

**Committee of the Whole Meeting  
September 10, 2024**

**1 - Order**

President Weatherston called the Committee of the Whole meeting to order at 6:15 p.m. at the Caledonia Village Hall.

**2 – Roll Call**

**PRESENT:** 7 – President Weatherston, Trustee Stillman, Trustee Martin, Trustee Lambrecht, Trustee Pierce, Trustee McManus, and Trustee Wishau

**ABSENT:** 0

**STAFF:** Interim Administrator/Police Chief Christopher Botsch, Public Services Director Tony Bunkelman, Village Engineer Ryan Schmidt, Finance Director Wayne Krueger, Development Director Peter Wagner, Fire Chief Jeff Henningfeld, Village Attorney Elaine Ekes, Clerk Jennifer Olsen and Deputy Clerk Norgie Montes De Oca-Metzing

**3 – Approval of Minutes**

A motion was made by Trustee Martin to approve the Committee of the Whole minutes of August 27, 2024, seconded by Trustee Stillman. **The motion to carried 7-0.**

**4 – Public Comment**

The following people appeared to speak before the Committee:

1. Ronald Coutts, Kentwood Dr – Concerns about unfinished/undeveloped properties and street assessment notices.

**5 – New Business**

**A. Report and discussion on unfinished property developments**

Staff presented updates on the following properties:

- 601 4 Mile and Erie – Previous project has been cancelled. Property is up for sale and there have been some inquiries. The dumpster has been removed and some site improvements have been made.
- 5 Mile and Hwy 38 – Ongoing issues have been resolved and work should resume shortly
- Chester Lane – Rezoning complete and some site work has been done, foundation cleaned up and project is moving forward
- Water’s Edge – Phase 1A and 1B changes made to scale back the scope of construction. Developer is planning to reuse the gravel that is on site for construction, so it will remain for the time being.

Staff indicated that the Village has ordinances that establish deadlines for completion of projects and expiration of permits. These ordinances do not allow the Village to take over and complete a project. Trustee Martin suggested the possibility of requiring additional bonds to return a site to its prior condition if a

project isn't completed, but also recognized that could make obtaining a permit very expensive. No motions were made and no actions were taken.

**B. 2024 General Fund Budget to Actual Expenditures Report, as of 6/30/2024**

Staff presented on the material provided in the packet.

**C. Resolution Authorizing the Village of Caledonia to transfer funding from a Fire Department Salary account to a Capital Account to purchase additional fire hose and a respirator fit tester**

**Motion by** Trustee Pierce to recommend approval to the Village Board, **seconded by** Trustee McManus. **Motion carried 7-0.**

**D. Resolution Authorizing the Village of Caledonia to transfer funding from a Police Department Salary account to a Capital Account to purchase Axon Enterprise body worn cameras and squad cameras**

**Motion by** Trustee McManus to recommend approval to the Village Board, **seconded by** Trustee Martin. **Motion carried 7-0.**

**E. Discussion on possible change in requirements for entering the Fire Department and offering tuition reimbursement for certificates.**

**Motion by** Trustee Martin to recommend approval to the Village Board, **seconded by** Trustee Lambrecht. **Motion carried 7-0.**

**F. Suggested items to be placed on the next meeting agenda (*with no action*)**

1. Request for a discussion on market indicators for commercial development based on residential rooftops
2. Development update on previous K-Mart building
3. Code enforcement litigation update for the property at 6121 STH 31

**6 – Continuing Business**

None

**7 – Closed Session**

- A.** The Committee of the Whole 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 Caledonia Raymond Cooperative Boundary Agreement; and pursuant to Sec. 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 is or is likely to become involved, **specifically:** to discuss the possible resolution of litigation in Racine County Circuit Case Number 24-CV-0727 - Village of Caledonia v. Kristie Kapke and Mark Mikorski.

**Motion by** Trustee Martin to go into closed session, seconded by Trustee Pierce  
**Motion carried by the following roll call vote:**

**Ayes:** 7 – Weatherston, Martin, Stillman, Lambrecht, Pierce, McManus, and Wishau

**Absent:** 0

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

**Motion by** Trustee McManus to go into open session, seconded by Trustee Pierce. **Motion carried 6-0. Trustee Martin was excused.**

### **8 – Adjournment**

President Weatherston adjourned the meeting at 7:15 p.m.

*Respectfully submitted:*  
*Jennifer Olsen*  
*Village Clerk*