

Village of Caledonia Board Meeting Minutes
November 15, 2005, 7:00 p.m.

- I. Meeting was called to order at 7:08 p.m. at the Caledonia Fire Station.
- II. Roll Call:
 - Susan Siek, President - Present
 - Susan Yakey, Clerk & Acting Treasurer - Present
 - Colleen Blaney, Trustee - Present
 - Garrett Havens, Trustee - Present
 - Teresa Hunt, Trustee - Present
 - Todd Moore, Trustee - Absent
 - Jack Nicholson, Trustee - Present
 - Jeff Nye, Trustee - Present
- III. Mr. Nye motioned to approve the agenda. Mr. Nicholson seconded and the motion carried. All were in favor.
- IV. Mr. Nicholson motioned to approve October 18, 2005 meeting minutes. Mr. Nye seconded and the motion carried. All were in favor.
- V. Attorney Remarks: None
- VI. Presidents Report:
 - A. A motion was asked to accept the appointment of Kraig Bryan, Stacey Green and Ryan Schmalen to the Architectural Review Committee. Mr. Nye motioned to accept the appointment of Kraig Bryan, Stacey Green and Ryan Schmalen to the Architectural Review Committee. Mr. Havens seconded and the motion carried.
 - Roll Call Vote:
 - Jeff Nye - Yes
 - Jack Nicholson - Yes
 - Teresa Hunt - Yes
 - Colleen Blaney - No
 - Garrett Havens - Yes
 - B. Ms. Siek mentioned that Dr. Schlomann invited her to a meeting regarding impact fees. There's a group of builders in Rockford that are challenging the numbers pertaining to impact fees. They're asking us to keep them informed if we get any Freedom of Information Requests coming to us regarding impact fees.
 - C. The Village Engineer Chris Dopkins says a more realistic cost of the wastewater treatment plant is 3.25 million with the lowest being 3.1 million.
 - D. President Siek, and Mr. Dopkins met with officials of Loves Park about a border agreement between them and us. We cannot us say Beloit Rd. as the border line because a Mr. Anderson who lives on this side of Beloit Rd. wants to be part of Loves Park and part of his property is in Boone County. Chris

Dopkins is going to make a new map that will be easier to read and will bring it to this board to view and it will be given to Mr. Jacobson to bring before his board (Loves Park). There will not be a straight line because we have pre-annexations with people in Ivy Oaks and on Kelly Rd. We have done all the legalese with pre-annexations and Loves Park has not done any. There are about a dozen pre-annexations that say when they become contiguous they want to be part of Caledonia. Ms. Blaney asked if Ms. Siek and Mr. Nicholson can sit down with Machesney Park regarding a border agreement with them. Ms. Siek said yes we can and that Machesney Park and Loves Park already has a border agreement being Machesney Park north of Rt. 173 and Loves Park south of Rt. 173. Machesney Park has been very aggressive in their growth especially along Rt. 173. They have a big complex planned across from Rock Cut State Park and when the I-90 interchange comes there will be much growth. One reason they are so pro-growth is they do not have a Municipal Tax Levy; they live on sales tax.

E. Ms. Siek has an upcoming meeting this Wednesday regarding the bike path with Loves Park. It was brought to the past board, a Memorandum of Understanding, to get an extension of the bike path, Long Prairie Trail here in Caledonia to hook up with Rock Cut Park. It would be called Willow Creek Trail. If this is done and it's a 100 ft wide strip, we would be contiguous with other property owners that wish to be annexed into Caledonia.

VII. Treasurers Report: See attached sheet.

VIII. Clerks Report: Wanted to know if the mailboxes were working out okay. I mentioned that I try to get the agenda a minutes in the mailboxes on Friday. Everyone said it was.

IX. Committee Reports:

A. Roads & Capital Improvement:

1. Received contract from Valerie Alt, Caledonia Township Supervisor and will bring it to December's meeting.

B. Ordinance: None

C. Budget & Finance:

1. Recommendation to pay bills, ComEd \$141.14, IMLRMA \$88 and Nicolosi Associates for Oct. & Nov. \$3432.50. Mr. Nicholson motioned to pay these bills. Mr. Nye seconded and the motion carried. All were in favor.

2. Recommendation to pay Sue Yakey for treasurers salary as well as the clerk's salary retroactive to October 1, 2005. Ms. Blaney motioned to pay Sue treasurers salary retroactive to Oct. 1, 2005. Mr. Nicholson seconded and the motion carried.

Roll Call Vote:

Jeff Nye - Yes

Jack Nicholson - Yes

Teresa Hunt - Yes

Colleen Blaney - Yes

Garrett Havens - Yes

3. Recommendation to reimburse Sue Yakey on a need basis for printer ink instead of opening up an Internet account at this time. (She has been using her personal computer for Internet access with Village related work.) Mr. Nye motioned to reimburse Sue for printer ink as needed. Mr. Nicholson seconded and the motion carried.

