

**Committee of the Whole Meeting
September 24, 2024**

1 - Order

President Weatherston called the Committee of the Whole meeting to order at 6:30 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-Metzinger

3 – Approval of Minutes

A **motion** was made by Trustee Pierce to approve the Committee of the Whole minutes of September 10, 2024, seconded by Trustee Martin. **Motion carried 7-0.**

4 – Public Comment

The following people appeared to speak before the Committee:
None

5 – New Business

A. Request for a discussion on market indicators for commercial development based on residential rooftops

Presenters: Russ Sagomoen and Lee Jaramillo, Developers. The presenters shared their insight on what factors retail businesses and developers consider when investing in a new location. Discussion focused on the Douglas Ave. corridor, which is considered a neighborhood service area or community shopping center rather than a regional commercial center. Key points included:

- Demographic information (mean household income, home price, etc.) and traffic type/count. Additional rooftops will make the Village more attractive to developers.
- When using radius to calculate these factors, Caledonia is limited by the lake, the quarry, and I-94. Using a 5-minute drive time versus the 1, 3, or 5-mile radius would be more accurate.
- A more streamlined and transparent development process which addresses things that are in the Village's control is recommended.

No action taken.

B. RCEDC Mid-Year Report

Presenter: Laura Million, RCEDC

No action taken.

C. Development update on previous 5141 Douglas Ave (previously K-Mart)

Staff updated the Board on inquiries about the property. No action taken.

D. Code enforcement update on 6121 Highway 31

Staff updated the Board on the pending Municipal Court enforcement efforts and pending litigation, and the Circuit Court trial date in November. No action taken.

E. Discuss Naming Rights for Public Park in The Glen at Waters Edge Subdivision

Discussion on whether the Village should solicit bids for naming rights of the park or name the park directly. Referred back to the Parks and Recreation Advisory Committee for further discussion and Board recommendation.

F. Discussion and possible action on Planner & Zoning Administrator pay scale

Motion by Trustee McManus to recommend that the Village Board approve changing the Planner & Zoning Administrator pay scale from 12 to 14, seconded by Trustee Stillman. Motion carried 7-0.

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

1. Discussion on 4 Mile Road roadway conditions, truck use, and vehicle speeds
2. Transient Merchant/Direct Seller ordinance update

6 – Continuing Business

- A. Review of ~~2024~~ 2025 proposed Village of Caledonia Budget

The Interim Administrator/Police Chief and Finance Director presented recommended changes to the budget per the handout. The Board agreed by consensus that the changes should be incorporated into the final proposed budget.

8 – Adjournment

President Weatherston adjourned the meeting at 8:08 p.m.

Respectfully submitted:
Jennifer Olsen
Village Clerk