

**Village Board Meeting  
December 17, 2018**

**1 - Order**

President Dobbs 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 Stillman, Trustee Wanggaard, Trustee Martin, Trustee Protz, Trustee Wishau and President Dobbs

Absent: None

Staff: Administrator Tom Christensen, Public Works Director Tom Lazcano and Village Attorney Elaine Ekes

**4 - Approval of minutes**

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

Village Board meeting(s) – December 3, 2018

Special Village Board/Public Hearing – December 10, 2018

**5 - Citizens Reports/General comments from the audience**

Ray Lentz, 7124 Hwy 38, spoke about his neighbor's (Mr. V) violations and stated that he has been harassed by local leaders when instead the leaders should be addressing Mr. V's violations.

Ken Veselik 2455 4 ½ Mile Road came to dispute an article in the paper regarding Parkview Estates and how the owner gets along with the neighbors. Veselik stated they've disputed for years with the owner. He felt that the buildings are getting larger and are an eyesore. He circulated a list amongst the neighbors who are in opposition. He said that he has ongoing water problems and that the ditches are cresting frequently. He thought that the rezoning would only increase the problems he is already enduring.

Dennis Kasten 2209 4 ½ Mile Road has concerns regarding Parkview Gardens. He thinks the buildings do not fit in the area and hoped the Village could rectify that. He also stated that he is also experiencing water issues. He mentioned that he read about the topic in the paper and would like to meet with the applicant and the Plan Commission regarding this topic so that they could hopefully rectify some of the issues he has.

**6 - Communications and Announcements****6B - Update on the Western Publishing Building**

They are meeting this Thursday with an Attorney to explore some additional options. There has been contact with the developer who has the Olympia Brown contract and they will potentially be meeting in January.

**Highway 32 Construction Update**

Highway 32 was put out to bid last Tuesday (12/11/2018) with four bidders in total. Payne and Dolan was the lowest bidder and was awarded the project at \$6,042,795.00. There is some Utility work that the Village will need to complete for a total of \$305,950.00 that is covered by the Utility District. Early March is the anticipated start date. Trustee Wanggaard asked if there had been any plans made for the business disruption on 32. Lazcano stated they've met with the Douglas Avenue Business Association and have an email list to keep everyone updated on the construction progress and shut down procedures. There was some discussion about the box culvert being precast or built on site, with the precast culverts being the preferred option because it is a shorter closure time. There needs to be additional follow up on this matter.

**7 - Committee Reports****7A(1) - Approval of A/P checks**

Motion by Trustee Wishau to approve the A/P checks with the exception of check no. 78246 in the amount of \$165,797.65 as presented. Seconded by Trustee Wanggaard. Motion carried unanimously.

General Fund	Check No's 78167-78249	in the amount of \$5,445,177.46
Parks Enterprise	Check No's 6378-6380	in the amount of \$8,110.59
Joint Health	Check No's 12728-12744	in the amount of \$213,280.97
Joint Parks	Check No's 8760-8765	in the amount of \$9,194.19

**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 Wanggaard. Motion carried unanimously.

**8 - Ordinances and Resolutions****8A - Ordinance 2018-16 – 1st and 2nd Reading and Possible Adoption – An Ordinance To Create Section 15-1-33 Of The Village Of Caledonia Code Of Ordinance Entitled Commercial Building Code**

SAFEbuilt will be hired on to review plans for commercial buildings. In order to move forward with this the Village needs to adopt a commercial building code to grant authority to do plan reviews through a certified consultant. This was sent to Legislative & Licensing Committee and was recommended for approval.

Motion by Trustee Wanggaard to take up 1<sup>st</sup> and 2<sup>nd</sup> reading of Ordinance 2018-16. Seconded by Trustee Wishau. Motion carried unanimously.

Motion by Trustee Wanggaard to suspend the rules and read Ordinance 2018-16 by title only. Seconded by Trustee Prott. Motion carried unanimously.

Clerk read the title.

Motion by Trustee Wanggaard to adopt Ordinance 2018-16. Seconded by Trustee Prott. Motion carried unanimously.

**8B - Ordinance 2018-17 – 1st and 2nd Reading and Possible Adoption – An Ordinance To Amend Sections 7-1-1(A), 7-1-3(A)(2), 7-1-3(B)(9), 7-1-3(C)(7), 7-1-4 Of The Code Of Ordinances For The Village Of Caledonia Pertaining To Dog Licensing Fees And Late Fees**

This is updating the late fee and the grace period to be in line with state statute. The end of March is the grace period. The fee is \$5 with an additional \$25 fee after March.

Motion by Trustee Wanggaard to take up 1<sup>st</sup> and 2<sup>nd</sup> reading of Ordinance 2018-17. Seconded by Trustee Martin. Motion carried unanimously.

Motion by Trustee Wanggaard to suspend the rules and read Ordinance 2018-17 by title only. Seconded by Trustee Martin. Motion carried unanimously.

Clerk read the title.

