

Village of Caledonia Special Board Meeting Minutes  
March 28, 2006, 7:00 p.m.

- I. Meeting was called to order at 7:06 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 - Absent
  - Teresa Hunt, Trustee - Present
  - Todd Moore, Trustee - Present
  - Jack Nicholson, Trustee - Present
  - Jeff Nye, Trustee - Present
- III. Ms. Blaney motioned to move number VII to Public Comment. Mr. Nicholson seconded and the motion carried. Discussion followed. Mr. Nye motioned to approve the agenda with this correction. Mr. Moore seconded and the motion carried. Ayes-5 Nays-0
- IV. Ms. Blaney motioned to remove the comment in the Presidents report *FPA has been approved and as soon as the permit fee is received, it's a done deal*. Mr. Moore seconded and the motion carried. Discussion followed. Chris Dopkins has not received a letter yet stating it's been approved. Mr. Nicholson motioned to approve the February 21, 2006 meeting minutes with this correction. Mr. Nye seconded and the motion carried. Ayes-5 Nays-0  
  
Ms. Blaney motioned to add the wording *\$10,000 liquid cash* to page 2 of the Presidents opening comments. Mr. Nicholson seconded and the motion carried. Ms. Blaney also motioned to add the comment that Mr. Fuher made, *the failing wells and septic systems*. Mr. Nicholson seconded and the motion carried. Ms. Hunt motioned to approve the March 4, 2006 Special Meeting Minutes with these additions. Ms. Blaney seconded and the motion carried. Ayes-5 Nays-0
- V. Attorneys Remarks: None
- VI. Presidents Report:  
Have attended many meetings. One being with Steve Rapp, Ron Stelling, Chris Dopkins and Jack Nicholson regarding border agreement with Timberlane. They are not ready to sign it. Another was with Gino Galluzzo to bring him up-to-date in Paul Nicolosi's absence. The last meeting was with the negotiating team regarding the latest annexation agreement, which lasted 5 hours.
- VII. Treasures Report: (See attached Sheet)  
Mrs. Hunt motioned to approve the treasurer's report. Mr. Nicholson seconded and the motion carried. Ayes-5 Nays-0

VIII. Clerks Report:

There's a local government workshop for clerks, treasurers and other officials. President Siek and the Clerk will attend on May 17, 2006 in Cherry Valley.

IX. Committee Reports:

A. Roads & Capital Improvements:

Been some complaints about the conditions of the roads (culvert problems, sink holes) that Chris is looking into and will report back to the committee.

B. Ordinances:

Have been looking through the ordinances in the Caledonia Code of Ordinance Book and will be making recommendation to approve them. Also, working on Impact fee ordinance. President Siek asked Todd if it's appropriate to compare us, a Village; to Belvidere, a city. He answered yes because it's the same school

district but added that they are looking at other municipalities as well.

C. Budget & Finance: (See Attached Sheet)

1. Mrs. Hunt motioned to pay #1-7. Ms. Blaney seconded and the motion carried

Roll Call Vote: Teresa Hunt-Yea Jeff Nye-Yea Todd Moore-Yea  
Jack Nicholson-Yea Colleen Blaney-Yea

Mrs. Hunt motioned to pay McHenry Analytical Water. Mr. Nye seconded and the motion carried. Discussion followed. We will turn this bill into Centex Homes for reimbursement.

Roll Call Vote: Jeff Nye-Yea Colleen Blaney-Nay Todd Moore-Yea  
Jack Nicholson-Yea Teresa Hunt-Yea

Mrs. Hunt motioned to pay McMahon Associates. Mr. Nye seconded and the

motion carried. Discussion followed. McMahon Associates said if this is paid by March 30, 2006, they would waive the finance charges. We would wait for reimbursement from Centex Homes.

Roll Call Vote: Todd Moore-Yea Jack Nicholson-Yea Teresa Hunt-

Yea

Colleen Blaney-Yea Jeff Nye-Yea

Mrs. Hunt motioned to pay the IRS \$978.76. (this is the total of unpaid amounts and interest on form 941 of 3/31/2001 of \$358.41 and 6/30/2002 of \$620.35). Mr. Moore seconded and the motion carried.

