

**Special Village Board Meeting
May 9th, 2022**

1 - Order

Trustee Wishau called the Special Village Board meeting to order at 6:03 p.m. at the Caledonia Village Hall.

2 - Pledge of Allegiance

3 - Roll Call

Board: Trustee Weatherston, Trustee Wishau, Trustee McManus, Trustee Martin, and Trustee Stillman.

Absent: President Dobbs was excused.

Staff: Also present were Administrator Kathy Kasper, HR Manager Michelle Tucker, Finance Director Wayne Krueger, Development Director Peter Wagner, Director of Public Services Anthony Bunkelman, Engineer Ryan Schmidt, Police Chief Christopher Botsch, and Fire Chief Jeff Henningfeld.

4 – Communications and Announcements

Trustee Wishau announced the untimely passing of Trustee Kevin Wanggaard who had an unrivaled zest for life. He worked hard for the Village and served as Trustee for the last 19 years. He will be sorely missed by many. Trustee Weatherston prepared a heartfelt speech addressing the impact Trustee Wanggaard had on him personally and the Village as a whole. There was a moment of silence in his honor.

4A - Policy Manuel Review Announcement

Tucker explained that she is ready to share the updated policy and send it out to the Trustees for review. This item will be back at the Village Board meeting next week as a Resolution to adopt.

5 – Approval of Minutes

Village Board – April 18th, 2022

Motion by Trustee Martin to approve the Village Board minutes of the following meeting(s) as printed. Seconded by Trustee Weatherston. Motion carried unanimously.

6 – Citizens Reports

Fran Martin, 5630 5 Mile Road, spoke of a movement to help bees survive and thrive underway during May. “No Mow May” encourages people to cut back on mowing their lawns or skip it altogether. She asked those in attendance and the community to join this effort.

7 – Committee Report

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

Village – \$ 338,689.47

US Bank – \$ 34,024.53

Motion by Trustee Martin to approve the A/P checks as presented for \$ 338,689.47.
Seconded by Trustee McManus. Motion carried unanimously.

Motion by Trustee Martin to approve the US Bank listing as presented for \$ 34,024.53.
Seconded by Trustee Weatherston. Motion carried unanimously.

7B - New Class A Combination Liquor License/4 Mile Petro LLC/Trade Name Hometown/600 4 Mile Road/ Mohammad Akntar, Agent

Motion by Trustee Martin to grant a New Class A Combination Liquor License/4 Mile Petro LLC/Trade Name Hometown/600 4 Mile Road/ Mohammad Akntar, Agent.
Seconded by Trustee Weatherston. Motion carried unanimously.

8 – Ordinances and Resolutions

8A – Resolution 2022-41 – Resolution Authorizing The Village Of Caledonia To Enter Into A Development Agreement With TI Investors Of Caledonia LLC For Two Parcels Of Land In Tax Incremental District No. 4

Laura Million, Deputy Director of RCEDC, presented an overview of the new business park proposed in the Village. Million stated that there is increased interest in industrial development along I94 and Highway K, where the Village has invested in sewer and water. This multi-facility development would sit on 92.8 acres, and for up to seven years, there will be approximately 1,600,000 square feet of building space developed. This project would require assistance from the Village.

Rachel Agba, Director of Industrial Acquisitions of Zilber Property Group, explained the history of Zilber and the various segments of the company. The particular site is close to I94, Chicago, and Milwaukee. There are site challenges, and increased costs in construction materials are driving some assistance from the Village.

Million further explained the provisions of the development agreement and what would be included in upfront assistance.

Motion by Trustee Weatherston to approve Resolution 2022-41. Seconded by Trustee Stillman. Motion carried unanimously.

8B – Resolution 2022-42 – Resolution Of The Village Board Of The Village Of Caledonia To Approve Certified Survey Map # _____ ; Parcel ID 104-04-23-20-124-010 – Located In The SE 1/4 Of Section 20, T4N, R23E, Chester Lane, Village Of Caledonia, Racine County, WI – Owner Robert Konecko – Applicant David Wade & Joy Mathein

This property would be split into three parcels and would host duplex homes. Although the applicant was not present, they were aware of the ten conditions and accepted them.