Roll Call Vote:

Colleen Blaney - Yes

Jack Nicholson - Yes

Teresa Hunt - Yes

Jeff Nye - Yes

Garrett Havens - Yes

4. Recommendation to move \$15,000 from the General Account to the General Fund Money Market Account. Mr. Nicholson motioned to move \$15,000 to the General Fund MM Account. Mr. Havens

seconded

and the motion carried.

Roll Call Vote:

Jack Nicholson - Yes

Teresa Hunt - Yes

Garrett Havens - Yes

Jeff Nye - Yes

Colleen Blaney - Yes

- D. PZB: President Siek took a moment and held up a map dated Jan. '04 Official Zoning Map and asked Jeff if he had this map. He replied no and will make a color copy for her so he can have one. This map should have been in the Zoning Ordinance Book, but its not. The commercial part

of

the map is the same as the concept plan. That has not changed. It was noted that part of Ed Pierce's property is already in the incorporated area of Caledonia. Ms. Siek mentioned that at least a dozen copies of this map was made. Jo Binanti spoke up and said she has a copy of that map.

1. Will be bringing up 2 ordinances at the next meeting one being the Construction Route that needed some minor adjustments. The Anti-Monotony Ordinance needs to have more work done to it.
2. In response to public comment, lot increase was looked at. He spoke with Bassett to redo the plan with less park, roughly 75' to 76' minimum wide lots to bring the density down. Also to try and bring down the number of homes. President Siek stated if we get all the changes made that the people want will they be for the development then. Mr. Nye commented that it would have been helpful to have the townspeople come back in April and May to give their input instead of waiting till now. Back in December '04 there was no real opposition

to this plan from the public. Mr. Nye mentioned flyer that was passed out and asked if everyone received this. There were some in the audience and on the board that said no to receiving this flyer. This was flyer not sent out by the board. It needs to go out to everyone, not just a select few for the board to take into consideration. Ms. Blaney said that Pastor Gary S. commented to her that maybe the board needs to go out to the homes in Caledonia with the flyer and get some answers. Again, we, the board, did not put this flyer out it was handed to some board members by Mary Walraven. If this flyer is to be credulous at all it need to go to all members of the community not just to those opposed to the development. Mr. Nicholson stated that he's mentioned this before but maybe it needs to be on a referendum to get a true feeling of what the people want.

X. Old Business: None

XI. New Business:

A. Ms. Blaney motioned to revisit the decision to pay McMahon & Associates for copies made. Mr. Nye seconded and the motion carried. Ms. Blaney said it's a small amount but feels that Centex Homes should pay this \$150.05 since it's related to Caledonia Crossings. Chris Dopkins spoke and said the copies were not related to Caledonia Crossings but to Savannah Oaks Plan. He was asked to make these copies since they have the ability to copy something as big as it was and Susan needed it back right away. Ms. Siek asked if Colleen was satisfied and she said yes she is.

XII. Scheduling of Special Meetings: Tues. November 29 reconvened public hearing and with a special board meeting to follow.

XIII. Public Comment:

A. Jo Binanti asked who worked on this map and that her map has Tobin's name on it but does not remember where she got the map. The old Planning Commission Committee worked on the map. She said the restaurant was rezoned as R1. If she resells her business she can only sell it to another restaurant not Dollar General! No one notified them of the change. Former Attorney was trusted to let this be known. Jo was told that she could go to PZB and ask for variance to be rezoned.

B. Bill Murphy owns property N. of 173 where the sewer plant will go. He said he's not in favor but board wants to do what's good. He's sure we, the board, are fair-minded people. He's asking us to consider not to be influenced by a big housing development which will make Caledonia not Caledonia anymore and to vote your conscious. He says the people oppose this development. President Siek responded that most at the hearing were teachers and people from schools; only 16 from incorporated Caledonia showed up at the public hearing and got the impression if we get impact fees and larger lots then they are in favor. Mr. Murphy then said if we go against the wishes of the people then he would not want to be on the board.

- C. Stacey Green said he opposes the development. He lived here before and then in Machesney Park and now back here. He wants to know why the water tower can't go elsewhere. Also his septic runs under a street to a vacant lot so it would be ruined when the roads are messed up. Chris Dopkins spoke and said he would probably be hooked up first and the roads would be redone. If you don't want to hook up to sewer and it did get damaged, it would be fixed.
- D. Joann Fritz has disturbed feelings about this. She questioned have we gone so far that's its too late to back out. She's not against the development, but put in something upscale. Charge this developer part of the fee for sewer and water and charge another developer to pay for some of it; don't get it all from one all at once. Do some homes like what's on Argyle Road.

XIV. Closed Session: None

XV. At 8:35 p.m. Mr. Nye motioned to adjourn the meeting. Mr. Nicholson seconded and the motion carried. All were in favor.