Roll Call Vote: Jeff Nye- Yea Todd Moore-Yea Colleen Blaney-Yea  
Jack Nicholson-Yea Teresa Hunt-Yea

2. Accountant, Steve Addante, is willing to come before the committee to discuss what we want him to do. Approximate fee is \$100/hour.

D. PZB:

1. Mr. Nye motioned to approve the Ordinance Amending the ICC International

Building Code, 2003 Edition. Mr. Moore seconded and the motion carried.  
Ayes-5 Nays-0

2. Mr. Nye motioned to approve the Ordinance Amending the 2005 Edition of the National Electrical Code. Mr. Moore seconded and the motion carried. Ayes-5 Nays-0
3. Mr. Nye motioned to approve the Ordinance Amending the 1993 Illinois Plumbing Code. Mr. Moore seconded and the motion carried. Ayes-5 Nays-0
4. Mr. Nye motioned to approve the Ordinance Amending the ICC

International

Mechanical Code 2003 Edition. Ms. Blaney seconded and the motion carried. Ayes-5 Nays-0

5. Mr. Nye motioned to approve the Ordinance Amending the ICC

International

Residential Code for One and Two-Family Dwellings, 2003 Edition. Mr. Moore seconded and the motion carried. Ayes-5 Nays-0

6. Mr. Nye motioned to approve the Resolution Authorizing the President to Enter into a New Agreement Wherein the Village of Caledonia Retains the Services of Long Inspection Service & Consulting with the amendment of being a two-year term not a four-year term. Mrs. Hunt seconded and the motion carried. Ayes-5 Nays-0
7. Mr. Nye motioned to approve the Ordinance Amending Section 8.106(H) of the Code of Ordinances to Provide the Planning Commission with 60 Days to Act on Items Presented. Mr. Nicholson seconded and the motion carried. Ayes-5 Nays-0
8. Mr. Nye motioned to hire David A. Sliktas as the Village Planner (resume on file). Mrs. Hunt seconded and the motion carried. Discussion followed. \$55/hour per task. Ayes-5 Nays-0

X. Old Business:

A. Caledonia Crossings:

1. Ken Terranoni, County Administrator, spoke regarding the County Board's position on being approached by the developer of proposed Caledonia Crossings. Since negotiations are still ongoing, he and Susan Anderson and the rest of the Board will not get involved at this time. They do not want to pit us against each other. Mr. Gallozzo asked Mr. Terranoni if negotiations do end will the board do the development. Mr. Terranoni felt it not fair of him to answer that. Anyone can come before the County and pick up an application and go through the process. Susan Anderson did not have anything else to add to what Ken said.
2. Board discussion: Mr. Nicholson will be taking Mr. Nye's place on the negotiating team. Siek asked Mr. Bassett if it's normal and customary to look at the overall development-both residential and commercial-to figure the density. He replied that yes, it is normal at 2.0 acres per parcel. Siek commented if that's the case with the county. People have told her it's not normal putting them together; should be separate. Wayne Blaeser spoke that most do figure the density with both residential and commercial. President Siek told the Trustees to bring other concerns and questions to the workshop

where there will be no public comment.

- B. The Border Agreement Team members are Garrett Havens, Chair with Jack Nicholson and Susan Siek and Chris Dopkins, Village Engineer. Discussion followed if this will be a paid position. Ms. Blaney motioned that the members of the Border Agreement Team be paid as all other committees with the exception of the President. Discussion followed. Ms. Blaney motioned to amend the motion no pay for the Border Agreement Team with the exception of Chris Dopkins who will bill for his time. Mr. Nicholson seconded and the motion carried. Ayes-5 Nays-0
- C. President Siek addressed the issue of the Municipal Handbooks to Ms. Blaney who wanted this on the agenda. As stated before, we are waiting for them to be published. They have been delayed few times but should be available at the end of April.
- D. President Siek turned this item of pursuing water grant that Ms. Blaney wanted on the agenda over to Chris Dopkins. He said years ago there used to be free funds available, but not anymore. If you get a matching grant, you can only use it to put pipes in the streets and that's it. Another hurdle is the fact that the Village was established in 1995 and you need to be established prior to 1987 to get some funds. He says we could lobby for it but it won't pay for all of it.

