unanimously.

8H - Resolution 2017-78 - Resolution Providing For The Sale Of \$2,165,000 General Obligation Corporate Purpose Bonds, Series 2017C

Motion by Trustee Wishau to adopt Resolution 2017-78 - Providing For The Sale Of \$2,165,000 General Obligation Corporate Purpose Bonds, Series 2017C. Seconded by Trustee Benkowski.

Trustee Benkowski – aye

Trustee Dobbs – aye

Trustee Trentadue – aye

Trustee Wishau – aye

Trustee Wanggaard – aye

President Bradley - aye

Motion carried unanimously.

Final Resolutions will be presented in September.

8I - Resolution 2017-79 - Resolution Of The Village Board Of The Village Of Caledonia For The Design Of The Streambank Restoration Along Tributary G Reach 3 (Turtle Creek) Designated In The Wind Point Watershed Restoration Plan In Cooperation With Root-Pike Watershed Initiative Network

Bunkelman explained that high priority projects were discussed in the Root River and Wind Point watershed plans. The Turtle Creek erosion problems were brought up by the homeowners and it happens to be in the Wind Point Plan. This is a narrow channel that has significant erosion. Root Pike WIN will pursue grants for design and construction. There is no obligation to contribute and could be 100% grant funded.

Motion by Trustee Benkowski to adopt Resolution 2017-79 - For The Design Of The Streambank Restoration Along Tributary G Reach 3 (Turtle Creek) Designated In The Wind Point Watershed Restoration Plan In Cooperation With Root-Pike Watershed Initiative Network. Seconded by Trustee Trentadue. Motion carried.

9 – New Business

9A - Reschedule September 4th Village Board meeting due to Labor Day

Board meeting will be rescheduled to Tuesday, September 5th.

9B - Release Site Restoration Bonds

Motion by Trustee Wanggaard to approve the release of Site Restorations bonds for the following. 10421 Prairie Crossing Dr.; 4607 Bannoch Dr.; 2805 51/2 Mile Rd.; 9522 Prairie Crossing Dr. Seconded by Trustee Trentadue. Motion carried.

9C - Road Opening Permit For the Utility District's Project on Ivy Lane & West Johnson

Bunkelman explained that it is a joint project between the Utility District and the Stormwater Utility District and addresses sanitary sewer liners, some water main replacements and storm sewer replacements.

Motion by Trustee Trentadue to approve the Road Opening Permit for the Utility District's Project on Ivy Lane & West Johnson. Seconded by Trustee Wishau. Motion carried.

10 - Report from Village Administrator

Christensen had nothing to report.

11 - Adjournment

Motion by Trustee Wanggaard to adjourn. Seconded by Trustee Trentadue. Motion carried.

Meeting adjourned at 7:48 p.m.

Respectfully submitted,

Karie Torkilsen
Village Clerk