

**NOTICE OF SPECIAL MEETING**  
**Monday, November 15, 2021 at 4:45 p.m.**  
**Caledonia Village Hall – 5043 Chester Lane**

1. Call to Order.
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.
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.
4. Adjournment of the solely Village Board portion of special meeting.
5. Call to Order of **JOINT MEETING OF THE VILLAGE BOARD AND VILLAGE UTILITY DISTRICT COMMISSION**.
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.
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.
8. Discussion of Sewer Connection Fee.
9. Adjournment of Special meeting and move to the next scheduled meeting as posted.

Dated November 12, 2021

Joslyn Hoeffert  
Village Clerk