

**Amended**

**VILLAGE BOARD MEETING AGENDA  
Monday, September 21, 2020 at 6:00 p.m.  
Caledonia Village Hall - 5043 Chester Lane**

**THIS WILL BE AN IN-PERSON MEETING – MAX NUMBER OF IN-PERSON CITIZEN ATTENDEES 16  
ALL ATTENDEES MUST WEAR A FACE COVERING**

**AUDIO & VIDEO CONFERENCE VIA ZOOM**

**ACCESS VIA DIAL-IN NUMBER IS: 1-(312) 626-6799; ACCESS CODE IS: 838 6214 6460 OR**

**ACCESS VIA ONE-TOUCH TELEPHONE IS: tel:+13126266799,, 83862146460# OR**

**Meeting called ACCESS VIA INTERNET IS: <https://us02web.zoom.us/j/83862146460>**

1. **Meeting called**
2. **Pledge of Allegiance**
3. **Roll Call**
4. **Communications and Announcements**
5. **Approval of Minutes**
6. **Citizens Reports (citizen comments are in-person only)**
7. **Committee Reports**
  - A. Finance
    1. Approval of A/P checks
8. **Ordinances and Resolutions**
  - A. **Resolution 2020-80** – Resolution of the Village Board of the Village of Caledonia Approving an Amended Development Agreement for the Probio Development
  - B. **Resolution 2020-81** – Resolution Authorizing Horton Group to Remain as the Broker
  - C. **Resolution 2020-82** – Resolution of the Village Board of the Village of Caledonia Disallowing the Claim of Samuel Stulo, Dated August 18, 2020 and Filed with the Village on August 27, 2020, with an Incident Date of August 10, 2020
  - D. **Resolution 2020-83** – Resolution of the Village Board of the Village of Caledonia Disallowing the Claim of Yanna Lugo Sanchez, Dated August 25, 2020 and Filed with the Village on August 25, 2020, with an Incident Date of August 10, 2020
  - E. **Resolution 2020-84** – Resolution of the Village Board of the Village of Caledonia Disallowing the Claim of Thomas Bauer, Dated August 25, 2020 and Filed with the Village on August 27, 2020, with an Incident Date of August 10, 2020
  - F. **Resolution 2020-85** – Resolution Authorizing the Village of Caledonia to Enter into a Development Agreement With CCM-Caledonia, LLC for Lands Within Tax Incremental District No. 5 for a Residential Condominium Development
9. **New Business**
  - A. CSW Driveway Encroachment Variance
  - B. New Class B Combination Liquor License/G&C's Meet Market Bar & Grill/ 3120 Roberts St. FKA Greg's Catering/Don's Meat Market/Colin Pankow Sr., Agent
  - C. Walking/Biking Trail Review
10. **Report from Village Administrator**
  - A. 2021 Preliminary Budget
11. **Adjournment**

**Special Village Board Meeting  
September 8, 2020**

Board Present: Trustee Stillman, Trustee Wanggaard, Trustee Prott, Trustee Wishau, and Trustee Weatherston. Trustee Martin appeared via Zoom

Absent President Dobbs was excused.

Staff/Others: Village Administrator Tom Christensen, Utility Director Anthony Bunkelman, Fire Chief Richard Roeder, Attorney Tyler Helsel and Attorney Elaine Ekes. Attorney Alan Marcuvitz was present via conference phone.

**1. Call the meeting to order**

Trustee Wishau called the meeting to order at 5:30 p.m., at the Village Hall.

**2. The Village Board will take up a motion to go into CLOSED SESSION, pursuant to s. 19.85(1)(e), Wis. Stat., deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session: specifically to discuss a possible development in Tax Incremental District No. 5.**

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

Trustee Weatherston – aye	Trustee Prott – aye
Trustee Stillman – aye	Trustee Wishau – aye
Trustee Wanggaard – aye	Trustee Martin – aye

Motion carried unanimously.

**3. The Village Board reserves the right to go back into OPEN SESSION, possibly take action on the items discussed during the closed session and to move to the remaining agenda items and meeting agendas as posted**

Motion by Trustee Wanggaard to reconvene into open session at 5:56 p.m. Seconded by Trustee Stillman. Motion carried unanimously.

Motion by Trustee Weatherston to reconvene this meeting on Thursday, September 17<sup>th</sup> at 4 p.m. in Closed Session. Seconded by Trustee Stillman. Motion carried unanimously.

**4. Adjournment.**

Motion by Trustee Wanggaard to adjourn. Seconded by Trustee Stillman. Motion carried unanimously. Adjourned at 5:57 p.m.

Respectfully submitted,

Joslyn Hoeffert  
Deputy Village Clerk

**Village Board Meeting  
September 8, 2020**

**1 - Order**

Trustee Wishau called the Village Board Meeting to order at 6:00 p.m., at the Village Hall.

**2 - Pledge of Allegiance**

**3 - Roll Call**

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

Absent: President Dobbs was excused.

Staff: Administrator Tom Christensen, Assistant Administrator/HR Director Toni Muise, Utility Director Anthony Bunkelman, Health Officer Margret Gessner, Fire Chief Richard Roeder and Attorney Tyler Helsel.

**4 - Communications and Announcements**

None.

**5 - Approval of minutes**

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

Village Board – August 17, 2020  
Special Village Board – August 24, 2020 (both meetings)

**6. Citizens Reports**

Ronald Coutts, 609 Kentwood Drive, was present in support for Resolution 2020-79 and felt it was a positive for Caledonia. He felt a Park Commission needed to be set up to run the Joint Park.

**7 - Committee Reports**

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

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

Village - \$ 737,259.12  
US Bank - \$ 42,759.59

Trustee Martin stated that for the record, she is against the Police Department selling 'Back the Blue' signs because of the politized nature of the sign. She thought a more neutral sign should be sold by the Village if the Village is going to be selling signs.

## **8 - Ordinances and Resolutions**

### **8A - Ordinance 2020-15 – Reading and Possible Action on – An Ordinance to Repeal and Recreate Title 17 Chapter 1 of the Code of Ordinances of the Village of Caledonia, Racine County, Wisconsin, Relating to the Health Department**

Trustee Weatherston is on the Board of Health and spoke of updating the Ordinance to be more in line with State Statutes. It was voted on unanimously by the Board of Health and needs to be approved and enacted by the Village Board.

Motion by Trustee Weatherston to adopt Ordinance 2020-15. Seconded by Trustee Prott. Motion carried unanimously.

### **8B - Resolution 2020-78 – Resolution Authorizing the Village of Caledonia to Purchase a Stryker Power Load Cot for the Fire Department**

The Village has an opportunity to purchase a Stryker Power Load Cot for the Fire Department at a discounted rate. This equipment has proven to reduce risk of injury to both the employees and patients. The Finance Department recommended approval

Motion by Trustee Wanggaard to adopt Resolution 2020-78. Seconded by Trustee Prott. Motion carried unanimously.

### **8C - Resolution 2020-79 – A Resolution of the Village of Caledonia Board of Trustees to Negotiate an Agreement Between the Village of Mount Pleasant and the Village of Caledonia for the Village of Caledonia to Assume Operations of the Caledonia-Mount Pleasant Memorial Park**

Trustee Prott recused himself as a Trustee from Resolution 2020-79 at 6:10 p.m. and sat in the audience for the duration of this topic.

The Racine County Parks Board voted against assuming operations of the park at this time but may review it again in 2022. The Joint Park Transition Commission (JPTC) met and discussed the future of the park and has recommended that Caledonia assume operations of the Caledonia-Mount Pleasant Memorial Park. This is the first step for Caledonia assuming operations of the park; This isn't approving or denying an agreement and is solely approving Caledonia to assume operations.

Trustee Weatherston thought that the Caledonia-Mount Pleasant Memorial Park is run differently than the other parks in Caledonia. The parks reservation software, Webreserv, would need to be updated to accommodate the various amenities offered by this park. He felt strongly that we needed a Parks Manager who has skills in computer operations, can execute program management (such as kid's programs), and provide general oversight in maintenance and care of the parks.

Trustee Martin wondered why Caledonia would take it over as opposed to Mt. Pleasant. Helsel explained that Mt. Pleasant doesn't want to assume operations but wants to maintain the name. Caledonia already handles the fiscal side and the park is also located in Caledonia.

Motion by Trustee Wanggaard to adopt Resolution 2020-79. Seconded by Trustee Stillman. Motion carried unanimously.

## **9 – Old Business**

### **9A - Discussion and Possible Action Approving Proposed Business Terms for a New Cellular Facility Lease with AT&T and Authorizing the Negotiation of a Contract Incorporating the Same**

AT&T initially proposed paying \$9,000 annually and this was not accepted by the Board at the July 20<sup>th</sup> meeting. AT&T came back with a proposal of \$11,000 at the August 17<sup>th</sup> meeting and the Board once again asked Christensen to go back and negotiate. Since the last meeting, Christensen has negotiated a 5% increase but that is the only change in the proposal. AT&T is currently being charged \$14,000 and would be increased to \$15,456 starting April 2021. If this isn't approved, they will find a different location.