Motion by Trustee Prott to adopt Ordinance 2018-17. Seconded by Trustee Wanggaard. Motion carried unanimously.

**8C - Ordinance 2018-18 – 1st and 2nd Reading and Possible Adoption – An Ordinance To Amend Title 7, Chapter 9 Of The Code Of Ordinances For The Village Of Caledonia Pertaining To Massage Establishments And Massage Technicians**

Attorney Ekes explained the revisions along with the applications. Trustee Benkowski questioned the section that controls separate sex locker rooms, bathrooms, etc. Feeling the Ordinance was too restrictive, it was suggested to be brought back to Legislative & Licensing Committee for further review.

Motion by Trustee Wishau to send Ordinance 2018-18 back to Legislative and Licensing Committee. Seconded by Trustee Martin. Motion carried unanimously.

**8D - Resolution 2018-139 – Resolution Amending The 2018 Village Of Caledonia Capital Projects Budget To Modify Various Line Items In The 2018 Budget For Public Works Garage And FEMA SCBA Masks**

Motion by Trustee Benkowski to adopt Resolution 2018-139. Seconded by Trustee Wanggaard. Motion carried unanimously.

Trustee Benkowski – aye

Trustee Prott – aye

Trustee Stillman – aye

Trustee Wishau – aye

Trustee Wanggaard – aye

President Dobbs – aye

Trustee Martin – aye

**Motion carried unanimously.**

**8E - Resolution 2018-140 – Resolution Approving An Updated Bond Schedule For The Village Of Caledonia Municipal Court**

Attorney Ekes explained that the bond schedule was worked on by the Municipal Judge, the Court Clerk, and the prosecutor Chris Geary. They updated various bonds and went through the code to review any violations that did not have a set bond schedule and bond amounts were selected within the appropriate range. It was recommended for approval.

President Dobbs questioned how the fine was broken down, and if the initial citation fee included court costs. Attorney Ekes said it was part of the range amount. President Dobbs thought there was a book of violations that the Municipal Court of Racine used and followed with the court costs and other associated fees to come to a “total cost”. He wondered why we would need to change anything when we could follow that guideline. Attorney Ekes explained that the book is published by the State but the Municipal Judge has authority to set the bond schedule. The book talks about traffic related offenses but no other offenses dictated by Village Ordinances.

Motion by Trustee Benkowski to adopt Resolution 2018-140. Seconded by Trustee Prott. Motion carried unanimously.

**8F - Resolution 2018-141 – Resolution Approving Revisions To Employment Contract With The Village Administrator**

Motion by Trustee Prott to adopt Resolution 2018-141. Seconded by Trustee Wanggaard. Motion carried, 6/1.

Trustee Benkowski questioned the notice timeframe. He would rather it read a 60 day notice.

**8G - Resolution 2018-142 – Resolution Authorizing The Village Of Caledonia To Enter Into A Development Agreement With ProBio Re LLC And Centro Sperimentale Del Latte USA, Inc., For The Development Of A Certain Property In The Caledonia Business Park, Located In Tax Incremental District No. 3**

Laura Million from RCEDC was present to discuss the Development Agreement proposed by Centro Sperimentale Del Latte USA, Inc (CSL). This has been an ongoing project; there was some delay in the process because of budget concerns from construction estimates. CSL would like to build a 56,000 square foot facility in the Caledonia business park on 6 acres on a 25 acre site. They are proposing a creation of 31 jobs (\$25.50/hour – not including benefits). Investment is just under \$40,000,000 and expects more investment will come in given the current estimates on the project. Included in the agreement is 12 years of assistance and shares 50% of property tax increment created by the building. On the first \$8,200,000 of development value, any amount that exceeds that ends up being shared at 75%, and 25% is retained by the Village. The payments commence in 2021 and terminate in 2032. The incentive also includes a payment of one time water and waste water connection fees. Some minimum requirements include a minimum guaranteed investment of \$9,000,000. Substantial completion by 5/31/2020 and included a schedule of assistance based on job creation. The proration will start being applied in 2023 so they can have some benefit from their investment. Million reviewed the schedule and broke down some associated costs.

Morton Zimmerman from CSL was also present for any questions.

Motion by Trustee Benkowski to adopt Resolution 2018-142. Seconded by Trustee Martin.  
Motion carried unanimously.

**8H - Resolution 2018-143 – A Resolution Authorizing The Issuance Of A Taxable Tax Increment Revenue Bond (ProBio And CSL - TID No. 3)**

Attorney Ekes explained that the Revenue Bond is associated with Resolution 2018-142 above.

Motion by Trustee Benkowski to adopt Resolution 2018-143. Seconded by Trustee Martin.  
Motion carried unanimously.

**9 – New Business**

None

**10 - Report from Village Administrator**

Merry Christmas!

**13 – Adjournment**

Motion by Trustee Wanggaard to adjourn. Seconded by Trustee Martin. Motion carried unanimously.

Meeting adjourned at 7:59 p.m.

Respectfully submitted

Karie Torkilsen  
Village Clerk