

**Village Board Meeting  
August 3, 2020**

**1 - Order**

President Dobbs called the Village Board Meeting to order at 6:02 p.m., at the Village Hall.

**2 - Pledge of Allegiance**

**3 - Roll Call**

Board: Trustee Stillman, Trustee Wanggaard, Trustee Prott, Trustee Wishau and President Dobbs. Trustee Martin was present via Zoom.

Absent: Trustee Weatherston was excused

Staff: Administrator Director Kathy Kasper, Utility Director Anthony Bunkelman, Public Works Director Tom Lazcano, Chief Financial Officer Dave Wagner. Development Director Peter Wagner via Zoom. Also present was Brian Della from PMA

**4 - Communications and Announcements**

President Dobbs informed the Board that if any member of the Board is going to respond to a constituent's concern, they need to let the other members know to avoid duplicated efforts.

**5 - Approval of minutes**

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

Village Board – July 20, 2020  
Special Village Board – July 20, 2020

**6. Citizens Reports**

Dennis Malone was present asking the Board members to send a Cease and Desist letter to Racine Unified regarding implementing their million-dollar referendum before it is done being challenged in court.

**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.

Village - \$580,255.21

**8 - Ordinances and Resolutions**

**8A - Ordinance 2020-13 – (to be laid over until the August 24th Special Board meeting) – An Ordinance To Amend Zoning Districts Of The Zoning Map Adopted Under Section 20-212 Of The Racine County Code Of Ordinances As Adopted By The Village Of Caledonia Under Section 16-1-1(A) Of The Code Of Ordinances Of The Village Of Caledonia Approving A Request To Rezone ±10.25 Acres From R-2 Suburban Residential District (Unsewered) To B-1 Neighborhood Business District ; Se 1/4 Of Sec. 24, T4N, R22E, Vacant Lot Located At 4712 4 Mile Road, Village Of Caledonia, Racine County, WI; Vaga Properties LLC, Owner**

Motion by Trustee Wanggaard to lay over Ordinance 2020-13 until August 24 at 6:00 p.m..  
Seconded by Stillman. Motion carried unanimously.

**8B - Ordinance 2020-14 – (to be laid over until the August 24th Special Board meeting) – An Ordinance Adopting An Amendment To The Multi-Jurisdictional Comprehensive Plan For Racine County: 2035 As It Pertains To The Village Of Caledonia Under Section 13-2-1 Of The Village’s Code Of Ordinances By Creating Section 13-2-2(O) Adding An Amendment To The Village’s Comprehensive Plan And Affecting 4712 4 Mile Road Part Of The Se 1/4 Of Sec. 24, T4N, R22E, Village Of Caledonia; Containing 10.25 Acres, More Or Less; From Low Density Residential To Commercial; Vaga Properties LLC, Owner**

Motion by Trustee Wanggaard to lay over Ordinance 2020-14 until August 24 at 6:00 p.m.  
Seconded by Stillman. Motion carried unanimously.

**8C - Resolution 2020-57 – Initial Resolution Authorizing \$2,000,000 General Obligation Bonds for Community Development Projects in Tax Incremental District No. 4**

Motion by Trustee Prutt to adopt Resolution 2020-57. Seconded by Trustee Wishau.

Both Resolutions are for the same \$2,000,000.

Trustee Martin brought up that a citizen questioned if these are operating funds. Dave Wagner stated they are not.

Trustee Stillman – aye	Trustee Prutt - aye
Trustee Wanggaard – aye	Trustee Wishau – aye
Trustee Martin- aye	President Dobbs - aye

Motion carried unanimously.

**8D - Resolution 2020-58 – Resolution Providing for The Sale Of \$2,000,000 General Obligation Community Development Bonds, Series 2020**

Motion by Trustee Prutt to adopt Resolution 2020-58. Seconded by Trustee Wishau.

This is for the same \$2,000,000 funds as above.