Lots

of grants are tied to low/moderate income levels of your community.

XI. New Business:

- A. Mr. Moore motioned to approve the Resolution of the Village of Caledonia, Illinois Authorizing the Release of Closed Session Minutes for Public Inspection of September 27, 2005. Mr. Nye seconded and the motion carried. Ayes-5 Nays-0

XII. Scheduling of Special Meetings: April 6, 2006, 6p workshop-no public comment.

XIII. Public Comment:

1. Tom Peacock, at the workshop it was said we're in dire straits, yet it's said now we have 78 thousand something in CD's. Response: the number said at the workshop represented liquid assets.
2. Mary Walraven, stated actions are inappropriate-this new committee has two board members and the President, will the committee be posted as the others. Siek responded that in the past it's just been Jack and she, which does not violate open meetings act and yes it will be posted with an agenda. There was question as to if a Planning Commission member can be on the team. Mrs. Hunt commented she's talked with the Il. Municipal League and they said per non-board members depending on committee structure that was originally set up in the rules, they had no precedence from any other municipality so it is up to an attorney's decision on how state statue read in that regard.
3. Alice VanBrocklin, wanted to know why we have not gone after the bond (regarding when Debbie Schroeder was Treasurer) still were expenses because of it. Siek responded that we were told it was a moot point since she paid back the money

in its entirety. Alice went on to say but because of the penalties of the taxes not being paid why can we not file a claim to get some of that back. Siek said she cannot answer for Debbie Schroeder but will say that she paid taxes as Pat Fowler told her to do. Gino spoke and said it is a moot point regarding the money she took but if we could prove to the insurance company that this is part of the damages and see if they would pay the claim. But seeing how insurance companies function, they would probably say no since it has been reimbursed. He said the question now is if we want to waste money to try and get it back because it may cost us more in attorney fees. He then commented if a board member wants to put it on the agenda sometime, it can be decided then whether to pursue it or not. Mr. Nicholson thought we should find out what the total dollar amount is before filing anything.

4. Doris Nelson, asked a yes or no question to minutes is not verbatim. We responded yes (they are not verbatim). She then went on to say a comment about the wells and septic should have been in the minutes, they should be verbatim. Siek said the minutes are not required to be verbatim. Doris next said she would like to see March 4<sup>th</sup> minutes. Next, she wonders what the difference is between special meeting and a workshop-no public comment. She feels a workshop is a learning process; to update your knowledge. Gino responded that they are the same thing-a workshop is a special meeting of the board. Aaron said the words are used synonymously. Anyone can come to these meetings. It is published with no public comment if that is the case and it is also stated on the agenda, that is how you know ahead of time.

5. Jo Binanti, very upset about the comment that was made about our wells being bad-it is not good for business.

6. Sandra Stockwell wants to know if the board has a comment about the developer going to the County while negotiations are still on. Ms. Blaney spoke and said first of all not sure if there was a promise or not. Secondly, he went to Timberlane so she not sure what is going on; is it real? Sandra asked the developer if this is true. Mr. Bassett replied that it's been 21/2 years now and that Susan Siek knew he was going to the County to discuss proposal. He said he took applications but has not submitted them and has no plans to do so until negotiations with us are through. Mr. Bassett went on to say many things have been paid and a certain amount of fairness needs to be had. Sandra then said to him that the community doesn't count but Bassett replied that it does. She next said that in the Belvidere Daily Republican Mr. Fuher commented on incorrect figures that were given by the Village Engineer. Gino spoke and said it was a certain size system not that Chris' info was incorrect; we can't control what the media prints. Siek said a lot of people are misquoted.

7. Judy Murphy, no one has asked the Planning Commission why he or she disagrees with this. Doesn't trust Mr. Bassett or Mr. Blaeser. Says we are not asking questions. She wonders why the board can't say 2.0 acre excluding commercial. Siek replied we have one month until we vote in April. Gino commented that the Planning Commission gave the board their findings. Judy went on to say that communication did not take place at the last workshop. Mr. Nye said he had questions answered. Mr. Nicholson said he was not excited about it; it was like a sales pitch. Mrs. Hunt said she got answers she needed and Ms. Blaney said

she felt uncomfortable. Gino said a game plan would be set before we start the next special meeting/workshop. Mr. Blaeser said he has given out his phone numbers-cell, home or business-to numerous people to call him with questions, but no one has.

