

**Village Board Meeting Minutes**  
**June 11, 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:** 4 – President Weatherston, Trustee McManus, Trustee Stillman, and Trustee Martin

**EXCUSED:** 3 – Trustee Lambrecht, Trustee Wishau, and Trustee Pierce

**STAFF:** Administrator Kathryn Kasper, Development Director Peter Wagner, Public Services Director Tony Bunkelman, Village Engineer Ryan Schmidt, Finance Director Wayne Krueger, Police Chief Christopher Botsch, Fire Chief Jeff Henningfeld, Village Attorney/HR Manager Tyler Hesel, and Clerk Jennifer Olsen.

**4 – Approval of Minutes**

**Motion by** Trustee McManus to approve the minutes of the May 28, 2024 Village Board meeting, seconded by Trustee Stillman. **The motion carried 3-0. Trustee Martin abstained.**

**5 – Public Comment**

The following people appeared to speak before the Board:

1. Mark and Sue Gracyalny – Objection to the passing of Resolution 2024-063 – Rescinding 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

**6 – Ordinances and Resolutions**

- A. **Resolution 2024-064 – Approving a Conditional Use and Building, Site, and Operation Plan to Construct a 160-Foot Wireless Communications Tower Facility and Associated Ground Equipment at 3426 Stephan Road, Diamond Communications LLC, Applicant, Curtis Studey, Owner (Plan Commission 5/20/24, 5-0)**

**Motion by** Trustee Stillman to approve the resolution, seconded by Trustee McManus. **Motion carried 3-1. Trustee Martin voted nay.**

- B. **Resolution 2024-065 – Approving a Conditional Use Permit Extension and a Nonmetallic Mining Permit Renewal to Allow for the Further Development of an Existing Limestone Quarry Including Earthmoving, Blasting, Crushing, Sorting and Sizing, Stockpiling, Transportation and Reclamation, as Well as Those Activities Permitted in the Village’s Ordinances Entitled**

**“Regulation Of Nonmetallic Mining” and “Explosives and Blasting”; These Properties are Located North and East of the Existing Quarry at 1501 3 Mile Road, Sec. 28 And 29, T4N, R23E, Village of Caledonia, Racine County, WI; Payne & Dolan, Inc. Owner/Applicant (Plan Commission 5/20/24, 5-0)**

**Motion by Trustee McManus to approve the resolution, seconded by Trustee Stillman. Motion carried 4-0.**

**C. Resolution 2024-066 – Adopting the Racine County Hazard Mitigation Plan Update: 2023-2028**

**Motion by Trustee McManus to approve the resolution, seconded by Trustee Stillman. Motion carried 4-0.**

**D. Resolution 2024-067 – Authorizing the Village of Caledonia to Accept Improvements in The Glen at Waters Edge**

**Motion by Trustee Stillman to approve the resolution, seconded by Trustee McManus. Motion carried 4-0.**

**E. Resolution 2024-068 – Authorizing the Village of Caledonia to Award a Contract for the Sundance Heights Water Main Improvements Project**

**Motion by Trustee Stillman to approve the resolution, seconded by Trustee McManus. Motion carried 4-0.**

**F. Resolution 2024-069 – Authorizing the Village of Caledonia to Enter into a Memorandum of Understanding with Central Storage & Warehouse, LLC**

Staff presented on the item, summarizing the material in the agenda packet.

**Motion by Trustee McManus to approve the resolution, seconded by Trustee Stillman. Motion carried 4-0.**

**G. Resolution 2024-070 – Approving and Authorizing the Budget Modification to Reconcile the Capital Projects Fund**

Staff presented on the item, summarizing the material in the agenda packet.

**Motion by Trustee Stillman to approve the resolution, seconded by Trustee McManus. Motion carried 4-0.**

**H. Resolution 2024-071 – Authorizing and Approving the Full Release and Assignment Between Hanover Insurance Group and the Village of Caledonia**

Staff presented on the item, summarizing the material in the agenda packet.

**Motion by Trustee McManus to approve the resolution, seconded by Trustee Stillman. Motion carried 4-0.**

## 7. - New Business

### A. Approval of A/P checks

**Motion** by Trustee Martin to approve the A/P Checks, seconded by Trustee McManus . **Motion carried, 4-0.**

### B. Approval of Liquor License Renewals

**Motion** by Trustee McManus to approve the licenses, seconded by Trustee Stillman. **Motion carried 4-0.**

### C. Highway Department name transition (*CoW 5/28, 6-0*)

**Motion** by Trustee McManus to approve the name transition, seconded by Trustee Stillman. **Motion carried 4-0.**

## 8 – Appointments

### A. Plan Commission

**Motion** by Trustee McManus to approve the appointment, seconded by Trustee Stillman. **Motion carried 4-0.**

### B. Utility District Commission

**Motion** by Trustee McManus to approve the appointment, seconded by Trustee Stillman. **Motion carried 4-0.**

## 9 – Continuing Business

None

## 10 – 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 Second Amended and Restated Development Agreement and Fifth Amendment to Loan Agreement both with CCM-Caledonia, LLC and Cardinal Capital Management, Inc.**

**A Motion** was made by Trustee McManus to go into closed session, seconded by Trustee Stillman. Motion carried by the following vote:

**Ayes:** 4 – Weatherston, Martin, McManus, Stillman

**Nays:** 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.**

**A motion** was made by Trustee McManus to go into open session, seconded by Trustee Stillman. **Motion carried, 4-0.**

**C. Resolution 2024-072 – Approving a Second Amended and Restated Development Agreement and Fifth 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**

**Motion by** Trustee McManus to approve the resolution, seconded by Trustee Martin. **Motion carried 4-0.**

**11 – Adjournment**

President Weatherston adjourned the meeting at 6:42 p.m.

*Respectfully submitted:  
Jennifer Olsen  
Village Clerk*

DRAFT