Motion by Trustee Stillman to approve the proposal as presented. Seconded by Trustee Weatherston. Motion carried, 5/1.

## **10 – New Business**

### **10A - Discussion and Possible Action on Consolidation with Racine County and Central Racine County Health Department**

The Central Racine County Health Department has been doing a great job navigating COVID-19 but they have not been able to focus on the grant funded portions of their work. At the peak of the pandemic the Health Department was nearly a million dollars over budget. This pandemic has brought to light that the Health Department would be better served under Racine County instead of Caledonia. The Board of Health has voted unanimously to turn over the Health Department to Racine County and the Racine County Executive Jonathan Delagrave has also expressed approval of this transition. All 14 municipalities (not including the City of Racine) would need to vote to transition the Health Department to the County and this would need to be done before the end of the year. This transition is projected for January 2022 because the budget cycle for Racine County takes about a year. Health Officer Gessner explained a Memo of Understanding (MOU) will be drafted and distributed so the involved municipalities can see all the details outlined before they ultimately decide to disband. She felt the lack of infrastructure has posed serious challenges for the Health Department.

Motion by Trustee Weatherston to approve the Consolidation with Racine County and Central Racine County Health Department. Seconded by Trustee Stillman. Motion carried unanimously.

## **11 – Report from Village Administrator**

Our Police Department has assisted with the civil unrest in Kenosha, but things have been settling down and they have not had to be there in the last week.

## **12 – Adjournment**

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

Meeting adjourned at 6:45 p.m.

Respectfully submitted,

Joslyn Hoeffert, Deputy Village Clerk

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	GL Account and Title
<b>3 RIVERS BILLING, INC.</b>								
3	3 RIVERS BILLING, INC.	5384	AUGUST EMS BILLING	09/03/2020	3,666.18	.00		100-00-46230 Ambulance/EMS Fees
Total 3 RIVERS BILLING, INC.:					3,666.18	.00		
<b>ACH - SUPERFLEET</b>								
1730	ACH - SUPERFLEET	EJ994081820	FUEL FOR FLEET AT 12'S	09/04/2020	862.53	.00		100-35-63200 Fuel, Oil, Fluids
Total ACH - SUPERFLEET:					862.53	.00		
<b>ACH - UNEMPLOYMENT INSURANCE</b>								
386	ACH - UNEMPLOYMENT INSUR	09232020	9232020 REIMBUR. EMPLOYER	09/23/2020	802.00	.00		100-32-50180 Unemployment
Total ACH - UNEMPLOYMENT INSURANCE:					802.00	.00		
<b>ACH - WE ENERGIES</b>								
380	ACH - WE ENERGIES	VILLAGE 0821	CALEDONIA PARKS & REC	08/21/2020	343.60	.00		221-00-64140 Utilities
380	ACH - WE ENERGIES	VILLAGE 0821	FACILITIES	08/21/2020	1,909.56	.00		100-43-64140 Utilities
380	ACH - WE ENERGIES	VILLAGE 0821	FIRE	08/21/2020	836.67	.00		100-35-64140 Utilities
380	ACH - WE ENERGIES	VILLAGE 0821	HIGHWAY DEPT	08/21/2020	1,221.98	.00		100-41-64140 Utilities
380	ACH - WE ENERGIES	VILLAGE 0821	JOINT PARK	08/21/2020	819.85	.00		222-00-64140 Utilities
380	ACH - WE ENERGIES	VILLAGE 0821	POLICE	08/21/2020	1,214.20	.00		100-30-64140 Utilities
380	ACH - WE ENERGIES	VILLAGE 0821	FIRE	08/21/2020	1,214.20	.00		100-35-64140 Utilities
380	ACH - WE ENERGIES	VILLAGE 0821	STREET LIGHTING	08/21/2020	12,190.05	.00		100-90-64290 Street Lighting
Total ACH - WE ENERGIES:					19,750.11	.00		
<b>AERO COMPRESSED GASES</b>								
29	AERO COMPRESSED GASES	428501	MEDICAL OXYGEN	09/04/2020	34.00	.00		100-35-64280 Medical Supplies
Total AERO COMPRESSED GASES:					34.00	.00		
<b>ARAMARK</b>								
128	ARAMARK	1641142220	RUG DELIVERY - POLICE DEPT	09/09/2020	150.66	.00		100-43-62100 Contracted Services
128	ARAMARK	1641142245	RUG DELIVERY - VILLAGE HALL	09/09/2020	199.11	.00		100-43-62100 Contracted Services
Total ARAMARK:					349.77	.00		
<b>ARENA EVENT SERVICES, INC.</b>								
9108	ARENA EVENT SERVICES, INC.	54628-7	COVID-19 DRIVE THRU TENT R	09/11/2020	11,396.51	.00		200-72-61700 Property Rental
Total ARENA EVENT SERVICES, INC.:					11,396.51	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	GL Account and Title
<b>ASCENSION MEDICAL GROUP</b>								
135	ASCENSION MEDICAL GROUP	159505	AUGUST 202 DRUG SCREEN A	08/31/2020	95.00	.00		100-41-51100 Testing/Physicals
135	ASCENSION MEDICAL GROUP	159794	AUG-20; PRE-EMPLOYMENT PY	08/31/2020	207.00	.00		200-20-51100 Testing/Physicals
Total ASCENSION MEDICAL GROUP:					302.00	.00		
<b>BUY RIGHT, INC.</b>								
273	BUY RIGHT, INC.	14873-294141	#205 WIPER BLADES	09/09/2020	34.15	.00		100-30-63300 Vehicle Repairs & Maintenance
273	BUY RIGHT, INC.	292298	MINIATURE LAMPS	09/04/2020	8.90	.00		100-35-63300 Vehicle Repairs & Maintenance
273	BUY RIGHT, INC.	524333	#211 AIR FILTER	09/08/2020	13.29	.00		100-30-63300 Vehicle Repairs & Maintenance
Total BUY RIGHT, INC.:					56.34	.00		
<b>CIGNA - CHATANOOGA</b>								
363	CIGNA - CHATANOOGA	18-0098 RFND	INSURANCE OVERPAYMENT - 1	09/15/2020	282.93	.00		100-00-46230 Ambulance/EMS Fees
Total CIGNA - CHATANOOGA:					282.93	.00		
<b>CITIES &amp; VILLAGES MUTUAL INSURANCE CO.</b>								
367	CITIES & VILLAGES MUTUAL IN	WC-20-1124	2020 WC PREMIUM 4THQ	09/15/2020	128,402.00	.00		100-90-50260 Workers Compensation
Total CITIES & VILLAGES MUTUAL INSURANCE CO.:					128,402.00	.00		
<b>COMPLETE OFFICE OF WISCONSIN</b>								
392	COMPLETE OFFICE OF WISCO	744844	DAWN DISH SOAP	09/04/2020	86.40	.00		100-35-64100 Janitorial Supplies
392	COMPLETE OFFICE OF WISCO	744845	LIQUID HAND SOAP ANTIBACT	09/04/2020	60.17	.00		100-35-64100 Janitorial Supplies
392	COMPLETE OFFICE OF WISCO	750773	WIRELESS MOUSE	09/09/2020	24.99	.00		100-32-64030 Office Supplies
392	COMPLETE OFFICE OF WISCO	754461	RETRACTABLE KNIFE (ELECTI	09/14/2020	3.99	.00		100-12-64030 Office Supplies
392	COMPLETE OFFICE OF WISCO	754461	MISC. OFFICE SUPPLIES	09/14/2020	72.41	.00		100-13-64030 Office Supplies
392	COMPLETE OFFICE OF WISCO	755024	DESKPAD	09/14/2020	6.74	.00		100-12-64030 Office Supplies
Total COMPLETE OFFICE OF WISCONSIN:					254.70	.00		
<b>DIVERSIFIED BENEFIT SERVICES</b>								
525	DIVERSIFIED BENEFIT SERVIC	311961	SEPTEMBER 2020 HRA ADMINI	09/03/2020	739.90	.00		100-90-62100 Contracted Services
Total DIVERSIFIED BENEFIT SERVICES:					739.90	.00		
<b>EMS REFUND VENDORS</b>								
9000	EMS REFUND VENDORS	20-0896 RFND	PATIENT OVERPAYMENT - RFN	09/15/2020	82.16	.00		100-00-46230 Ambulance/EMS Fees
Total EMS REFUND VENDORS:					82.16	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	GL Account and Title
<b>FRANKLIN AGGREGATE</b>								
677	FRANKLIN AGGREGATE	1700786	4" TO 8" RIP RAP	09/03/2020	345.10	.00		100-41-64090 Road Maintenance Materials
Total FRANKLIN AGGREGATE:					345.10	.00		
<b>FRANKSVILLE AUTOMOTIVE LLC</b>								
679	FRANKSVILLE AUTOMOTIVE LL	14018	#205 MOUNT AND BALANCE TI	09/03/2020	42.40	.00		100-30-63300 Vehicle Repairs & Maintenance
679	FRANKSVILLE AUTOMOTIVE LL	14033	#211 OIL AND FILTER CHANGE	09/08/2020	59.84	.00		100-30-63300 Vehicle Repairs & Maintenance
679	FRANKSVILLE AUTOMOTIVE LL	14034	#209 OIL/FILTER CHANGE	09/08/2020	55.21	.00		100-30-63300 Vehicle Repairs & Maintenance
679	FRANKSVILLE AUTOMOTIVE LL	14050	#206 REPLACE LEFT FRONT TI	09/11/2020	22.66	.00		100-30-63300 Vehicle Repairs & Maintenance
679	FRANKSVILLE AUTOMOTIVE LL	14053	#218 RIGHT REAR TIRE REPAIR	09/14/2020	33.99	.00		100-30-63300 Vehicle Repairs & Maintenance
Total FRANKSVILLE AUTOMOTIVE LLC:					214.10	.00		
<b>FRANKSVILLE OIL</b>								
680	FRANKSVILLE OIL	363220	DIESEL FUEL FOR SATION 10 V	09/04/2020	549.08	.00		100-35-63200 Fuel, Oil, Fluids
680	FRANKSVILLE OIL	363306	4001 GALLONS OF NL GAS, 349	09/04/2020	6,781.70	.00		100-41-63200 Fuel, Oil, Fluids
Total FRANKSVILLE OIL:					7,330.78	.00		
<b>IBD LLC</b>								
828	IBD LLC	100683316	BATTERIES FOR ENGINE 11	09/04/2020	479.80	.00		100-35-63300 Vehicle Repairs & Maintenance
Total IBD LLC:					479.80	.00		
<b>JASON CAIRA</b>								
893	JASON CAIRA	000067	PALS RENEWAL FOR P-MEDS	09/09/2020	1,600.00	.00		100-35-51300 Education/Training/Conferences
Total JASON CAIRA:					1,600.00	.00		
<b>KARL H. SCHNABEL CO. INC.</b>								
1033	KARL H. SCHNABEL CO. INC.	122377	LETTERHEAD AND ENVELOPE	09/04/2020	176.50	.00		100-35-64060 Copying & Printing
1033	KARL H. SCHNABEL CO. INC.	122381	TIME CARDS	09/08/2020	79.90	.00		100-30-64030 Office Supplies
Total KARL H. SCHNABEL CO. INC.:					256.40	.00		
<b>KONICA MINOLTA</b>								
1090	KONICA MINOLTA	9007083190	AUG-20; HV COPIER USE	08/31/2020	207.53	.00		200-28-64060 Copying & Printing
1090	KONICA MINOLTA	9007083190	AUG-20; HV COPIER USE	08/31/2020	51.88	.00		200-29-64060 Copying & Printing
1090	KONICA MINOLTA	9007099590	INV #9007099590; AUG-20; ADM	09/04/2020	54.24	.00		200-10-64060 Copying & Printing
1090	KONICA MINOLTA	9007099590	INV #9007099590; AUG-20; ADM	09/04/2020	307.37	.00		200-72-64060 Copying & Printing
Total KONICA MINOLTA:					621.02	.00		



Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	GL Account and Title
<b>KORTENDICK HARDWARE</b>								
1096	KORTENDICK HARDWARE	136694	DR POLYPRO ROPE	09/11/2020	25.98	.00		222-00-62700 Grounds Services
Total KORTENDICK HARDWARE:					25.98	.00		
<b>KRANZ, INC.</b>								
1097	KRANZ, INC.	1731945-00	PPE COVERALLS	09/04/2020	567.70	.00		100-35-64070 Work Supplies
Total KRANZ, INC.:					567.70	.00		
<b>LANGUAGE LINE SERVICES</b>								
2330	LANGUAGE LINE SERVICES	4879197	INVOICE #4879197; AUG-20; TR	08/31/2020	24.50	.00		200-72-61000 Professional Services
2330	LANGUAGE LINE SERVICES	4879197	INVOICE #4879197; AUG-20; TR	08/31/2020	18.12	.00		200-28-61000 Professional Services
Total LANGUAGE LINE SERVICES:					42.62	.00		
<b>MALEK &amp; ASSOCIATES</b>								
1212	MALEK & ASSOCIATES	6139	FIRE ALARM REVIEW	09/04/2020	382.50	.00		100-23162-000 Developer Deposits-Fire Dept
Total MALEK & ASSOCIATES:					382.50	.00		
<b>MARTIN FORD, INC.</b>								
1234	MARTIN FORD, INC.	123475	#215 OIL CHANGE TIRE ROTATI	09/02/2020	53.00	.00		100-30-63300 Vehicle Repairs & Maintenance
Total MARTIN FORD, INC.:					53.00	.00		
<b>MENARDS RACINE</b>								
1281	MENARDS RACINE	8398	DOOR HINGE FOR P.D	09/04/2020	8.98	.00		100-41-64240 Building Repairs & Maintenance
Total MENARDS RACINE:					8.98	.00		
<b>MOBILE REDUCTION SPECIALISTS</b>								
1345	MOBILE REDUCTION SPECIALI	64546	1 - 30 YD CONTAINERS -- 9/4/20	09/08/2020	425.00	.00		241-00-62800 Waste Disposal
1345	MOBILE REDUCTION SPECIALI	64563	1 - 30 YD CONTAINERS -- 9/8/20	09/09/2020	425.00	.00		241-00-62800 Waste Disposal
Total MOBILE REDUCTION SPECIALISTS:					850.00	.00		
<b>NASSCO, INC.</b>								
1371	NASSCO, INC.	S2598136.004	DISINFECTING WIPES	09/09/2020	58.62	.00		100-43-64100 Janitorial Supplies
1371	NASSCO, INC.	S2655684.001	HAND WASH & PAPER TOWEL -	08/17/2020	151.86	.00	09/11/2020	100-43-64100 Janitorial Supplies
1371	NASSCO, INC.	S2655688.001	PAPER TOWEL & BATH TISSUE	08/17/2020	89.97	.00	09/11/2020	100-43-64100 Janitorial Supplies
1371	NASSCO, INC.	S2666000.001	PAPER TOWEL	09/14/2020	114.67	.00		100-43-64240 Building Repairs & Maintenance

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	GL Account and Title
Total NASSCO, INC.:					415.12	.00		
<b>PALMEN DODGE</b>								
1441	PALMEN DODGE	213192	#208 NEW KEY FOB	08/31/2020	34.40	.00		100-30-63300 Vehicle Repairs & Maintenance
Total PALMEN DODGE:					34.40	.00		
<b>PARK REFUND VENDOR</b>								
8999	PARK REFUND VENDOR	20-JT/2-1	ESCROW REFUND	09/06/2020	100.00	.00		222-00-46710 Hall Rental
Total PARK REFUND VENDOR:					100.00	.00		
<b>PATS SERVICES INC.</b>								
1462	PATS SERVICES INC.	A-202472	PORTABLE TOILET AT YARDWA	09/03/2020	90.00	.00		241-00-62100 Contracted Services
Total PATS SERVICES INC.:					90.00	.00		
<b>PAUL CONWAY SHIELDS</b>								
1466	PAUL CONWAY SHIELDS	0462555-IN	REPLACEMENT BOOTS - R. LEI	09/04/2020	430.00	.00		100-35-64070 Work Supplies
Total PAUL CONWAY SHIELDS:					430.00	.00		
<b>PAYNE &amp; DOLAN, INC.</b>								
1474	PAYNE & DOLAN, INC.	1701000	GRAVEL 3/4"TB	09/03/2020	2,599.33	.00		400-41-65080 Road Improvements
1474	PAYNE & DOLAN, INC.	1702325	GRAVEL 3/4"TB	09/10/2020	2,423.69	.00		400-41-65080 Road Improvements
Total PAYNE & DOLAN, INC.:					5,023.02	.00		
<b>PHYSICIANS MUTUAL</b>								
1017	PHYSICIANS MUTUAL	17-1036 RFND	REFUND INSURANCE OVERPA	09/15/2020	92.55	.00		100-00-46230 Ambulance/EMS Fees
Total PHYSICIANS MUTUAL:					92.55	.00		
<b>PROFESSIONAL SERVICES GROUP, INC.</b>								
4723	PROFESSIONAL SERVICES GR	CRCHD082020	AUG-20; CONTRACTED CONTA	09/14/2020	27,749.05	.00		200-72-62100 Contracted Services
Total PROFESSIONAL SERVICES GROUP, INC.:					27,749.05	.00		
<b>PRUITT, EKES &amp; GEARY, SC</b>								
1534	PRUITT, EKES & GEARY, SC	2555	ATTORNEY - LEGAL	09/04/2020	9,301.90	.00		100-90-61100 Attorney Fees
1534	PRUITT, EKES & GEARY, SC	2555	MUNI PROSECUTION	09/04/2020	4,092.20	.00		100-90-61110 Attorney - Municipal Court
1534	PRUITT, EKES & GEARY, SC	2555	JOINT PARKS	09/04/2020	4,471.40	.00		222-00-61000 Professional Services
1534	PRUITT, EKES & GEARY, SC	2555	DEVELOPER REIMBURSABLE	09/04/2020	3,355.35	.00		100-23163-024 KDS Construction Services Inc.

