

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: 6 – President Weatherston, Trustee McManus, Trustee Stillman, Trustee Martin, Trustee Pierce, and Trustee Lambrecht

EXCUSED: 1 – Trustee Wishau

STAFF: Village Administrator Todd Willis, Village Attorney Elaine Ekes, Village Attorney Tim Pruitt, Special Counsel Allen Markowitz, Finance Director Wayne Krueger, Public Services Director Tony Bunkelman, Village Engineer Ryan Schmidt, Development Director Peter Wagner, Police Chief Christopher Botsch, Deputy Clerk Norgie Metzinger, and Village Clerk Jennifer Bass

4 – Approval of Minutes

Motion by Trustee Pierce to approve the minutes of the July 8, 2025 Village Board meeting as amended, seconded by Trustee Martin. **The motion carried 6-0.**

5 – Public Comment

The following people appeared to speak before the Village Board:

1. Angelo Trentadue, 718 Kentwood Dr – Comments on development of the previous Olympia Brown School.

6 – Closed Session

A. **The Village Board will take up a motion to go into CLOSED SESSION,**

- 1) 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”, and s. 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:** CCM-Caledonia, LLC and Cardinal Capital Management, Inc. Development Agreement and CCM-Caledonia and Cardinal Capital Management, Inc. Loan Agreement.
- 2) 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: a Pre-development Agreement with Dewberry Engineers Inc. for a transition light industrial development located in the Village.

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

Ayes: 6 – Weatherston, Martin, McManus, Stillman, Pierce, and Lambrecht

Nays: 0 –

Excused: 1 – Wishau

- A. **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 back into open session, seconded by Trustee Pierce.
Motion carried 6-0.

Motion by Trustee Martin to authorize the Village Administrator to negotiate a development agreement as discussed during closed session, seconded by Trustee Stillman. **Motion carried 6-0.**

7 – Presentations

- A. RCEDC Update

8 – New Business

- A. Approval of A/P Checks

Motion by Trustee Lambrecht to approve the A/P checks, seconded by Trustee McManus. **Motion carried 6-0.**

- B. Approval of US Bank Credit Card List

Motion by Trustee Lambrecht to approve the US Bank Credit Card List, seconded by Trustee McManus. **Motion carried 6-0.**

9 – Adjournment

President Weatherston adjourned the meeting at 7:30 p.m.

Respectfully submitted:

Jennifer Bass

Village Clerk