Motion by Trustee Stillman to approve Resolution 2022-42. Seconded by Trustee Weatherston. Motion carried unanimously.

8C – Resolution 2022-43 – A Resolution Of The Village Board Of The Village Of Caledonia Denying An Amendment To A Conditional Use Permit To Include The Operation Of A U-Haul Business With Outdoor Storage Of Vehicles And Trailers Located At 7952 Ush 41, Village Of Caledonia, Racine County, WI; Joy Peter, Applicant, Kidangavil Inc., Owner

This proposal started in November of 2021. The applicant was present, along with Mark Schulz, who represented UHaul. Schulz presented photos to the Board and asked for reconsideration. He further explained modifications that were made to the initial request. The Board discussed why this was denied at the Plan Commission. The applicant would ultimately have to comply with what is being requested by the Plan Commission, or it would continue to be denied.

The Board and the applicant discussed how the applicant could reapply or if the Plan Commission could reconsider it.

Motion by Trustee McManus to refer Resolution 2022-43 back to the Planning Commission. Seconded by Trustee Martin. Motion carried unanimously.

8D – Resolution 2022-44– A Resolution Of The Board Of Trustees Of The Village Of Caledonia Approving A Professional Services Agreement With Clark Dietz, Inc. For Engineering Services

A development team has been assembled to work on a project in TID 4. Counsel has recommended Clark Dietz for Engineering Services. The Traffic Impact Analysis that is required for the construction of Caledonia's Public Safety Building would also be performed by Clark Dietz, who is the consultant for that civil service on the site, which would also be part of the professional services contract.

Trustee Wishau requested that financial notes be attached to these items of this nature and requested Finance meetings be scheduled. The Board discussed how this would be funded.

Motion by Trustee Martin to approve Resolution 2022-44. Seconded by Trustee McManus. Motion carried unanimously.

8E – Resolution 2022-47 – A Resolution Of The Board Of Trustees Of The Village Of Caledonia Approving A Professional Services Agreement With Ehlers For Financial Services As Relates To A Specific Proposed Project Within TID #4

Counsel recommended partnering with Ehlers to provide the financial services for this particular project.

Motion by Trustee Weatherston to approve Resolution 2022-47. Seconded by Trustee Martin. Motion carried unanimously.

8F – Resolution 2022-45 – Resolution Authorizing The Village Of Caledonia To Purchase Licenses, Equipment, And Storage For A Complete Back-Up Solution

An assessment was performed by Ontech, who recommended this solution.

Motion by Trustee Martin to approve Resolution 2022-45. Seconded by Trustee McManus. Motion carried unanimously.

8H – Resolution 2022-46 – Resolution Accepting The Proposal From McMahon Associates, Inc. For A Study For Shared Services Models For Fire/Ems Services

The Village is participating in a study for consolidated services and would share the cost of the study with Sturtevant and Mt. Pleasant. This study would include recommendations on proper staffing levels, station locations, the best model for consolidation for fire/ems services, and financial impacts.

Motion by Trustee Weatherston to approve Resolution 2022-46. Seconded by Trustee Stillman.

The Board discussed the new public safety building, its location in a peak call area, and its effect on consolidated services. This consolidation is for fire only.

Motion carried unanimously.

9 – New Business

9A – Process of filling a Board Vacancy

The Board discussed options for filling the vacancy.

The deadline to submit to the Clerk's office will be June 1st, with a closed session to discuss potential candidates during a closed session meeting on June 6th. Interested candidates will submit a letter of interest, a resume, and nomination papers with 20 signatures. The notice will be posted on 'NeoGov' for online submittals.

10 – Report from Village Administrator

- Welcomed Zilber to the Village! Lots of work went into this process.
- Brokers are being interviewed for the condo development in TID 5. Meetings continue for the 'Ryder' Property.

- Potential infill development continues. Kasper requested Trustee input for parcels that could be included in this proposal.

11 – Adjournment

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

Meeting adjourned at 7:13 p.m.

Respectfully submitted,
Joslyn Hoeffert, Village Clerk