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	GL Account and Title
1534	PRUITT, EKES & GEARY, SC	2555	SACCO TID 3 PROBIO	09/04/2020	142.20	.00		413-00-61000 Professional Services
1534	PRUITT, EKES & GEARY, SC	2555	TID #5	09/04/2020	521.40	.00		415-00-61000 Professional Services
1534	PRUITT, EKES & GEARY, SC	2555	DEVELOPER REIMBURSABLE -	09/04/2020	63.20	.00		100-23163-024 KDS Construction Services Inc.
Total PRUITT, EKES & GEARY, SC:					21,947.65	.00		
<b>QUADINET FINANCE USA INC</b>								
3898	QUADINET FINANCE USA INC	7900 0440 805	POSTAGE & FLEX PROTECTIO	08/31/2020	2,020.00	.00		100-13-64040 Postage & Shipping
Total QUADINET FINANCE USA INC:					2,020.00	.00		
<b>RACINE COUNTY</b>								
1548	RACINE COUNTY	20-CRCHD-10	CARES-TESTING; COVD19 NEX	09/10/2020	186.48	.00		200-72-64060 Copying & Printing
1548	RACINE COUNTY	20-CRCHD-11	CARES-TESTING; WING MISSIO	09/10/2020	10.98	.00		200-72-64060 Copying & Printing
1548	RACINE COUNTY	20-CRCHD-12	CARES-TESTING; WING MISSIO	09/10/2020	65.88	.00		200-72-64060 Copying & Printing
1548	RACINE COUNTY	20-CRCHD-9	CARES-TESTING; WING MISSIO	09/10/2020	73.20	.00		200-72-64060 Copying & Printing
Total RACINE COUNTY:					336.54	.00		
<b>RACINE COUNTY CLERK</b>								
1552	RACINE COUNTY CLERK	2020 PARTISA	PUBLICATION	09/01/2020	350.00	.00		100-12-64010 Notifications/Publications
1552	RACINE COUNTY CLERK	2020 PARTISA	PROGRAMMING & WISVOTE	09/01/2020	2,700.00	.00		100-12-62100 Contracted Services
1552	RACINE COUNTY CLERK	2020 PARTISA	BALLOTS, SUPPLIES & MISC.	09/01/2020	120.34	.00		100-12-64030 Office Supplies
1552	RACINE COUNTY CLERK	2020 PARTISA	BALLOTS, SUPPLIES & MISC.	09/01/2020	120.35	.00		100-12-64010 Notifications/Publications
Total RACINE COUNTY CLERK:					3,290.69	.00		
<b>RACINE COUNTY VISITORS BUREAU</b>								
1573	RACINE COUNTY VISITORS BU	JULY 2020 RM	JULY 2020 ROOM TAX	09/14/2020	23,338.07	.00		100-00-41210 Room Taxes
Total RACINE COUNTY VISITORS BUREAU:					23,338.07	.00		
<b>RACINE RECOVERY</b>								
1568	RACINE RECOVERY	9213	#209 TOW BILL	08/28/2020	95.00	.00		100-30-63300 Vehicle Repairs & Maintenance
Total RACINE RECOVERY:					95.00	.00		
<b>RDS TRUCK SERVICE INC.</b>								
1603	RDS TRUCK SERVICE INC.	00048904	AXEL SHAFT	08/17/2020	558.47	.00		100-41-63300 Vehicle Repairs & Maintenance
1603	RDS TRUCK SERVICE INC.	00048976	TANK STRAP #18	09/04/2020	474.95	.00		100-41-63300 Vehicle Repairs & Maintenance
1603	RDS TRUCK SERVICE INC.	00048983	GASKET #44	09/04/2020	61.09	.00		100-41-63300 Vehicle Repairs & Maintenance
1603	RDS TRUCK SERVICE INC.	00048990	REAR END SEAL #43	09/08/2020	117.08	.00		100-41-63300 Vehicle Repairs & Maintenance
1603	RDS TRUCK SERVICE INC.	00049010	FILTERS	09/10/2020	87.62	.00		100-41-63300 Vehicle Repairs & Maintenance
1603	RDS TRUCK SERVICE INC.	00049024	MUFFLER STRAPS	09/11/2020	53.34	.00		100-41-63300 Vehicle Repairs & Maintenance

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	GL Account and Title
Total RDS TRUCK SERVICE INC.:					1,352.55	.00		
<b>RELIANT FIRE APPARATUS</b>								
1619	RELIANT FIRE APPARATUS	CI1002156	Q10 REPLACEMENT REAR SHO	09/04/2020	415.88	.00		100-35-63300 Vehicle Repairs & Maintenance
Total RELIANT FIRE APPARATUS:					415.88	.00		
<b>ROSE PEST SOLUTIONS</b>								
1701	ROSE PEST SOLUTIONS	2619255	QUARTERLY EXTERIOR PEST S	09/15/2020	78.00	.00		100-43-62100 Contracted Services
1701	ROSE PEST SOLUTIONS	2619256	QUARTERLY PEST CONTROL --	09/15/2020	78.00	.00		100-43-62100 Contracted Services
1701	ROSE PEST SOLUTIONS	2619257	EXTERIOR PEST CONTROL - VI	09/16/2020	78.00	.00		100-43-64240 Building Repairs & Maintenance
Total ROSE PEST SOLUTIONS:					234.00	.00		
<b>SAFEbuilt LLC</b>								
1733	SAFEbuilt LLC	0071615-IN	PERMIT#20CAL-PR00001/ 4959	08/31/2020	675.00	.00		100-40-61000 Professional Services
Total SAFEbuilt LLC:					675.00	.00		
<b>SHRED-IT USA</b>								
1800	SHRED-IT USA	8180346289	PAPER SHREDDING SERVICES	08/22/2020	15.59	.00		100-30-62100 Contracted Services
Total SHRED-IT USA:					15.59	.00		
<b>SME SEASONAL SERVICES LLC</b>								
1813	SME SEASONAL SERVICES LL	5491	MOWING SERVICES - VILLAGE	09/03/2020	252.00	.00		100-43-62100 Contracted Services
1813	SME SEASONAL SERVICES LL	5517	MOWING SERVICES (GORNEY,	08/29/2020	1,800.01	.00		221-00-62700 Grounds Services
1813	SME SEASONAL SERVICES LL	5517	MOWING SERVICES (CALEDON	08/29/2020	633.33	.00		220-00-62700 Grounds Services
1813	SME SEASONAL SERVICES LL	5518	MOWING SERVICES (GORNEY	08/29/2020	300.00	.00		221-00-62700 Grounds Services
1813	SME SEASONAL SERVICES LL	5525	WEED COMM. CHGS (ADMIN &	08/29/2020	611.23	.00		100-90-62100 Contracted Services
1813	SME SEASONAL SERVICES LL	5529	WEED CUTTING CHARGES 8/21	09/02/2020	360.00	.00		100-90-62100 Contracted Services
Total SME SEASONAL SERVICES LLC:					3,956.57	.00		
<b>SOUND SPECIALTY COMPANY</b>								
1817	SOUND SPECIALTY COMPANY	1545	BOARD ROOM AUDIO UPGRAD	09/16/2020	2,756.00	.00		400-90-65060 IT Infrastructure
1817	SOUND SPECIALTY COMPANY	1546	BOARD ROOM AUDIO UPGRAD	09/16/2020	330.00	.00		400-90-65060 IT Infrastructure
Total SOUND SPECIALTY COMPANY:					3,086.00	.00		
<b>SUCCESS PLUMBING, INC.</b>								
1904	SUCCESS PLUMBING, INC.	33840	FIX TOILET LOCACTED NEAR B	09/09/2020	148.90	.00		222-00-64240 Building Repairs & Maintenance

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	GL Account and Title
Total SUCCESS PLUMBING, INC.:					148.90	.00		
<b>U. S. CELLULAR</b>								
2026	U. S. CELLULAR	393833187	CURRENT & PAST DUE CELL P	09/06/2020	1,644.43	.00		100-43-64150 Communication Services
Total U. S. CELLULAR:					1,644.43	.00		
<b>ULINE</b>								
2030	ULINE	123870509	BAGS AND TUBES FOR EVIDEN	09/02/2020	259.10	.00		100-30-64070 Work Supplies
Total ULINE:					259.10	.00		
<b>VISUAL COMMUNICATIONS AND FLEET LLC</b>								
2088	VISUAL COMMUNICATIONS AN	168	#211 INSTALL RADAR UNIT	06/09/2020	232.00	.00		100-30-63300 Vehicle Repairs & Maintenance
Total VISUAL COMMUNICATIONS AND FLEET LLC:					232.00	.00		
<b>VON BRIESEN &amp; ROPER SC</b>								
2091	VON BRIESEN & ROPER SC	331334	ERIE ST. TID #5 PROF. SERVICE	09/09/2020	3,655.00	.00		415-00-61000 Professional Services
Total VON BRIESEN & ROPER SC:					3,655.00	.00		
<b>WDATCP</b>								
2465	WDATCP	CRCHD 3551-	2019-2020 STATE EH TATTOO F	09/14/2020	116.50	.00		200-24200-000 Due To State
Total WDATCP:					116.50	.00		
<b>WDATCP-DFRS</b>								
2455	WDATCP-DFRS	CRCHD-3550	2019-2020 REIMBURSEMENT O	09/14/2020	12,956.00	.00		200-24200-000 Due To State
Total WDATCP-DFRS:					12,956.00	.00		
<b>WEA TRUST</b>								
1079	WEA TRUST	18-1609 RFND	INSURANCE OVERPAYMENT R	09/15/2020	15.36	.00		100-00-46230 Ambulance/EMS Fees
Total WEA TRUST:					15.36	.00		
Grand Totals:					293,484.08	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	GL Account and Title
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Dated: \_\_\_\_\_

