

Village of Caledonia Special Board Meeting Minutes
March 4, 2006, 12:00 p.m.

- I. Meeting was called to order at 12:05 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. Mrs. Hunt seconded and the motion carried. Ayes-5 Nays-0
- IV. President Siek opened the meeting saying this is a workshop for the board and the developers to share ideas with one another. She then turned the floor over to Mr. Nicolosi to make opening remarks. Boone County had sent out copies to board members about considering this project in response to the developer approaching them about this development if we fail to pass it. The County is ready to go ahead under the county's control and regulations. Which the county code has a higher density than we do-up to four dwellings per acre and they have less stringent requirements for neighborhoods. Mr. Nicolosi went on to say that it is fairly unusual for a county governing body willing to indicate an interest in a currently pending annexation matter that involves a municipality within that county and unfortunate because it places competition. At one point, it was six to eight farms between municipalities. Now it is even closer with only two farms between municipalities. The County's legal authority to zone this property and accept the sewer and water plant in similar form can happen with the exception of the existing Village most likely not to get sewer and water without cost to the homeowners. As leaders, we are not called upon to make popular decisions-we are called to make the tough ones. If this board does not elect to move forward with this development and control it, and the County does do it, the zoning regulations of this community including the anti-monotony ordinances, the lot sizes, the density, all would be decided by the county. And one board member had told Mr. Nicolosi that he hadn't seen a proposal yet that the County didn't like. They would be subject to other ordinances that the Village has however we would, most importantly, lose the control we want-with the zoning and other potential benefits we would receive from the sewer and water facility. Lastly, Mr. Nicolosi said that under the current circumstances, he is confident that details can be worked out once a strategic plan is in place. He also suggests that a decision be made whether to move forward with discussions or not.
President Siek reiterated some of the same things Paul said. She continued saying

her position has been unpopular because she has supported this development. If we don't do it someone else will and she would rather have Caledonia benefit from it when it does occur. For the Village to continue to exist, we need the tax revenue that commercial growth along Rt. 173 will bring. She gives us less than a year to continue as an incorporated Village without this annexation taking place. This is not a popular decision to make but we were not elected to make popular decisions. We are called as elected officials to do what is in the best interest of the Village. She wants the tax dollars to come here so we, Caledonia Village, can benefit. Siek likens it to when she had cancer-she didn't want a mastectomy but it saved her life. That is what this development is going to do; save the life of this community. Siek wants the board to make a decision to go ahead with talks or not. She then called for a motion, one way or the other, to move forward with discussions or end discussions right now. Mr. Havens motioned to move forward to enter into discussions. Mr. Nye seconded and the motion carried. There is no vote at this time; it's open for discussion regarding concerns and questions there might be.

People present at the table with the board:

Jim Bassett, Developer	Wayne Blaeser, Centex Homes
Alexander Jannsen, Centex Homes	Chris Miller, Planning Consultant
Larry Fuher, Equity Reality Group	Patrick Stanley, Siebert Engineers

Ms. Blaney: Asked if we are sure Caledonia will not be incorporated within the year if we don't do this development.

President Siek: Our finances pretty much states that.

Mr. Nicolosi: A board member had mentioned to him at one time that there's not enough revenue coming in. Adding these homes will bring in approximately \$400,00 a year of additional real estate taxes alone, not to mention the sales tax that would increase. It might be a year or maybe two years, look at the budget.

Ms. Blaney: Wants us to be careful and think outside the box. She said she knows of someone in the area who may be willing to donate legal fees; it's a big expense.

Mr. Nicolosi: In regard to legal fees, even though Mr. Ramsey had said his lawyer works for him, will do as he says and we will not hear about this again because he said so, new papers were received regarding the Ramsey lawsuit. And someone has to read it and it will cost the Village money. Financial support will be gone if developer pulls out-we'd lose our FPA and that can be a growth deterrent. If go the route of privately owned sewer and water plant, our costs per month would be substantially higher.

Mr. Nye: Had asked Chris Dopkins what it would cost the Village to do it and he replied about \$350 a month.

Mr. Nye: Sewer and water for the Village is probably the deciding factor with this development. Will the existing Village have the opportunity to get it?

Mr. Bassett: Yes, target date is 30 months; it depends on the sell of homes-need 180 customers to provide the service to the existing Village.

Mr. Fuher: That number is not negotiable. Need that number to justify cash flow.

President Siek: Take Village Hall out to get sewer and water first.

Mr. Fuher: They understand that the Village Hall is second to getting sewer/water.

President Siek: Take it out permanently if we have to.

Mr. Janssen: To do water/sewer need both Pierce and Goff properties.

Mr. Nye: Homeowners Association not really needed, let the Village run things.

Mr. Nicolosi: Can be a good thing if run properly, not all created equal.

Mr. Nye: School impact fee-can make or break this.

Mr. Blaeser: Schools will get it.

Mr. Nicolosi: Anti-Monotony ordinance is well worked out and is with the Architectural Review Committee. The School Impact Fee Ordinance is at committee level.

Mr. Janssen: We agreed to pay impact fee; don't have final number yet.

Mr. Nicolosi: Asked if they are comfortable with the number if it's in line with the Boone County Ordinance.

Mr. Bassett: Replied yes.

Mrs. Hunt: Fire and Rescue getting money?

Mr. Fuher: Impact fee for this is in the plan.

Ms. Blaney: Spoke of land use plan pg. 53-the summary, putting town homes in goes against this. Personally don't trust you (Bassett)

Mr. Blaeser: Vanderwaille plan-for traditional neighborhood-single family, 1 or more multi-residential.

Mr. Nicolosi: Concept plans are not gospel. They are intended to be a guideline. Question is do you (Colleen) trust the negotiating team?

