

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

Absent none.

Staff/Others: Village Administrator Tom Christensen, Utility Director Anthony Bunkelman and Finance Director Kathy Kasper. Attorney John Bjelajac was also present.

1. Call the meeting to order

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

2. Roll Call/Introductions

3. Public Hearing Items

3A. Proposed Special Assessments for a Sanitary Sewer and Watermain Construction Project Along 4 Mile Road in the Village of Caledonia, Wisconsin

Bunkelman explained the purpose of tonight's Public Hearing and a brief history of the meetings held about this assessment. A PowerPoint presentation was included in the meeting packet that was presented for the Public Hearing. A summary of the assessments was presented, including the extensions, estimate costs and the responsibility of that cost, assessable and non-assessable portions,

Public Hearing Opened 6:24 p.m.

President Dobbs asked three times if anyone wanted to speak in favor of this proposal.

In favor:

None.

President Dobbs asked if anyone wanted to speak against this proposal.

Against:

Bill Hurtienne 13510 4 Mile Road, prior to this Public Hearing he sent a letter to the Trustees regarding his feelings regarding the proposal. He stated that by the time this project is over it will cost them \$50,000. He is retired, on a fixed income and this would put a big dent in their retirement plans. He has one of the smallest lots; although they are being assessed the same, he felt a bigger property would be able to absorb more of the cost better than him. His property is assessed at \$169,000, and this special assessment would amount to 30% of his property value. Hurtienne spoke of last meeting and hoped for some relief from the Village Board from what they are asking to pay. He felt that did not happen and wants to know why. He further spoke of options in the newspaper to fund these projects, and one would be to be able to have the cost spread among taxpayers across the village opposed to these residents. He has been a supporter of this method ever since the Village started to put in sewer. He was worried that some of his neighbors would lose their property for something no one asked for and is only here because of the industrial park. Even though this is common practice, he thought this was an opportunity to do something for the Village to stand up for their community and do something right for the residents. He

thought this was going to affect the entire corridor and was worried Bell Road was in worse shape. He did not feel it was right to ask people to sell their properties and cited that one of the assessed residents have had their home for sale for two years with no interest. He also does not feel there is money to be made from the sale of his property and thought the value of these properties has decreased. He thought it was bad enough to have an industrial park there and complained about the semis going by his home, and their exhaust systems rattling pictures on his wall. He initially moved here next to a dairy farm that has now developed into what we have now, which is progress but thought it should not be an undue burden on the property owners. He is asking for a better opportunity to address this assessment and use an option that would help everyone. He felt this was a good opportunity to have everyone pay for development.

Dwight Majeres 13414 4 Mile Road, his biggest complaint is lack of accountability that he has been shown in this project. He felt that no one wanted this or even asked for this and it has been stuffed down their throats. Has had problems with construction and now has issue with water. When the road work was started, he told the crew that the roadbed was sitting on 28 feet of masonry sand and they did not believe him until they discovered it. His home was built on 28 feet of sand. His sump pump has never stopped running since the start of the construction, and he now has a creek running down the side of his home. He complained to staff and was told there was nothing that could be done. He thought that drain tiles have been cut and although he was told they were not cut, he believes they were. Mowing his grass is more difficult now because of all the rocks, sand and hard clay. He felt that the special assessment has made it where he cannot afford to live there and asked where he was supposed to go? He does not have enough money and wondered if he is supposed to give a nursing home the rest of his money? He thought the assessment was bad enough, but he would also need permits to do everything such as closing the well or mound system. He wondered how he could come up with the money, because he is retired and on a fixed income. Social security does not cut it because he was cut 15 years short of work by his employer because of medical retirement. Asked if the city would hire him. He complained about the Highway Department knocking off his mailbox during snow removal and was told he was put on a list that he does not believe exists. He stated he had to fix the mailbox himself. He is not happy with the Village and feels that there is no responsibility or accountability.