Village President: \_\_\_\_\_

Village Board: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Village Clerk: \_\_\_\_\_

**RESOLUTION NO. 2020-80**

**RESOLUTION OF THE VILLAGE BOARD OF THE VILLAGE OF CALEDONIA  
APPROVING AN AMENDED DEVELOPMENT AGREEMENT FOR THE PROBIO  
DEVELOPMENT**

The Village Board of the Village of Caledonia, Racine County, Wisconsin do resolve as follows:

**WHEREAS**, on March 15, 2019, the Village and Probio RE LLC and Centro Sperimentale Del Latte USA Inc. (together, “the Company”) entered into an agreement (“Original Agreement”) for the development of a new business facility on a property located in the Village’s Tax Incremental District No. 3; and,

**WHEREAS**, the Original Agreement required the Company to invest a minimum of \$9 million in the new facility by no later than May 31, 2020 and to obtain substantial completion of the approximately 56,100 square foot facility by that same date; and,

**WHEREAS**, the Company had also agreed in the Original Agreement to a goal of creating at least 31 full-time positions at the new facility by January 1, 2023; and,

**WHEREAS**, for various reasons, the Company was unable to attain its completion and investment guarantees by May 31, 2020, which also pushed back the Company’s hiring timeline, but the Company has now put in place the necessary mechanisms to attain such completion and investment requirements by the end of 2021, which it anticipates will allow it to attain its hiring goals by April 1, 2024.

**NOW, THEREFORE, BE IT RESOLVED THAT** the Village is agreeable to amending the Original Agreement by pushing back the Company’s Substantial Completion deadline, as well as its deadline for creating and retaining new Full-time Positions, all as set forth in the amended agreement attached hereto, which is hereby approved.

Adopted by the Village Board of the Village of Caledonia, Racine County, Wisconsin, this \_\_\_\_ day of September, 2020.

**VILLAGE OF CALEDONIA**

By: \_\_\_\_\_

James R. Dobbs  
Village President

Attest: \_\_\_\_\_

Karie Pope  
Village Clerk

## AMENDED DEVELOPMENT AGREEMENT

THIS AMENDED DEVELOPMENT AGREEMENT ("**Amendment**"), effective as of the date last executed by any party below, is made and entered into by and between **PROBIO RE LLC ("PROBIO")**, a Wisconsin Limited Liability Company and **CENTRO SPERIMENTALE DEL LATTE USA INC. ("CSL")**, a Wisconsin corporation, (PROBIO and CSL, except where the context clearly indicates otherwise, collectively the "**Company**"), and the **VILLAGE OF CALEDONIA**, a municipal corporation located in Racine County, Wisconsin (the "**Village**");

### RECITALS:

A. On or about March 15, 2019, the Village and the Company entered into an agreement ("Original Agreement") for the development of a new business Facility on a Property, described in Exhibit A, which is located in the Village's Tax Incremental District No. 3 (unless otherwise stated, defined terms in this Amendment shall have the same meaning as in the Original Agreement); and,

B. The Original Agreement required the Company to invest a Guaranteed Minimum Investment of \$9 million in, and to obtain Substantial Completion of, the approximately 56,100 square foot Facility by no later than May 31, 2020; and,

C. For various reasons, the Company was unable to attain Substantial Completion of the Facility by May 31, 2020, but has now put in place the necessary mechanisms to attain Substantial Completion of the Facility by the end of 2021; and,

D. Because the Company's was not able to complete construction on the schedule it initially intended, its timeline for adding the anticipated 31 Full-time Positions at the Facility has also been impacted; and,



E. The Village is agreeable to amending the Original Agreement by pushing back the Company's Substantial Completion deadline, as well as its deadline for creating and retaining new Full-time Positions, all subject to the terms and conditions set forth in this Amendment.

**NOW, THEREFORE, FOR GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH THE PARTIES HEREBY ACKNOWLEDGE, IT IS MUTUALLY AGREED AS FOLLOWS:**

1. **Recitals.** The above recitals are true and correct and are incorporated herein by reference.

2. **Substantial Completion Date.** The Company shall attain Substantial Completion of the Facility by no later than December 31, 2021. All other requirements of the Original Agreement pertaining to the Facility remain in effect, including, without limitation, the required approximate size of the Facility and the Company's required \$9 million Guaranteed Minimum Investment in the Facility. "Substantial Completion" is amended to mean "attainment of an occupancy permit for the Facility and an investment of the Guaranteed Minimum Investment in the Facility by no later than December 31, 2021."

3. **Development Incentive.** Provided that the Company has attained Substantial Completion of the Facility by December 31, 2021, and is otherwise in compliance with the terms of the Original Agreement, the Village will begin paying the Company Development Incentive in 2022, rather than 2021 as in the Original Agreement. Any Property Tax Increment generated by the Property prior to 2022 shall be retained by the Village exclusively. The formula, logistics, and conditions pursuant to which Development Incentive shall be paid to the Company beginning in 2022 under this Amendment shall be the same as under the Original Agreement, although the duration that Development Incentive is payable to the Company under this Amendment is shorter, and hence the maximum possible Development Incentive the Company

could have received under the Original Agreement is reduced, as compared to the Original Agreement, due to the one-year delay reflected in this Amendment. For the avoidance of any confusion, while the date on which the Village will begin paying the Company Development Incentive is one year later under this Amendment than under the Original Agreement, the date by which Development Incentive shall cease being paid by the Village to the Company is unchanged. The Bond pursuant to which the Village will pay Development Incentive to the Company is hereby amended to reflect this Amendment's one-year delay in Development Incentive payment onset and changes to the definitions of defined terms used in the Bond.

**4. Job Creation and Retention.** The date on which the number of Full-time Positions maintained by the Company at the Facility shall first be calculated is amended from January 1, 2023 to April 1, 2024, and the Company's Annual Reporting Date shall be each April 1<sup>st</sup> thereafter. Any Development Incentive to which the Company is otherwise due shall not be impacted by the number of Full-time Positions at the Facility before April 1, 2024. Beginning on April 1, 2024, the amount of Development Incentive otherwise payable to the Company shall be reviewed annually and determined as set forth in the Original Agreement, and specifically subject to the reduction schedule set forth in Exhibit C thereto.

**5. Reminder of Original Agreement Unchanged.** Except as set forth in this Amendment, the Original Agreement is unchanged and remains in full force and effect according to its own terms.

**[SIGNATURE PAGES FOLLOW]**

**PROBIO RE LLC**

By: \_\_\_\_\_

\_\_\_\_\_  
Name Title

Attest: \_\_\_\_\_

\_\_\_\_\_  
Name Title

**CENTRO SPERIMENTALE DEL LATTE  
USA INC.**

By: \_\_\_\_\_

\_\_\_\_\_  
Name Title

Attest: \_\_\_\_\_

\_\_\_\_\_  
Name Title

**VILLAGE OF CALEDONIA**

By \_\_\_\_\_  
James Dobbs, Village President

Attest: \_\_\_\_\_  
Karie Pope, Village Clerk

**RESOLUTION NO. 2020-81**

**RESOLUTION AUTHORIZING HORTON GROUP TO REMAIN AS THE BROKER**

**WHEREAS**, the Village of Caledonia approved Resolution 2017-123 to partner with Horton as the Broker for the Village's health, dental, vision and life insurance plans for three years; and

**WHEREAS**, the contract is up for renewal and Village Staff recognizes the Value and benefit to all employees to continue the partnership with Horton as our Broker; and

**WHEREAS**, the Finance Committee of the Caledonia Village Board has reviewed the Agreement and recommends approving the Fee Agreement **Exhibit A**;

**NOW, THEREFORE, BE IT RESOLVED** by the Caledonia Village Board that the Village will approve the Fee Agreement to renew Horton's contract for another 3 years.

**NOW, THEREFORE, BE IT FURTHER RESOLVED** by the Caledonia Village Board that the Village President and Village Clerk are authorized to execute the Fee Agreement necessary to implement this resolution.

Adopted by the Village Board of the Village of Caledonia, Racine County, Wisconsin, this \_\_\_\_\_ day of September, 2020.