Trustee Stillman – aye	Trustee Prutt - aye
Trustee Wanggaard – aye	Trustee Wishau – aye
Trustee Martin- aye	President Dobbs - aye

Motion carried unanimously.

**8E - Resolution 2020-59 – Resolution Providing for The Sale of Approximately \$2,360,000 Water System and Sewerage System Revenue Refunding Bonds, Series 2020**

Motion by Trustee Wishau to adopt Resolution 2020-59. Seconded by Trustee Prott.

Trustee Stillman – aye	Trustee Prott – aye
Trustee Wanggaard – aye	Trustee Wishau – aye
Trustee Martin- aye	President Dobbs - aye

Motion carried unanimously.

**8F - Resolution 2020-60 – A Resolution Of The Village Board Of The Village Of Caledonia Approving A Request For A Site, Building, & Operations Plan To Construct And Utilize A 51,756 Square-Foot Refrigerated Warehouse Building Addition With Loading Docks, At 12725 Four Mile Road, Village Of Caledonia, Racine County, WI; John Winegarten, Owner; Curtis Schroeder, Applicant**

Peter Wagner presented. This is phase two of the plans. Plan Commission approved. Bunkelman stated that this building has no effect on the sewer and water capacity.

Motion by Trustee Wishau to adopt Resolution 2020-60. Seconded by Trustee Prott. Motion carried unanimously.

**8G - Resolution 2020-61 – Resolution of The Village Board of The Village of Caledonia Approving the Extension of The Preliminary Plat Approval and Deadline to Submit A Final Plat for Hunter’s Reserve Subdivision**

Peter Wagner presented. A 3-year extension is being requested. The Plan Commission questioned the amount of extensions and voted that this is the last extension that will be granted. The extension request policy will be eliminated but the timeframe to build will be extended.

Motion by Trustee Stillman to adopt Resolution 2020-61. Seconded by Trustee Wanggaard. Motion carried unanimously.

**8H - Resolution 2020-62 – A Resolution Of The Village Board Of The Village Of Caledonia Approving A Request For A Conditional Use Permit Extension And Nonmetallic Mining Permit To Allow For The Further Development Of An Existing Limestone Quarry Including Earthmoving, Blasting, Crushing, Sorting And Sizing, Stockpiling, Transportation And Reclamation, As Well As Those Activities Permitted In The Village’s Ordinances Entitled “Regulation Of Nonmetallic Mining” And “Explosives And Blasting”; This Property Is Located North And East Of The Existing Quarry At 1501 3 Mile Road, Sec. 28 And 29, T4N, R23E, Village Of Caledonia, Racine County, WI; Payne & Dolan, Inc. Owner/Applicant**

In 2018 the expansion was granted for a 2-year period. They are in compliance with conditions of approval. Plan Commission recommended approval. Trustee Martin suggested that complaints be funneled through the same source. Whether it be Payne and Dolan or the Village.

Brian from Payne and Dolan explained the video showing a dust funnel. The dust was in the middle of the quarry and explained the equipment used to help control it. They are in contact

with the DNR to ensure they are complying. He also explained that the videos angle does not show everything such as the actual location of the dust.

Motion by Trustee Wanggaard to adopt Resolution 2020-62. Seconded by Trustee Stillman. Motion carried unanimously.

**8I - Resolution 2020-63 – Resolution of The Village Board of The Village of Caledonia To Approve A Conditional Use to Construct A 165’ Wireless Communications Tower Facility, And Associated Ground Equipment; At 7706 W. River Road, Verizon Wireless Personal Communications LP, Applicant, Ken Mckellips, Owner**

Peter Wagner presented. Plan Commission recommended approval.

Motion by Trustee Stillman to adopt Resolution 2020-63. Seconded by Trustee Wanggaard. Motion carried unanimously.