Sue Gracyalny 13140 4 Mile, Echoed Bill Hurtienne's feelings, and reiterated that the residents of 4 Mile never asked for this to be implemented. If anyone has asked, she wanted to know who asked for this, because all the residents have come to the Board and said the same thing. Bill Hurtienne has expressed the feelings of many of the 4 Mile residents. Some of the residents could not be present because they are elderly, in poor health, it is late for them to drive and the fear of COVID-19. She stated that these neighbors are standing united and are fighting for what is right. She quoted Jim Dobbs from the last meeting minutes and though he would "see what we will do to give you a better option" and did not feel that was honored because a better option was not presented.

Shirley Lochowitz, 12616 4 Mile Road, she spoke about what other neighbors have said and the article in the newspaper. She has heard comments to sell her home and make a profit, but the issue is that even with the sale of her home, she would need to pay off her mortgage and still pay the assessments. She does not think there is a profit for selling her home because the money is stilling coming from their pockets. She had a neighbor who had to let their home go into foreclosure because they could not afford the assessment.

Dwight Majeres 13414 4 Mile Road, he felt that if the Board wanted to help, they could waive all the permit fees that are necessary in addition to the cost of the special assessment fee. This would help a little bit for those who are forced to do this. The required permits do accumulate to a good chunk of money as well.

President Dobbs asked three times if anyone wanted to speak against this proposal. Being none.

Public Hearing Closed: 6:42p.m.

4. Non-Public Hearing Items

4A. Resolution 2021-56 – Proposed Special Assessments for a Sanitary Sewer and Watermain Construction Project Along 4 Mile Road in the Village of Caledonia, Wisconsin

President Dobbs hoped there would be a less intrusive plan and asked what has changed from last year. Bunkelman explained that the difference presented tonight was in the water portion. There is a 20-year window for a 20-year payment plan, prior it was a diminishing payment plan which means as time goes on you would have less time to pay (5 years pass means you only have 15 years to pay the balance) and the Board felt that was too aggressive.

The Board discussed the possibility of waiving permit fees and what the impact would be as a result on either the Village or the 4 Mile residents. Historically this has never been done and some Trustees wondered how that would impact the properties who were not given a deal on past projects.

President Dobbs allowed for this resident to address the Village Board although the public hearing ended.

Mark Gracyalny, 13140 4 Mile Road, when plumbing is redone in the basement of a single-family home, there is cost associated with the necessary contracted work (such as hooking up laterals). He felt that with all the extra costs it is nearly double the amount, so none of these homeowners will recoup their money with the sale of the properties. He agreed with Dwight and did not consider the extra costs associated with permits, or contractors. He estimated that additional cost to be \$25,000 easily.

The Board speculated on different options for payment, and if the payment could be divided amongst the Village. The payment plan presented tonight is more forgiving than anything offered in the past. It was discussed that it is possible these properties could be rendered unsellable. Assessments in the past have been payable for things like zoning changes (Dunkelow Road in the 90s) whereas this is for an industrial park. Attorney John Bjelajac spoke of past leadership in Dennis Kornwolf and his goal to loop water systems as an effort to not impact homeowners because of the wide effect on property owners opposed to a sign property. Essentially, a phantom assessment was created where a property would only have to pay the assessment if they hooked up to the water. Ever since, it has solely been the property owner's responsibility to let any buyers know during a potential sale. Attorney Bjelajac explained that the proposal tonight is how it has been done in the past and was calculated in the same manner as other special assessments. It is at the Board's discretion to decide on how they might diversify but cautioned on the precedence it may set. The Board further discussed how this might impact future developments and how TID's might be affected.

Motion by Trustee Weatherston to defer the special assessment fees to the TID to provide the residents relief, but connection fees would remain. Seconded by Trustee Martin.

Motion by Trustee Martin to table this topic. Seconded by Trustee Wanggaard.

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

Motion carried, 5/2.

5. Adjournment.

Motion by Trustee Wanggaard to adjourn. Seconded by Trustee Stillman

Motion carried unanimously.

Adjourned at 7:21 p.m.

Respectfully submitted,

Joslyn Hoeffert
Village Clerk