

Village Board Meeting Minutes April 9, 2024

1 - Order

President Weatherston called the Village Board meeting to order at 6:00 p.m. at the Caledonia Village Hall.

2 - Pledge of Allegiance

President Weatherston led the board in the Pledge of Allegiance to the Flag.

3 - Roll Call

PRESENT: 5 – President Weatherston, Trustee Pierce, Trustee Martin, Trustee Wishau, and Trustee Lambrecht

EXCUSED: 2 – Trustee Stillman and Trustee McManus

STAFF: Administrator Kathryn Kasper, Clerk Jennifer Olsen, Director Wayne Krueger, Development Director Peter Wagner, Police Chief Christopher Botsch, Fire Chief Jeff Henningfeld, Village Attorney/HR Manager Tyler Helsel, and Village Attorney Elaine Ekes.

4 – Approval of Minutes

Motion by Trustee Martin to approve the Village Board minutes of the March 26, 2024 meeting as printed, seconded by Trustee Pierce. Motion carried 5-0.

5 – Public Comment

1. Larry Vance, Debby Lane – Concerns with the road break in Debby Lane, wishes to have one end renamed to avoid confusion.

6 – Ordinances and Resolutions

A. Resolution 2024-042 Creating Tax Incremental District No. 6, Approving its Project Plan and Establishing its Boundaries. (*Plan Commission 3/25/2024, 3-2*)

Motion by Trustee Lambrecht to postpone until the next meeting, seconded by President Weatherston.

Due to the importance of the item, it was recommended to postpone the vote until all board members were present.

Motion failed by the following vote:

Ayes 2 – Weatherston, Lambrecht

Nays 3 – Pierce, Wishau, Martin

Motion by President Weatherston to approve the resolution, seconded by Trustee Lambrecht.

Questions and concerns were brought forward by the Trustees, a representative from Ehlers and staff were on hand to answer questions from the Village Board. After much discussion was had, Trustees expressed concerns regarding the residential development incentive component of the project plan, including as precedent, and potential increases in costs of services. Police and Fire Chiefs felt confident that a small increase in population could be covered by the existing staffing levels. Additional concerns were expressed that the Village's other TIDs were not performing as initially projected. Statement was made by Trustees that when TID progresses they would be willing to reconsider this item.

Trustee Stillman arrived during deliberation and prior to the vote.

Motion failed by the following vote:

Ayes 3 – Weatherston, Lambrecht, Stillman

Nays 3 – Pierce, Wishau, Martin

- B. Resolution 2024-043 Approving a Master Sign Plan Allowing the Installation of Eight Permanent Signs for The Commercial Business Located At 10616 Northwestern Avenue, Village of Caledonia, Racine County, WI, Rajwinder Singh, Applicant, Franksville Market LLC, Owner (*Plan Commission 3/25/2024, 5-0*)**

Motion by Trustee Pierce to approve the resolution, seconded by Trustee Wishau. Motion carried 6-0.

- C. Resolution 2024-044 Approving a Site, Building, & Operations Plan to Construct and Utilize A ±109,636 Square-Foot Addition to the Existing Industrial Building Located at 12725 4 Mile Road, Village of Caledonia, Racine County, WI, Curtis Schroeder, Applicant, Central Storage and Warehouse LLC, Owner (*Plan Commission 3/25/2024, 5-0*)**

Motion by Trustee Martin to approve the resolution, seconded by Trustee Pierce. Motion carried 6-0.

- D. Resolution 2024-045 – Approving Certified Survey Map # _____; – Parcel ID 104-04-22-30-038-030 Located in the SW ¼ of Section 30, T4N, R22E, Village of Caledonia, Racine County, WI – Owner & Applicant – TI Investors of Caledonia, LLC (*Plan Commission 3/25/2024, 5-0*)**

Motion by Trustee Pierce to approve the resolution, seconded by Trustee Martin. Motion carried 6-0.

- E. Resolution 2024-046 Approving a Site, Building, & Operations Plan to Construct and Utilize A ±310,561 Square-Foot Cold-Storage Industrial Building Located on The Parcel Located South of 4321 Carol Road, Village of Caledonia, Racine County, WI, Jason Lueders, Applicant, TI Investors of Caledonia LLC, Owner (*Plan Commission 3/25/2024, 5-0*)**

Motion by Trustee Lambrecht to approve the resolution, seconded by Trustee Martin. Motion carried 6-0.

