

1 - Order

President Dobbs called the Village Board Meeting to order at 7:00 p.m., at Village Hall, 5043 Chester Lane, Racine, WI.

2 - Pledge of Allegiance

3 - Roll Call

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

Absent: Trustee Wanggaard and Trustee Stillman are excused.

Staff: Administrator Tom Christensen, Utility Director Anthony Bunkelman, and Public Works Director Tom Lazcano.

4 - Approval of minutes

Motion by Trustee Martin to approve the minutes of the following meeting(s) as printed. Seconded by Trustee Benkowski. Motion carried unanimously.

Village Board meeting(s) – August 20, 2018

5 - Citizens Reports/General comments from the audience

Mike Allard, 8908 Hwy V, has been having an issue with garbage pickup. He calls to make John's Disposal aware of the missed pick up. They do come back later to rectify the situation, but bang the can down and he feels they are upset with him. He felt he must bring it to their attention and thought the company shouldn't retaliate. He reiterated that he lives on Hwy V and complimented the Village for a nice job on keeping up on the maintenance of their ditches, but stated that the County is not doing a great job on their upkeep. He has spoken to many people at the County about this issue and nothing has changed as a result. He felt this was not a good image for the Village and asked the Village to reach out on his behalf. Christensen stated we will follow up. Allard stated it has happened about 10 times, but that he can see where the problem is, they don't think they have to turn right and so they just miss his street completely.

Ray Lentz, 7124 Hwy 38, spoke about a time when he received 14 notices of violation. One of the violations was for signage and that he would need a sign permit for each sign on his business property. He detailed another notice violation where he was told he could not park his equipment outdoors, and that anytime his equipment is outdoors or unoccupied they would be in violation. This caused an issue for their daily operations. He thought the long list of ridiculous entrapment is endless, he felt the Board catered to

the large competitor, and is the instigator of these violations. He felt his competitor has received million dollars in special favors. He asked the Board to use common sense and for not to let the disgusting past be the future.

6 - Communications and Announcements

6A - RCEDC Semi-annual Update/ Laura Million

Laura had prepared a presentation. Under the RCEDC contract they provide a semi-annual update. RCEDC is a non-profit with a thirty-person board, fifteen employees, and are primarily the first point of contact for businesses looking to grow, start up or relocate to Racine County. They provide these businesses with assistance such as business solutions, financial incentives, site selection and workforce development resources. They participate in multi-year projects such as a business-friendly evaluation to increase transparency of proceeds and fees in development prospects. They also have an ongoing recruitment of prospects to the DeBack Business Park and HWY K corridor. They are heavily involved with Foxconn regarding ongoing support for the project implementation. RCEDC also is involved with Racine County targeted development study, where they review and create goals to identify development needs for the community. They work with the ManPower group workforce analysis as a tool to analyze the current and future workforce across Racine industries and use Racine County as a top talent destination. There is a focus on the talent recruitment initiative. She highlighted some less discussed topics such as the CEO Roundtable that consist of 9 members that meet 10 times a year to share common issues faced in a growing business. The Racine County matching grant allocates up to \$5,000 per business with \$52,000 granted to 15 businesses with another \$30,000 sought. She spoke about site election and their database.

Trustee Martin asked about the business friendly environment and how they work with Caledonia. Laura stated the environment is just basically what the process is and how they might engage with the community. They talked about ways for improvement on that process and included telling people where on the website they could seek resources with specific contact points.

Christensen stated that one of the issues is that Caledonia – until sewer and water was ran out to I-94 – didn't have a "product" to sell or rather a draw for development. Since we engaged in this process we have innumerable contacts. He truly feels RCEDC has the Village's best interests in heart. Trustee Benkowski would like to see how much time RCEDC is spending with the community and contracts based on the time and work done with the community. By default, everything funnels to RCEDC so he can't put a metric on it.

Trustee Prott asked Laura about potential prospects wanting to come to Racine, and with the many pieces of land to show this potential buyer, are there a few points they're listening for when showing them the potential properties? Laura stated they listen to needs (price point, water, sewer, distance from I94, etc.) and that dictates what locations are shown. They give the developer as many options as possible but it is all dependent on their needs. Trustee Prott asked about the process they must follow, what we have in place, and in comparison, to other municipalities, how does Caledonia rate in a business setting? Laura thought Caledonia is good, more transparent, and every community struggles with the regulations so good staff is key when navigating. The feedback she

has gotten has been positive and does provide the feedback she receives. There is always room for improvement.

6B - Update on the Western Publishing Building

Christensen stated we have received one estimate for teardown. The building department has located an environment specialist for the asbestos removal. It may be pushed into October before they can provide those numbers and options.

Olympia Brown has been officially listed on the market for 2.2 million dollars.

Trustee Martin asked if the price included the existing building as usable or was just the land listed. Christensen didn't know but it does include the existing building and is up to the developer on how they want to proceed. It is being viewed as a potential charter school.

Trustee Martin expressed an ongoing frustration about the packets being received at 4:30 PM on Friday. Discussions will be had with the Village Clerk and the Village Administrator regarding a new possible method for distribution times.

