

Village of Caledonia Continuation of Public Hearing from Nov. 8, 2005 Meeting Minutes  
November 29, 2005, 6:00 p.m.

- I. Meeting was called to order at 6:07 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 - Present  
Jack Nicholson, Trustee - Present  
Jeff Nye, Trustee - Present
- III. Mr. Nicholson motioned to approve the agenda. Mr. Moore seconded and the motion carried. All were in favor.
- IV. Opening remarks were made by President Siek stating that the same rules applied as before (in an orderly manner with respect to one another and a two-minute limit to speak). She also stressed to let people who did speak at the earlier hearing to let those who didn't speak now. Next, she mentioned that the developer and builder wanted to bring new numbers to us but they are not ready with those numbers as of yet. They do know that there must be impact fees, larger lots and to scratch the Village Hall as schools are more important than a hall at this time.
- Ms. Blaney motioned to allow people to speak again whether they spoke before or not. Mr. Moore seconded and the motion carried.
- Roll Call Vote:
- |                    |                    |
|--------------------|--------------------|
| Colleen Blaney-Yes | Teresa Hunt-Yes    |
| Todd Moore-Yes     | Jack Nicholson-Yes |
| Garrett Havens-Yes | Jeff Nye-Yes       |
- V. 1. Roger Hoopengartner, 14828 Oak Street, Caledonia, asked if we have an idea when new numbers will come. Answer: not sure; Wayne Blaeser not prepared to speak tonight.
2. Mike Trimble, 14774 Clark Street, Caledonia, asked if we're prepared to vote. Answer: Siek replied the time was too restricted, too much pressure, Mr. Bassett will or has renewed option on land to give us more time. Next, Mike asked if possibility of putting vote to the Village residents. Answer: Attorney said it would have to go to referendum.
3. Joanne Fritz, 14755 Caledonia Road, Caledonia, commented other subdivisions at \$200,000 why new subdivision only \$140,000.
4. Roegeina Dobratz, 2333 Randolph Street, Caledonia, likes small town,

however community can't stay as is. We're being approached by builders all around. If we don't do this, we give up our power. Says we need sewer and water. Personally, her septic is failing. If failed, needs to put in an engineered type. Even the post office can't have septic, needs to have a holding tank.

5. Elmer Morelock, 2717 Hwy 173, Caledonia, asked if the board has any rules/regulations regarding the lot sizes. Siek says it's in our subdivision code book and zoning book and ordinances in place. Stated to have the board tell the developer what to do not the other way around. When he was fire chief, over in Poplar Grove the developers started to tell them what to do.
6. Joanne Nicholson, 2414 North Street, Caledonia, density-200 acres not that big to put all on it that they want.
7. Howard Yakey, 2477 Main Street, Caledonia, asked the people to have their eyes wide open, if you think this is not going to happen then you need to go home and take another look. 173 is growing. He went on to say he came to Caledonia 24 years ago from a farmhouse on Riverside and McFarland-Amoco gas station now stands there. Asked if we want to be called Caledonia or by another name-say Poplar Grove. He then went on to say to those who are on the outside to look because they're coming there too. When they're willing to pay up to 10 times the normal value of a piece of dirt. It's a tough decision. A man who farmed all his life sold 400 acres not 2 miles away. Wants to know why the school district is the only one that has a solid sentiment around here. Give them every penny you can to the district but this town is in need of sewer and water.
8. Jo Binanti, 2411 Main Street, Caledonia, is 200 gallons of water a day enough? Can the plant handle that? Jeff says it more than enough. She then commented that a lady at the last public hearing said anyone that comes from the suburbs of Chicago will pay \$300-\$400,000. We needed bigger lots.
9. Cindy Trimble, 2309 Main Street, Caledonia, is against unless the size of the lots and impact fees change.
10. Brenda Trimble, 2421 South Street, Caledonia, says we're asking for trouble with the lot sizes and the school situation. Does not want to be taken over by anyone else though. Want bigger lots. Her own engineered system cost \$15,000 not including the cost of putting it in but would not hook up to it.
11. Pat Axtel, 14834 Front Street, Caledonia, have lived here for a while. Would like to see bigger lots.
12. Lisa Whitcomb, 124 Queensbury Pl, Poplar Grove, says development is coming but need bigger lots. It would bring more congestion. It's opening us up to significant rapid growth.
13. Sandra Stockwell, 14157 Caledonia Road, says in the November 23 Boone County Journal there is a public notice that the Village of Caledonia has submitted a water quality planning facility. Where is this located? Dave says this is a FPA and be only a service provider. If you don't apply, someone else will. Siek says FPA's are often used to control growth. She wants a definition of what's on page 26 of the annexation agreement it says it's in effect for 10 years. Siek says this is the first for us, the board, also, that's why we told the developer we need more time. The agreement is valid for 10 years for that

