

1. Call to Order

Trustee Wishau called the meeting to order at 5:31 p.m., at the Caledonia Village Hall, 5043 Chester Lane, Racine, Wisconsin. Also present were Trustee Prott, Trustee Stillman, Trustee Martin and Trustee Benkowski

Committee Members: Trustee Wishau, Trustee Prott (filling in for Trustee Wanggaard) and President Dobbs

Absent: Trustee Wanggaard was excused.

Department Managers: Village Administrator Tom Christensen, Finance Manager Larry Borchert, Trustee Martin was present and Attorney Elaine Ekes

2. Approval of Minutes

Motion by President Dobbs to approve the minutes dated August 20, 2018. Seconded by Trustee Prott. Motion carried unanimously.

3. Discussion of Potential Resolution of the Wooded Valley Out Lot Issue

Christensen explained that Attorney Ekes had entered into some long negotiations with Racine County and thought they had come to an agreement with the Racine County Treasurer. However, the Treasurer discovered that the County would need to pay a sum of \$3,700 and as a result the agreement was redacted, and another potential Resolution is being discussed. This Resolution was put forth by the County.

The abandoned Brass Rail tavern on Hwy 32 is currently owned by the County and would like to divest itself from the Brass Rail. There is an outstanding tax bill of \$60,000 and specials of \$17,000. The County is considering gifting the property to us. At the same time, they would like to resolve the Wooded Valley out lot issue.

Essentially, the Village would need to make a payment to the Wooded Valley HOA for the refund in penalties and interest they paid. Attorney Ekes explained that the Village imposed some weed and lawn cutting charges to the out lots that were never paid by the developer. This was done to protect the home owners but put the cost on the developers. Since the developer never paid, the cost then trickled down to the HOA. The HOA ended up paying the charges off, and in doing so paid \$1,660.00 plus \$1,767.90 in penalties and interest. In total the amount is \$3,427.90. There was an agreement with the County, where the County would give a refund in the amount of the penalties and interest and in the same time make the County whole for the Specials paid on our behalf. Right now, we have been holding a deposit from Wooded Valley for \$1,660.00 because the Village shouldn't be responsible for those costs. Instead of a refund to the HOA, the Village would take responsibility, give them back the deposit, and it would end up being a \$1,767.90 cost in exchange for the Brass Rail property.

There was discussion of a similar situation happening in Blue River and how that was handled via line item adjustment.

The County must approve the transfer, but once approved there is a cost beyond the transfer, and it is going to be a cost to take the Brass Rail building down. The estimate to take the building down is approximately \$21,000 without the cost of the asbestos abatement which can range from \$3,000 to \$8,000. If the property remains in the County's possession, it may sit for awhile and become an eye sore.

There was discussion about the surrounding properties and the possibility of a future roundabout in that intersection and how that may pose an issue in the future.

Trustee Prott asked if there were any fail safes in place to protect the property owner in the case of a negligent developer. Attorney Ekes said after they realized there was a flaw, they stopped assigning parcel ID numbers to out lots to stop this issue from occurring.

President Dobbs motioned for Attorney Ekes to follow through with the possibility of accepting the transfer of the Brass Rail property from Racine County and in lieu they will follow through on the Wooded Valley out lot payment resolving the issue. Trustee Prott seconded. Motion carried unanimously.

4. The Disposition of the Brass Rail Property

The conversation involved both topic 3&4.

5. Adjournment

Motion by Trustee Prott to adjourn. Seconded by President Dobbs. Motion carried unanimously. Meeting adjourned at 5:53 p.m.

Respectfully submitted,

Joslyn Hoeffert
Deputy Village Clerk