VILLAGE OF CALEDONIA

By: \_\_\_\_\_  
James R Dobbs, Village President

Attest: \_\_\_\_\_  
Karie Pope, Village Clerk

# Village of Caledonia Fee Agreement



This Agreement is made this 17<sup>th</sup> day of September, 2020, between VILLAGE OF CALEDONIA of Caledonia, WI, 53402, hereinafter referred to as the "THE COMPANY", and THE HORTON GROUP, INC. of 10320 Orland Parkway, Orland Park, IL 60467 hereinafter referred to as "Horton".

WHEREAS, Horton, together with its affiliated entities (its "Affiliates" ), operates insurance agencies and related businesses which procure numerous lines and types of insurance products and provide various related services to accounts located throughout the areas of the United States in which Horton and such Affiliates may operate, from time to time; and

WHEREAS, THE COMPANY desires to engage Horton to provide certain benefit services in exchange for the fees as outlined in this Agreement.

NOW, THEREFORE, the parties hereto agree as follows:

1. The term of this Agreement shall commence as of January 1, 2021, and shall remain in effect until January 1, 2024, unless earlier terminated as hereinafter provided. THE TERM OF THIS AGREEMENT SHALL THEREAFTER BE AUTOMATICALLY RENEWED FOR SUCCESSIVE ONE-YEAR PERIODS UNLESS TERMINATED BY EITHER THE COMPANY OR HORTON BY GIVING WRITEN NOTICE OF TERMINATION AT LEAST 90 DAYS IN ADVANCE OF THE RENEWAL DATE.
2. Complete fee structure by insurance policy and service category is illustrated in the attached Fee-Based Pricing Proposal (the "Fee"). The Fee shall be compensation for the services performed by Horton in the attached Fee-Based Pricing Proposal.
3. The Fee is in addition to standard agent commissions normally paid to Horton by the Dental, Vision and Life insurance carriers involved.

The Fee is in lieu of standard agent commissions normally paid to Horton by the medical insurance carriers involved.

Horton may receive additional compensation from the insurance companies or vendors, in the forms of, including but not limited to, contingent commission or bonus commission. Upon request, Horton is pleased to disclose all compensation amounts as well as any other contingent or similar agreements that may be in place.

4. It is understood that this Agreement is open to review at any time by either party. It is also understood that in the event Horton's retention is terminated by THE COMPANY within 90 days of the inception of applicable insurance policy or contract, all unearned amounts of the Fee previously paid to Horton will be refunded to THE COMPANY based on a pro rata calculation on the effective date of termination. It is also understood that in the event Horton's retention is terminated by THE COMPANY after 90 days of the inception of the applicable insurance policy or contract, the Fee outlined in this Agreement is fully earned and shall become immediately due and payable.
5. This Agreement covers only those specifically listed services above and only those operations currently insured by the insurance program to be serviced under this agreement. Any extra fees for additional services requested or required by THE COMPANY shall be separately negotiated.

The Horton Group

# Village of Caledonia Fee Agreement

By: \_\_\_\_\_

By: Kenneth Olson

Name: \_\_\_\_\_

Name: Kenneth Olson

Its: \_\_\_\_\_

Its: Division President

Date: \_\_\_\_\_

Date: 9/17/20

The Horton Group is an Equal Employment Opportunity Employer

The Horton Group

# Village of Caledonia Fee Agreement

## VILLAGE OF CALEDONIA / THE HORTON GROUP Fee-Based Pricing Proposal

Our proposed service charges are as follows:

Core Services	Billing
Benefit Consulting and Brokerage Support Benefit Plan Marketing Plan Installation Local Enrollment Meetings Document Review and Compliance Ongoing Administrative Client and Employee Customer Service	Annual Fee of \$50,000 to be billed quarterly in equal installments of \$12,500 per quarter.
Financial	
Mid-Year Plan Performance -Benchmark Reporting and Reviews (with standard data provided by carriers)	<i>Included in Core Services</i>
Open Enrollment	
Onsite Group Enrollment (major locations)	<i>Included in Core Services</i>

Insurance / Risk Advisory / Employee Benefits

**HORTON**

Insurance / Risk Advisory / Employee Benefits

**HORTON**



# Village of Caledonia Fee Agreement

## Scope of Services Village of Caledonia

- A. Evaluation of the cost-effectiveness of The COMPANY's health benefit plans.
- B. Evaluation of health care benefits that could be added, modified, or deleted and the estimated impact on monthly premiums.
- C. Identification of new program alternatives and plan structure (i.e. deductibles, co-pays, etc.) and the estimated impact on monthly premiums.
- D. Assist The COMPANY with development of premium structures, where applicable.
- E. Serve as the benefits consultant and assist The COMPANY in meeting its contractual obligations with its unions (as applicable), and continued compliance with existing policies and laws.
- F. Review existing benefit plans, policies, data and other records as they pertain to employee benefits, and provide the necessary guidance to make informed benefits decisions.
- G. Assist in the development, evaluation, and selection process of welfare benefit plan request for proposals (RFPs).
- H. Assist in coordinating outside speakers, where applicable, for educational sessions with health committee or employees.
- I. Negotiate all fees with selected vendors.
- J. Negotiate provider contracts.
- K. Provide analysis of claims data, identify trends, and communicate areas of concern.
- L. Assist in revising plan documents or insurance contracts and alert COMPANY staff to changes in applicable laws or regulations.
- M. Assist in the design/development of comprehensive wellness activities geared toward improving employee health and controlling costs.
- N. Assist in education and communications with employees regarding benefits developments as needed.
- O. Provide consultation and advice to Management and Committees as needed.
- P. Attend Committees and Board Meetings as necessary and requested.
- Q. Strategic Planning -assist The COMPANY in planning its current and future employee benefit needs.
- R. Service and Support -assist The COMPANY in resolving issues with the carriers for the welfare benefit plans.
- S. Assist as needed in resolving complex claim issues.
- T. Assist in preparation of materials for open enrollment and present materials to employees.
- U. Benchmarking and Reporting – the selected company will provide The COMPANY with reports and analysis, as available.
- V. Provide other related services as mutually agreed upon by both parties.

**RESOLUTION 2020-82**

**RESOLUTION OF THE VILLAGE BOARD OF THE VILLAGE OF CALEDONIA  
DISALLOWING THE CLAIM OF SAMUEL STULO, DATED AUGUST 18, 2020  
AND FILED WITH THE VILLAGE ON AUGUST 27, 2020, WITH AN INCIDENT  
DATE OF AUGUST 10, 2020**

**WHEREAS**, Samuel Stulo presented an Itemized Notice of Claim in the amount of \$17,000.41 pursuant to Section 893.80, Wis. Stat., dated August 18, 2020 and filed with the Village Assistant Administrator on September 17, 2020, with an incident date of August 10, 2020 ("Bauer Claim");

**NOW THEREFORE, BE IT RESOLVED** that the Village Board of the Village of Caledonia disallows the Bauer Claim pursuant to Section 893.80, Wis. Stat., dated August 18, 2020 and filed with the Village on September 17, 2020 with an incident of August 10, 2020, and that the Village Clerk is directed to provide written notice of disallowance as required by Section 893.80(1g), Wis. Stat. and without waiving any and all other defenses, procedural and substantive, of the Village as allowed by law.

Adopted by the Village Board of the Village of Caledonia, Racine County, Wisconsin, this \_\_\_\_ day of September, 2020.

**VILLAGE OF CALEDONIA**

By: \_\_\_\_\_  
James R. Dobbs  
Village President

Attest: \_\_\_\_\_  
Karie Pope  
Village Clerk

**RESOLUTION 2020-83**

**RESOLUTION OF THE VILLAGE BOARD OF THE VILLAGE OF CALEDONIA  
DISALLOWING THE CLAIM OF YANNA LUGO SANCHEZ, DATED AUGUST 25,  
2020 AND FILED WITH THE VILLAGE ON AUGUST 25, 2020, WITH AN  
INCIDENT DATE OF AUGUST 10, 2020**

**WHEREAS**, Yanna Lugo Sanchez presented an Itemized Notice of Claim in the amount of \$4,173.45 pursuant to Section 893.80, Wis. Stat., dated August 25, 2020 and filed with the Village Clerk on August 25, 2020, with an incident date of August 10, 2020 ("Sanchez Claim");

**NOW THEREFORE, BE IT RESOLVED** that the Village Board of the Village of Caledonia disallows the Sanchez Claim pursuant to Section 893.80, Wis. Stat., dated August 25, 2020 and filed with the Village on August 25, 2020 with an incident date of August 10, 2020, and that the Village Clerk is directed to provide written notice of disallowance as required by Section 893.80(1g), Wis. Stat. and without waiving any and all other defenses, procedural and substantive, of the Village as allowed by law.

Adopted by the Village Board of the Village of Caledonia, Racine County, Wisconsin, this \_\_\_\_ day of September, 2020.