8. Tim Murphy, as a concerned member of the Planning Commission, wonders if the Trustees have the maps that goes with the Caledonia Land Use Plan. Said the County would not do anything that did not comply with the land use plan. Mr. Nye commented its like Jack's comment to change Phil Long's contract to two years instead of four years because the next board may have a different view. The County hasn't stuck with it; look at Poplar Grove and some other areas. The plan is just a guideline. If you went by the County's plan, you would see more industrial and commercial land, town homes and lots of duplexes. Mr. Nye went on to say that the County sent Jim Bassett and Wayne Blaeser a letter stating what they would like to see. The density for the County is four units per acre and in Goff property it would be one unit per acre. Tim went on to say they were led to believe back in 2004 the Pierce property would supply sewer/water to Caledonia and January of last year we find that is not true. In October, the Goff property came on board. He wonders if we are misinformed and urges us to be cautious. Mr. Nye replied that none of us are professionals; we rely on those who are. No one has all the answers.

9. Jim Laseman, commented on the figures Chris gave. Chris spoke that in the agreement that has not changed, but question was what other avenues are there that we can pursue. Jim says why look at grants if we get this given to us by the development. Ms. Blaney said this information was given to her months ago; it is separate from the development.

10. Rob Tobin, thanked us for doing impact fee whether this development goes or not. Stresses us to look toward other Villages with similar density. If use Or 1.5-acre lot. Figure the density first, then mirror it.

11. Candy Sextonson, does not want the development. Willow Creek goes behind her property and that is where the plant will flow. Wants to know if we can guarantee no "floaties" and will it take out nutrients. Chris Dopkins spoke and gave an overview of how the plant is designed and how it works to remove the 'floaties'.

12. Steve Sextonson made comment to Siek that she is very good on parlimental procedures. He asked Jeff Nye if he would want 250 thousand gallons of water a day coming through your backyard. Mr. Nye said if he owned the property he would say no. Mr. Sextonson said to Jeff, may you vote the same way. But Mr. Nye said then he would have to vote one way for this person and another way for another person.

13. Rod Fritz, Planning Commission report of February 2006 says preserve low density. It also warns against rapid expansion. Yet the plan calls for cookie cutter houses. A quality builder does not include Centex Homes. We have plenty of builders right here. Lastly, he said he was insulted when the President said we would not continue as a Village without this development. If we cannot manage our money now, how can we with more coming in.

14. Sue Radke wants to know why we have not said this number of homes period. And we are still negotiating. The numbers of homes still rise. Siek said we have told them things, like to take out the town homes. There are laws against using the

term age-restricted. She wants us to entertain other developers. Siek said we need to finish negotiating with this developer first before going on to someone else. Just like the County's stance with Bassett.

15. Karen Yokum says no and that other people are saying that too. Mike Frost has development on Pierce property, Goff property. Do we know the quality of that soil? You cannot act if you do not have the facts. She also said she believes this will destroy Rock Cut too.

16. JoAnn Fritz remarked that Bassett said he is not going to negotiate with the County until we are done-then why go to the County in the first place. At the workshop, can we, the public, give questions to be brought up at the workshop? Siek said if anyone has questions, they can call or write us and it will be brought up at the workshop. Bassett said most of the same who were at the last workshop would be at this one.

17. Alice VanBrocklin, wanted to know if Dave, the new Village Planner will be invited. Siek said he is unable to attend, as he will be out of town for five weeks.

18. Mary Walraven wants us to ask other officials to come. Siek replied it would be taken into consideration.

19. Candy Sextonson wondered if we border agreement with Machesney Park and Loves Park still in the works. Yes, it is.

XV. At 9:40 p.m. Mr. Nye motioned to adjourn the meeting. Ms. Blaney seconded and the motion carried. Ayes-5 Nays-0