

**Special Village Board Meeting
December 10, 2018**

Board Present: Trustee Benkowski, Trustee Stillman, Trustee Wanggaard, Trustee Martin, Trustee Prott, Trustee Wishau and President Dobbs.

Absent: None.

Staff/Others: HR Director Toni Muise, Utility District Director Anthony Bunkelman, Attorney Ekes and Associate Tyler Helsel.

1. Call the meeting to order.

President Dobbs called the meeting to order at 5:31 p.m., at Village Hall, located at 5043 Chester Lane, Racine, Wisconsin.

2. Resolution 2018-138 – Resolution Authorizing The Village Of Caledonia To Approve A Development Agreement For Jellystone Park With Bear Country Holdings LLC, Owner Parcel ID 51-104-04-22-04-017-000.

Bunkelman explained that in order for Jellystone to secure financing they need a developer's agreement. This agreement covers the expansion of Jellystone Park which will be completed in two phases. The first phase is the infrastructure that the Utility District needs to install, which is a sanitary line and a 12" water main. The estimated cost \$517,000.00. Jellystone has agreed to that cost estimate, and the Utility District feels that estimate will be met with the bids that were accepted. Once the project is finished, there will be a final cost invoice and the estimated price is not to exceed \$517,000.00. Any cost savings will be passed onto Jellystone Park.

The other portion of the development agreement covers the internal infrastructure that Jellystone Park will be installing. Sanitary sewer and water main needs to be installed throughout the park. The development agreement outlines the inspection schedule for those items. The water and sanitary mains will be inspected by district engineers, as well as any taps on those mains. Other inspections from district engineers will cover rehabilitation of the existing system. The Village's commercial plumbing inspector will be performing inspections on the laterals for each of the campsites. There is a \$100,000 letter of credit that will be posted by Jellystone Park and a one year guarantee period for all the work being done in the Park. Bunkelman felt this was enough to cover the work being done by Jellystone.

Motion by Trustee Wanggaard to approve Resolution 2018-138 – Resolution Authorizing The Village Of Caledonia To Approve A Development Agreement For Jellystone Park With Bear Country Holdings LLC, Owner Parcel ID 51-104-04-22-04-017-000. Seconded by Trustee Wishau. Motion carried unanimously.

3. Adjournment.

Motion by Trustee Wanggaard to adjourn. Seconded by Trustee Prott. Motion carried unanimously. Meeting adjourned at 5:37 p.m.

Respectfully submitted,

Karie Torkilsen
Village Clerk