**VILLAGE OF CALEDONIA**

By: \_\_\_\_\_

James R. Dobbs  
Village President

Attest: \_\_\_\_\_

Karie Pope  
Village Clerk

**RESOLUTION 2020-84**

**RESOLUTION OF THE VILLAGE BOARD OF THE VILLAGE OF CALEDONIA  
DISALLOWING THE CLAIM OF THOMAS BAUER, DATED AUGUST 25, 2020  
AND FILED WITH THE VILLAGE ON AUGUST 27, 2020, WITH AN INCIDENT  
DATE OF AUGUST 10, 2020**

**WHEREAS**, Thomas Bauer presented an Itemized Notice of Claim in the amount of \$5,846.32 pursuant to Section 893.80, Wis. Stat., dated August 25, 2020 and filed with the Village Clerk on August 27, 2020, with an incident date of August 10, 2020 ("Bauer Claim");

**NOW THEREFORE, BE IT RESOLVED** that the Village Board of the Village of Caledonia disallows the Bauer Claim pursuant to Section 893.80, Wis. Stat., dated August 25, 2020 and filed with the Village on August 27, 2020 with an incident of August 10, 2020, and that the Village Clerk is directed to provide written notice of disallowance as required by Section 893.80(1g), Wis. Stat. and without waiving any and all other defenses, procedural and substantive, of the Village as allowed by law.

Adopted by the Village Board of the Village of Caledonia, Racine County, Wisconsin, this \_\_\_\_ day of September, 2020.

**VILLAGE OF CALEDONIA**

By: \_\_\_\_\_  
James R. Dobbs  
Village President

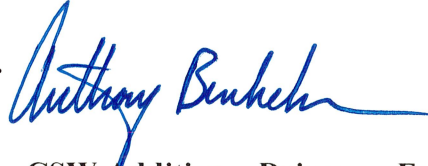
Attest: \_\_\_\_\_  
Karie Pope  
Village Clerk

## MEMORANDUM

**DATE:** Thursday, September 17, 2020

**TO:** Village Board

**FROM:** Anthony A. Bunkelman P.E.  
Utility Director



**RE:** Central Storage Warehouse – CSW Addition – Driveway Encroachment on Storm Sewer & Watermain Easement Variance Request

### BACKGROUND INFORMATION

Tracy Brown P.E. of JSD Professional Services has submitted a Site Grading Plan for the Central Storage Warehouse Addition. Central Storage Warehouse is located at 12725 4 Mile Road and the proposed addition is located immediately South of the existing building. The project involves the construction of a 51,750 square foot building addition with loading docks and driveway expansion.

In early discussions with CSW and JSD, it was identified that in order to make this project viable for CSW, the building addition would need to have a minimum of 8 loading docks. The addition is currently proposed to have 7 loading docks on the West side of the addition and 1 loading dock on the East side of the addition. CSW made the addition fit close (1.2') to the building setback line, which is 40' from the South property line. In order to access the facility by means of a second access from Road B, the driveway was proposed to encroach on the Storm Sewer & Watermain Easement. Currently there is a Storm Sewer and a Watermain stub located in the Easement.

It is not anticipated that there will be a conflict with the driveway encroaching over the storm sewer and the watermain is not installed and can be shifted to the South with an expanded Watermain Easement from WisPark. The Village has been in discussion with WisPark on the Watermain Easement and is currently working on a revised Watermain Easement for this area and a watermain loop from DeBack Lane.

### RECOMMENDATION

**Move to approve a driveway encroachment in the Storm Sewer & Watermain Easement for Central Storage Warehouse – CSW Addition subject to the following:**

- 1. Central Storage Warehouse enters into a Driveway Encroachment Agreement with the Caledonia Utility District and the Village of Caledonia.**
- 2. Central Storage Warehouse obtains written permission from WisPark to perform work on the abutting property to the South.**

CLIENT:



CLIENT ADDRESS:

PROJECT:  
**CENTRAL STORAGE & WAREHOUSE CALEDONIA**

PROJECT LOCATION:  
**VILLAGE OF CALEDONIA  
RACINE COUNTY, WI**

PLAN MODIFICATIONS:

#	Date:	Description:
1	06/29/2020	BSO APPLICATION PLANS
2	07/21/2020	VILLAGE RESUBMITTAL
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Design/Drawn: JJS  
Approved: TJB

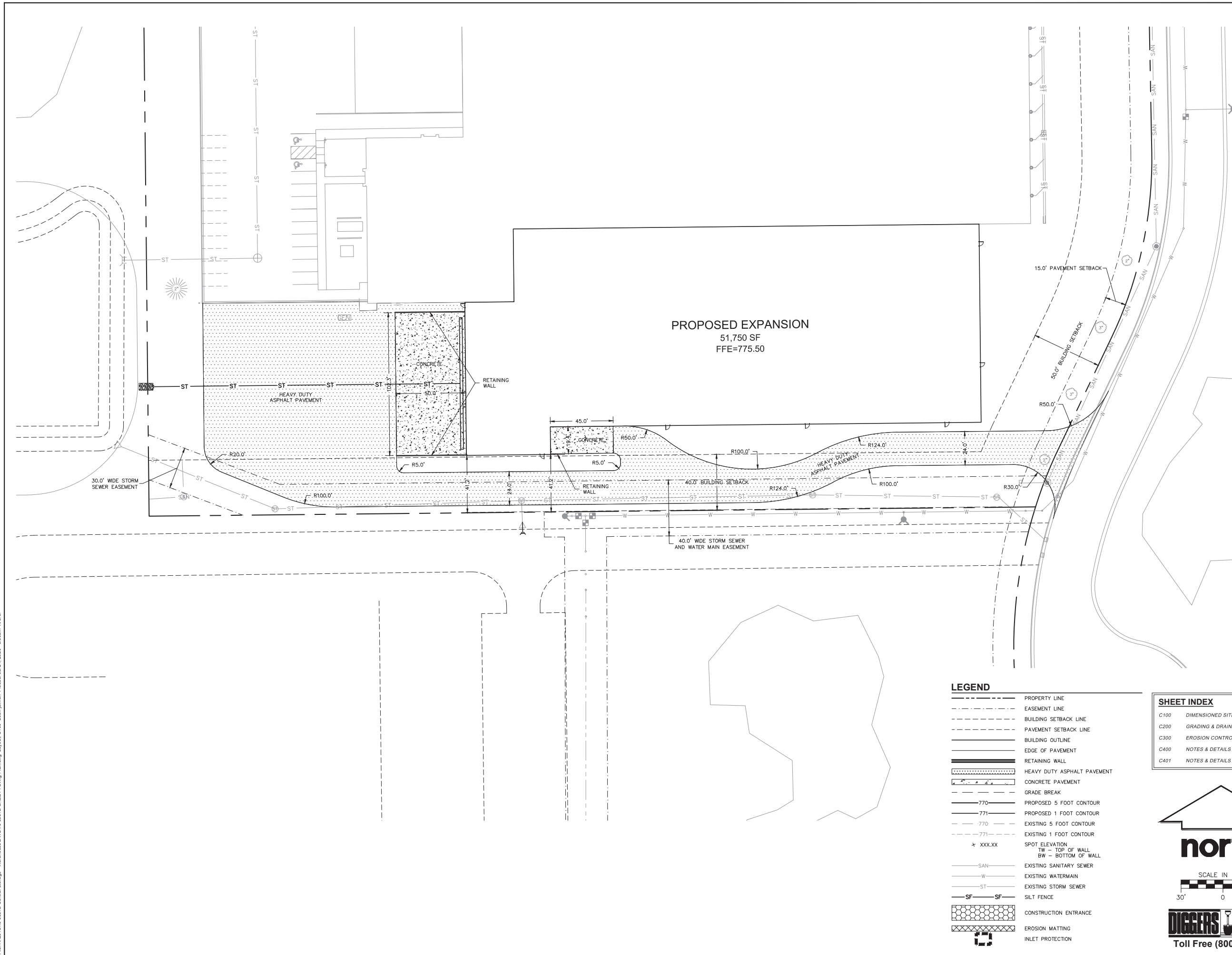
SHEET TITLE:  
**DIMENSIONED SITE & PAVING PLAN**

SHEET NUMBER:

**C100**

JSD PROJECT NO.:

18-8537B



**LEGEND**

- PROPERTY LINE
- - - EASEMENT LINE
- - - BUILDING SETBACK LINE
- - - PAVEMENT SETBACK LINE
- - - BUILDING OUTLINE
- EDGE OF PAVEMENT
- RETAINING WALL
- HEAVY DUTY ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- GRADE BREAK
- 770--- PROPOSED 5 FOOT CONTOUR
- 771--- PROPOSED 1 FOOT CONTOUR
- 770--- EXISTING 5 FOOT CONTOUR
- 771--- EXISTING 1 FOOT CONTOUR
- \* XXX.XX SPOT ELEVATION  
TW - TOP OF WALL  
BW - BOTTOM OF WALL
- SAN — EXISTING SANITARY SEWER
- W — EXISTING WATERMAIN
- ST — EXISTING STORM SEWER
- SF — SF — SILT FENCE
- CONSTRUCTION ENTRANCE
- EROSION MATTING
- INLET PROTECTION

**SHEET INDEX**

- C100 DIMENSIONED SITE & PAVING PLAN
- C200 GRADING & DRAINAGE PLAN
- C300 EROSION CONTROL PLAN
- C400 NOTES & DETAILS
- C401 NOTES & DETAILS

north

SCALE IN FEET

**DIGGERS HOTLINE**  
Toll Free (800) 242-8511

File: P:\2018\18-8537B Central Storage - Warehouse\DWG\18-8537B SHEET Paving Plan.dwg Layout: C100 User: jmlon Plotter: Jul 21, 2020 - 8:59am Xref:

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF JSD PROFESSIONAL SERVICES, INC.