7 - Committee Reports

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

Motion by Trustee Wishau to approve the A/P checks as presented. Seconded by Trustee Prott. Motion carried unanimously.

General Fund	Check No's 77677-77753	in the amount of \$364,915.26
Parks Enterprise	Check No's 6349-6357	in the amount of \$7,839.12
Joint Health	Check No's 12626-12639	in the amount of \$310,569.63
Joint Parks	Check No's 8734-8739	in the amount of \$14,566.05

7B(1) - Approval of 2018-2019 Operator's Licenses (Bartenders)

Motion by Trustee Prott to approve 2018-2019 Operator's License as presented. Seconded by Trustee Benkowski. Motion carried unanimously.

8 - Ordinances and Resolutions

8A - Resolution 2018-80 – Resolution Authorizing An Agreement With The Wisconsin Department Of Transportation In Regard To Construction Funding For Replacement Of The Hoods Creek Bridge

Bunkelman explained that after a second round of applying for construction funding we were awarded an 80/20 split for the replacement. They've spoken with the DOT about how the program has changed since they've applied for design funding. They are working with them on the design on the bridge. They had an issue where they designed the bridge to be a foot higher because of hydraulic capacity but have since resolved the issue. There was another issue with approach lengths and couldn't get them to waiver on the approach lengths, so that portion will be at 100% cost for the Village. \$493,000 is the

total cost, \$354,344 will be paid for by the Federal Government, and \$138,611 to be paid for by the Village. Staff recommended approval for this replacement.

President Dobbs stated this has been on the books for many years; this should be in a capital expense account but was not budgeted for this year. The original estimate was for about \$450,000 and has gone up approximately 10%, which does include the approach lengths cost. This would be a 2019 PSE to the DOT and a 2020 build and is the soonest they could get to move forward with construction. The money is already in for design.

Motion by Trustee Prott to adopt Resolution 2018-80. Seconded by Trustee Wishau.
Motion carried unanimously.

8B - Resolution 2018-83 – Resolution Of The Village Board Of The Village Of Caledonia Approving The Indemnification, Release And Hold Harmless Agreement (Portland Concrete Driveway), 5610 3 Mile Road, Racine, WI 53406, Parcel ID No. 104-04-22-25-062-000

Lazcano explained that this Resolution is for a concrete driveway. According to our Ordinance 18-1-5 anytime anyone wants a concrete driveway they must fill out the Indemnification, Release and Hold Harmless Agreement. Staff recommended approval.

Motion by Trustee Benkowski to adopt Resolution 2018-83. Seconded by Trustee Martin.
Motion carried unanimously.

8C - Resolution 2018-84 – Relocation Order Of The Village Of Caledonia Affecting A Property South Of 4 Mile Road Adjacent To The DeBack Farms Business Park In The Village Of Caledonia, Racine County, Wisconsin

Bunkelman explained that while looking at the sanitary sewer redesign in the DeBack farms they discovered they needed an additional small easement on the northwest corner of the property next to the business park. They are seeking a 40'x30' triangle that will allow them to do some grading off the proposed radius for the proposed road to DeBack Business Park. They recommended approval, so they can move forward the appraisals.

Trustee Martin asked about the easement process and if the land owner is compensated for the land? Bunkelman explained that we must go through a relocation order first; once the order is recorded the property owner is informed that an appraiser will be coming out and an appraiser comes out. The property is appraised for the area being obtained, the report is sent to himself and the Utility District attorney. Another letter is sent to the property owner informing them that they will be contacted and are also provided with a copy of the relocation order, a copy of the indemnification requirements for the DOT, and also the appraisal report. A meeting is then scheduled with that property owner, so they can come to terms for the compensation. Staff recommended approval.

Motion by Trustee Prott to adopt Resolution 2018-84. Seconded by Trustee Wishau.
Motion carried unanimously.

9 - Report from Village Administrator**9A - 2019 Preliminary Budget**

Christensen started off with the budget schedule. He recommended the 25, 26 and the 27 if needed. The approval of the draft is set for October 15th with the public hearing and potential approval set in November.

Christensen formally announced he will be officially retiring in April of 2019 and referred to this announcement as the “worst kept secret in Caledonia”. He explained some of the challenges we are facing, such as setting the salary for his predecessor. For healthcare he has budgeted 0% although Humana came in at a 7% increase. Our agent is actively working to get that down and discuss plan modifications to get that down to 0 but if there is no success we may need to shop the plan again.

The budget he has presented has a modest increase for operations but we need to come up with a debt repayment for the TID, he has offered several options. He felt it was fairly straight forward and included a 2% wage increase. He also included the position for Development Director for planning development in house. There are some capital challenges presented in the budget. Christensen stated him and Borchert are available for any questions before their official meeting.

10 - Adjournment

Motion by Trustee Prott to adjourn. Seconded by Trustee Wishau. Motion carried unanimously.

Meeting adjourned at 7:48 p.m.

Respectfully submitted

Joslyn Hoeffert
Deputy Village Clerk