- F. Resolution 2024-047 – Approving the Condominium Plat for Waters Edge Place Condominiums - NE ¼ Of Section 21, T4N, R23E, Village of Caledonia, Racine County, Wisconsin, Owner: CCM-Caledonia, LLC. (*Plan Commission 3/25/2024, 5-0*)**

Motion by Trustee Martin to approve the resolution, seconded by Trustee Stillman.
Motion carried 5-0.

G. Resolution 2024-048 – Authorizing the Village of Caledonia to Enter into a Contract with SME Seasonal Services, LLC for Mowing and Lawncare Services at Village and Utility District Owned Properties

Motion by Trustee Wishau to approve the resolution, seconded by Trustee Stillman.
Motion carried 6-0.

H. Resolution 2024-049 - Approving a Sole Source Purchase Request for Volvo Brand Public Works Department Plow Trucks

Motion by Trustee Lambrecht to approve the resolution, seconded by Trustee Martin.
Motion carried 6-0.

I. Resolution 2024-050 Shepherds College Resolution with Amendment

Motion by Trustee Martin to approve the resolution, seconded by Trustee Pierce. Motion carried 6-0.

J. Resolution 2024-051 - Approving a Fifty Percent (50%) Reduction for Amount Owed to the Village of Caledonia Under the Judgment in the Lawsuit Entitled: Mark Gracyalny, Et Al., v. Village of Caledonia, Et Al., Racine County Case No. 2021-CV-0000950 and Upon Payment Authorizing the Satisfaction of Judgment to be Filed with the Court (*CoW 3/26/2024 approved 5-2*)

Motion by Trustee Martin to approve the resolution, seconded by Trustee Pierce. Motion carried 5-1.

7. - New Business

A. Change of Agent – Walgreens (*CoW 3/26/2024, 7-0*)

Motion by Trustee Martin to approve the application, seconded by Trustee Lambrecht.
Motion carried 6-0.

B. Approval of A/P checks

Motion by Trustee Wishau to approve the A/P Checks, seconded by Trustee Pierce.
Motion carried, 6-0.

C. Joint RCICC Letter to Congressman Steil's Office

Motion by Trustee Martin to approve the letter, seconded by Trustee Lambrecht. Motion carried 6-0.

D. Review a proposed certified survey map creating four lots for the parcel located at 7840 W. River Road submitted by Mark Madsen, Applicant, Charles & Valerie Michna, Owners. (Parcel ID No. 104-04-22-10-001-000) (*Plan Commission 3/25/2024, motion to deny carried 6-0*) [Applicant has requested to withdraw application]

Motion by Trustee Pierce to receive and file the item, seconded by Trustee Martin.
Motion carried 6-0.

8. – Closed Session Items

- A. The Village Board will take up a motion to go into CLOSED SESSION, pursuant to Wis. Stat. S. 19.85(1)(e), 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 a First Amendment to the Amended and Restated Development Agreement and Fourth Amendment to Loan Agreement both with CCM-Caledonia, LLC and Cardinal Capital Management, Inc.

Motion to go into closed session by Trustee Martin, seconded by Trustee Wishau. Motion carried by the following vote:

Ayes: 6 – Weatherston, Lambrecht, Stillman, Pierce, Wishau, Martin

Nays: 0

Trustee Stillman was excused for the remainder of the meeting.

- B. Motion to go into open session by Trustee Pierce, seconded by Trustee Lambrecht. Motion carried, 5-0.
- C. **Resolution 2024-052** – Approving a First Amendment to the Amended and Restated Development Agreement and Fourth Amendment to Loan Agreement both with CCM-Caledonia, LLC and Cardinal Capital Management, Inc. for Lands Within Tax Incremental District No. 5 for a Residential Condominium Development called Waters Edge Place

A representative from Cardinal Capital was on hand to explain the need for the requested amendment to the agreement. The board advised that this would be the last extension given, with a final date of 7/15/2024.

Motion by Trustee Pierce to approve the resolution with the above amendment, seconded by Trustee Wishau. Motion carried, 5-0.

9 – Adjournment

President Weatherston adjourned the meeting at 7:42 p.m.

Respectfully prepared and submitted:

*Jennifer Olsen
Village Clerk*