

**Joint Special Village Board and Caledonia Utility District Commission Meeting  
November 15, 2021**

Board Present: Trustee Weatherston, Trustee Stillman, Trustee Wanggaard, Trustee Martin, Trustee Wishau, Trustee McManus, and President Dobbs.

Utility Present: President Howard Stacey, Commissioners: Tony Minto, Michael Pirk and Trustee Lee Wishau.

Absent: Dave Ruffalo, John Strack, and Nicholas Sullivan were absent.

Staff/Others: Also present were Administrator Kathy Kasper, HR Manager Michelle Tucker, Finance Director Bane Thomey, Director of Public Services Anthony Bunkelman, Engineer Ryan Schmidt, Utility Manager Robert Lui, Utility District Attorney John Bjelajac, Attorney Elaine Ekes and Attorney Alan Marcuvitz.

**1. Call the meeting to order**

President Dobbs called the meeting to order at 4:47 p.m., at the Caledonia Village Hall, 5043 Chester Lane.

**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 the request from CCM-Caledonia, LLC and Cardinal Capital Management, Inc. to modify the Loan Agreement for the Water's Edge Development in TID #5.**

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

Trustee Weatherston – aye	Trustee Martin – aye
Trustee Stillman – aye	Trustee McManus – aye
Trustee Wishau – aye	President Dobbs – aye

Motion carried unanimously.

Trustee Wanggaard arrived at 4:47 PM after roll call was taken.

**3. The VILLAGE BOARD reserves the right to go back into OPEN SESSION, and possibly take action on the items discussed during the closed session.**

Motion by Trustee Stillman to reconvene into open session. Seconded by Trustee Martin. Motion carried unanimously.

**4. Adjournment of the solely Village Board portion of special meeting.**

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

**5. Call to Order of JOINT MEETING OF THE VILLAGE BOARD AND VILLAGE UTILITY DISTRICT COMMISSION.**

President Dobbs and President Stacey called the meeting to order at 4:58 p.m., at the Caledonia Village Hall, 5043 Chester Lane.

**6. The VILLAGE BOARD AND UTILITY DISTRICT COMMISSION will take up motions to go into CLOSED**

**SESSION, for the following purpose Pursuant to s. 19.85(1)(g), Wis. Stat. conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it may become involved, specifically with respect to the provision and receipt of sanitary sewer service AND Pursuant to s. 19.85(1)(g), Wis. Stat. conferring with legal counsel for the governmental who is rendering oral or written advice concerning strategy to be adopted by the Village with respect to threatened litigation in which it may become involved, specifically as it relates to the Sanitary Sewer Billing Charges for the Windpoint Apartment Complex, located at the Northwest corner of 3 Mile Road and North Main Street.**

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

Trustee Weatherston – aye                      Trustee Martin – aye  
Trustee Stillman – aye                      Trustee McManus – aye  
Trustee Wishau – aye                      Trustee Wanggaard – aye  
President Dobbs – aye

Motion carried unanimously.

Motion by President Stacy to go into closed session. Seconded by Commissioner Pirk.

Commissioner Minto – aye                      Commissioner Pirk – aye  
President Stacey – aye                      Trustee Wishau – aye

Motion carried unanimously.

**7. The VILLAGE BOARD AND UTILITY DISTRICT COMMISSION shall then go back into OPEN SESSION and possibly take action on the items discussed during the closed session.**

Motion by Trustee Stillman to reconvene into open session. Seconded by Trustee Weatherston. Motion carried unanimously.

Motion by Trustee Martin to authorize for Attorney Bjelajac on behalf of the Village to retain Lawrie Kobza as representation subject to Board approval of the contract. Seconded by Trustee Wishau. Motion carried unanimously.

**8. Discussion of Sewer Connection Fee.**

The Utility Commission has reviewed these fees and forwarded to the Board for review and thoughts on how to move forward. The Board asked staff to bring the updated study back in a presentation for further review.

**9. Adjournment of Special meeting and move to the next scheduled meeting as posted.**

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

Motion by Commissioner Minto to adjourn. Seconded by Pirk. Motion carried unanimously.

Adjourned at 6:15 p.m.

Respectfully submitted,

Joslyn Hoeffert  
Village Clerk