- development only. Are there any alternative to septic and well besides sewer and water? Siek stated what other alternative is there besides sewer and water.
14. Bruce Boettcher, 2416 Main Street, Caledonia, wanted to know if the development is part of Caledonia and if they can run for the board. Answer is yes. Have we talked to developer regarding upscale commercial development? Siek says what we have told them is we want no Walmart, Kmart or Woodmans. We don't want big but small business.
  15. Lori Axtel, 14834 Front Street, Caledonia, it's coming, do we want it, no. Do we like it, no.
  16. Karen Yokum, 909 Kelley Road, thanked us for looking into impact fees. Need to put in sewer and water. Wants to know if there's protection to dairy farm, adjourning the subdivision. Will bring question to the developer.
  17. Mary Walraven, 2376 Main Street, Caledonia, says board members have called her and said they are unhappy with Bassett. She talked to Centex Homes who is No. 2 in American market because they currently sell most homes in volume. They bring in large crews, which include many unskilled laborers who put up the homes fast to little regard to quality. The warranties are usually ineffective because of lot deeds. She wants to know why Centex Homes is against the US Constitution. She also questions if Nicolosi is getting personal gain from this. Sewer and water is given to the community, but on page 14 it says the Village is responsible for bond financing. Other subdivisions have bigger lots. This is too many homes. There are other solutions to getting sewer and water.
  18. Dan Purviance, 14720 Caledonia Road, owns property adjacent to development. Need more space, has horses. They'll be trespassing. Need larger lots. Says this developer has intent on other property around us.
  19. Rodney Fritz, 24755 Caledonia Road, Caledonia, hard to find people in favor. There are other ways to get sewer and water. Does not want town homes or condos. If its inevitable, then lets build one that we are proud of! The community deserves better and can do better.
  20. Aaron Dietrich, 799 Ivy Oaks Drive, development is coming, but this is relatively low-cost housing for this area.
  21. Doris Nelson, 14233 Caledonia Road, oversize system-who will pay? Water design plan exist at time of agreement. If Village fails variances will annexation agreement be null and void? Corporate authority? Did research on Centex Homes, why should we settle for bottom of pile. That's what Centex is.
  22. Candy Sexton, 554 Kelley Road, she's talking on behalf of her daughter who is in Iraq. Commented that the land is wetlands. Schools are already overcrowded. Talked about the police force-consistent with trends in this area?
- Mr. Nicholson stated that until this Village has its own impact fee ordinance regardless of what the developer comes up with, he is against this.
- Lori Axtel asked why were we told that Bassett would not be here. Siek answered that they are here for the special board meeting following this public hearing to answer questions the board members may have. Axtel asked about the posting of the notices. They have to be posted 48 hours in advance. Doris Nelson asked why we haven't got together. Mr. Moore answered that we all have families and

work She then said as an adjacent landowner, does not want to deal with Bassett. You can't speak against them you have to go to an arbitrator. They originate in Texas, we would have no control.

- VI. At 7:22 p.m. Mr. Moore motioned to close the public hearing. Mr. Nye seconded and the motion carried. All were in favor. Mr. Nye motioned to adjourn the meeting. Mr. Moore seconded and the motion carried. All were in favor.