**8J - Resolution 2020-64 – A Resolution Of The Village Board Of The Village Of Caledonia To Approve A Conditional Use And Site, Building, & Operations Plan To Construct And Utilize A 5,328 Square-Foot Commercial Multi-Tenant Building, At 4959 & 4917 Douglas Avenue, Village Of Caledonia, Racine County, WI; Johnson Financial Group & Wisconsin Department Of Transportation, Owner; Lee Jaramillo, Applicant**

Peter Wagner presented. One of the debated discussions at the Plan Commission was the location of the dumpster and parking stalls. As a result of the Plan Commission meeting, the applicant adjusted the parking stalls and will be building the dumpster enclosure as requested by the Plan Commission along with planting taller landscaping.

Motion by Trustee Prott to adopt Resolution 2020-64. Seconded by Trustee Stillman. Motion carried unanimously

**8K - Resolution 2020-65 – Final Resolution Authorizing the Levying of Special Assessments under Section 66.0703, Wisconsin Statutes, And Chapter 2 Of Title 3 Of the Village’s Code of Ordinances Against Benefitted Properties for Road and Right-Of-Way Improvements Along Three Mile Road in The Village of Caledonia And Approving Agreements with Property Owner**

Lazcano presented. Two parcels are involved and are both owned by Payne and Dolan.

Motion by Trustee Prott to adopt Resolution 2020-64. Seconded by Trustee Stillman. Motion carried unanimously.

**9 – New Business**

**9A - 2019 Village Audit – Presented by CliftonLarsonAllen**

Jake Lennell from Clifton/Larson Allen presented the 2019 audit. Some losses were seen in State Shared Revenue and licenses and permits. Nothing was found out of the ordinary nor were any disagreements noted. Trustee Martin questioned the audits role in the stolen funds. Jake explained the audits role and that they do not look at each transaction and stated that some of the new procedures now in place will help identify any unusual events.

Trustee Wishau asked Jake Lenell about the audit process, specifically as it relates to the annual audit plan. He spoke about his experience with audit firms and walked through some examples such as meeting with the client prior to the start of the audit to ask specific questions such as what has changed since last year? What has been added or deleted? Are there any new activities or processes? This is done to determine if focus is needed on a specific area. He asked Jake if this was done and if so, was he informed in previous years that the Joint Parks held several festivals which were primarily organized by a third party? Jake responded with they do meet and ask questions each year but were not informed in previous years of the changes in activity at the Joint Parks. If they had known, added focus of Joint Park revenues would have been included in the audit.

### **9B - Approve 2019 Village Audit**

Motion by Trustee Wishau to approve the 2019 Village audit as presented. Seconded by Trustee Martin. Motion carried unanimously.

### **10 – Report from Village Administrator**

The 4 Mile Road west bound lanes will be paved tomorrow, and another fatality accident occurred on 4 Mile Road and Hwy 38.

### **11 - The Village Board will take up a motion to go into CLOSED SESSION, pursuant to s. 19.85(1)(c), WI Stats., to discuss employment contract for the Village Administrator**

Motion by Trustee Wanggaard to go into closed session. Seconded by Trustee Stillman.

Trustee Stillman – aye	Trustee Prott – aye
Trustee Wanggaard – aye	Trustee Wishau – aye
Trustee Martin- aye	President Dobbs - aye

Motion carried unanimously.

### **12 - The Village Board reserves the right to RECONVENE INTO OPEN SESSION to take possible action on the item(s) discussed during the CLOSED SESSION and move onto the remaining agenda items.**

Motion by Trustee Stillman to go into open session. Seconded by Trustee Wishau. Motion carried unanimously.

Motion by Trustee to offer the Administrator a six months extension of his current contract's terms and agreements with a possible additional 6 months if mutually agreed upon. Seconded by Trustee Wishau. Motion carried unanimously.

### **13 – Adjournment**

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

Meeting adjourned at 8:34 p.m.

Respectfully submitted,

Karie Pope, Village Clerk