# Original Alcohol Beverage Retail License Application

(Submit to municipal clerk.)

For the license period beginning: 7-1-2020 ending: 6-30-2021  
(mm dd yyyy) (mm dd yyyy)

To the Governing Body of the:  Town of } CALEDONIA  
 Village of }  
 City of }

County of RACINE Aldermanic Dist. No. \_\_\_\_\_  
 (if required by ordinance)

Check one:  Individual  Limited Liability Company  
 Partnership  Corporation/Nonprofit Organization

Applicant's Wisconsin Seller's Permit Number <u>456-1030443661-04</u>	
FEIN Number <u>85-1743472</u>	
TYPE OF LICENSE REQUESTED	FEE
<input type="checkbox"/> Class A beer	\$
<input checked="" type="checkbox"/> Class B beer	\$ <u>100</u>
<input type="checkbox"/> Class C wine	\$
<input type="checkbox"/> Class A liquor	\$
<input type="checkbox"/> Class A liquor (cider only)	\$ N/A
<input checked="" type="checkbox"/> Class B liquor	\$ <u>500</u>
<input type="checkbox"/> Reserve Class B liquor	\$
<input type="checkbox"/> Class B (wine only) winery	\$
Publication fee	\$ <u>25</u>
<b>TOTAL FEE</b>	\$ <u>625</u>

Name (individual / partners give last name, first, middle; corporations / limited liability companies give registered name)  
Gund Co's Meet Market Bar and Grill

An "Auxiliary Questionnaire," Form AT-103, must be completed and attached to this application by each individual applicant, by each member of a partnership, and by each officer, director and agent of a corporation or nonprofit organization, and by each member/manager and agent of a limited liability company. List the full name and place of residence of each person.

President / Member Last Name <u>Pankow</u>	(First) <u>Gean</u>	(Middle Name) <u>Marie</u>	Home Address (Street, City or Post Office, & Zip Code) <u>3148 Roberts St Franksville WI 53126</u>
Vice President / Member Last Name <u>Pankow Sr</u>	(First) <u>Colin</u>	(Middle Name) <u>Kyrle</u>	Home Address (Street, City or Post Office, & Zip Code) <u>3148 Roberts St Franksville WI 53126</u>
Secretary / Member Last Name	(First)	(Middle Name)	Home Address (Street, City or Post Office, & Zip Code)
Treasurer / Member Last Name	(First)	(Middle Name)	Home Address (Street, City or Post Office, & Zip Code)
Agent Last Name <u>PANKOW Sr</u>	(First) <u>Colin</u>	(Middle Name) <u>Kyrle</u>	Home Address (Street, City or Post Office, & Zip Code) <u>3148 Roberts St Franksville WI 53126</u>

- Trade Name Gund Co's Meet Mkt Bar & Grill Business Phone Number (262) 886-5175
- Address of Premises 3120 Roberts St Post Office & Zip Code Franksville WI 53126

3. Premises description: Describe building or buildings where alcohol beverages are to be sold and stored. The applicant must include all rooms including living quarters, if used, for the sales, service, consumption, and/or storage of alcohol beverages and records. (Alcohol beverages may be sold and stored only on the premises described.)

70 x 90 Block Building & outside Picnic Area / upstairs Storage

4. Legal description (omit if street address is given above): \_\_\_\_\_

5. (a) Was this premises licensed for the sale of liquor or beer during the past license year? .....  Yes  No

(b) If yes, under what name was license issued? Dons Market Inc. / Gress  
Catering



6. Is individual, partners or agent of corporation/limited liability company subject to completion of the responsible beverage server training course for this license period? **If yes, explain** .....  Yes  No

7. Is the applicant an employe or agent of, or acting on behalf of anyone except the named applicant? .....  Yes  No  
**If yes, explain.**

8. Does any other alcohol beverage retail licensee or wholesale permittee have any interest in or control of this business? **If yes, explain** .....  Yes  No

9. (a) **Corporate/limited liability company applicants only:** Insert state \_\_\_\_\_ and date \_\_\_\_\_ of registration.

(b) Is applicant corporation/limited liability company a subsidiary of any other corporation or limited liability company? **If yes, explain** .....  Yes  No

(c) Does the corporation, or any officer, director, stockholder or agent or limited liability company, or any member/manager or agent hold any interest in any other alcohol beverage license or permit in Wisconsin? **If yes, explain.**  Yes  No

10. Does the applicant understand they must register as a Retail Beverage Alcohol Dealer with the federal government, Alcohol and Tobacco Tax and Trade Bureau (TTB) by filing (TTB form 5630.5d) before beginning business? [phone 1-877-882-3277] .....  Yes  No

11. Does the applicant understand they must hold a Wisconsin Seller's Permit? [phone (608) 266-2776] .....  Yes  No

12. Does the applicant understand that they must purchase alcohol beverages only from Wisconsin wholesalers, breweries and brewpubs? .....  Yes  No

**READ CAREFULLY BEFORE SIGNING:** Under penalty provided by law, the applicant states that each of the above questions has been truthfully answered to the best of the knowledge of the signer. Any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000. Signer agrees to operate this business according to law and that the rights and responsibilities conferred by the license(s), if granted, will not be assigned to another. (Individual applicants, or one member of a partnership applicant must sign; one corporate officer, one member/manager of Limited Liability Companies must sign.) Any lack of access to any portion of a licensed premises during inspection will be deemed a refusal to permit inspection. Such refusal is a misdemeanor and grounds for revocation of this license.

Contact Person's Name (Last, First, M.I.) <i>Patrick Colvin K</i>	Title/Member <i>President</i>	Date <i>9-8-20</i>
Signature <i>Patrick Colvin</i>	Phone Number <i>(202) 977-3579</i>	Email Address <i>Colvin_6030@yuboo.com</i>

**TO BE COMPLETED BY CLERK**

Date received and filed with municipal clerk <i>9-9-20</i>	Date reported to council / board	Date provisional license issued	Signature of Clerk / Deputy Clerk
Date license granted	Date license issued	License number issued	

# Schedule for Appointment of Agent by Corporation / Nonprofit Organization or Limited Liability Company

Submit to municipal clerk.

All corporations/organizations or limited liability companies applying for a license to sell fermented malt beverages and/or intoxicating liquor must appoint an agent. The following questions must be answered by the agent. The appointment must be signed by an officer of the corporation/organization or one member/manager of a limited liability company and the recommendation made by the proper local official.

To the governing body of:  Town  Village of Caledonia County of Racine  
 City

The undersigned duly authorized officer/member/manager of G & C's Meet Mkt Bar & Grill  
(Registered Name of Corporation / Organization or Limited Liability Company)

a corporation/organization or limited liability company making application for an alcohol beverage license for a premises known as G & C's Meet Mkt Bar & Grill  
(Trade Name)

located at 3120 Roberts St Frankville WI 53126

appoints Colin K Pankow SR  
(Name of Appointed Agent)  
3148 Roberts St Frankville WI 53126  
(Home Address of Appointed Agent)

to act for the corporation/organization/limited liability company with full authority and control of the premises and of all business relative to alcohol beverages conducted therein. Is applicant agent presently acting in that capacity or requesting approval for any corporation/organization/limited liability company having or applying for a beer and/or liquor license for any other location in Wisconsin?

Yes  No If so, indicate the corporate name(s)/limited liability company(ies) and municipality(ies).

Is applicant agent subject to completion of the responsible beverage server training course?  Yes  No

How long immediately prior to making this application has the applicant agent resided continuously in Wisconsin? 58 yrs

Place of residence last year 3148 Roberts St Frankville WI 53126

For: G & C's Meet Mkt Bar & Grill  
(Name of Corporation / Organization / Limited Liability Company)

By: Colin K Pankow  
(Signature of Officer / Member / Manager)

Any person who knowingly provides materially false information in an application for a license may be required to forfeit not more than \$1,000.

### ACCEPTANCE BY AGENT

Colin K Pankow SR  
(Print Name of Agent), hereby accept this appointment as agent for the

corporation/organization/limited liability company and assume full responsibility for the conduct of all business relative to alcohol beverages conducted on the premises for the corporation/organization/limited liability company.

Colin K Pankow SR  
3148 Roberts St Frankville WI 53126  
9-8-20  
(Date)

Agent's age 58  
Date of b. 12/28/1961

### APPROVAL OF AGENT BY MUNICIPAL AUTHORITY (Clerk cannot sign on behalf of Municipal Official)

I hereby certify that I have checked municipal and state criminal records. To the best of my knowledge, with the available information, the character, record and reputation are satisfactory and I have no objection to the agent appointed.

Approved on \_\_\_\_\_ by \_\_\_\_\_ Title \_\_\_\_\_  
(Date) (Signature of Proper Local Official) (Town Chair, Village President, Police Chief)