

Village of Caledonia Board Meeting Minutes
April 25, 2006, 7:00 p.m.

- I. Meeting was called to order at 7:01 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
 - Jack Nicholson, Trustee - Present
 - Jeff Nye, Trustee - Present
- III. Mr. Nye motioned to approve the agenda with the following additions: *under Old Business adding C. FPA Situation, D. Water Test Results, and E. Planning Commission Report.* Ms. Blaney seconded and the motion carried. Ayes-5 Nays-0
- IV. Mrs. Hunt motioned to approve the March 28, 2006 meeting minutes. Mr. Nicholson seconded and the motion carried. Ayes-5 Nays-0
- V. Attorneys Remarks: None
- VI. Presidents Report: Todd Moore's resignation, dated April 4, 2006, was read. It is effective immediately. Siek stated in all fairness, we are going to leave the position vacant until after the vote. She then went on to say that she received, hand-delivered, a check from Centex Homes of \$68,771.59. This reimburses us for many bills incurred as a result of the annexation agreement. Lastly, as everyone knows, we will not be voting on the annexation tonight in order to make it a better document and to give the Trustees one week to review it before voting on it.
- VII. Treasurers Report: (See attached Sheet)
Mrs. Hunt motioned to approve the treasurer's report. Ms. Blaney seconded and the motion carried. Ayes-5 Nays-0
- VIII. Clerks Report: None
- IX. Committee Reports:
 - A. Roads & Capital Improvements: None
 - B. Ordinances:

Ms. Blaney spoke as acting chair at the meeting. The agenda was amended to allow public comment as to draw from the expertise of some in the audience. Ms. Blaney recommends the board to adopt the same impact fee ordinance as Belvidere-\$2900.00 for a three-bedroom home. There are a few things they recommend changing-1) fees are to be paid at the time of building permit, and

2) yearly review of the ordinance. The attorney will look over the ordinance and make the changes. Then we will vote on it. President Siek asked if everyone is in agreement with the \$2900 amount. Mr. Nye states it needs to be more comparable to what is around us. Belvidere has more infrastructure than we do. Everyone else was pretty much in agreement. Next, Ms. Blaney stated we need the records that Todd has. Siek will get them. Mr. Nye asked if the zoning ordinance was looked at since that needs to be adopted as well. Mr. Nicolosi stated that Centex was asked to give us feedback regarding that ordinance. Mr. Szeto added that Wayne Blaaser is free this week to discuss the many ordinances that still need to be addressed. A date will be set later in the agenda.

C. Budget & Finance: (See Attached Sheet)

1. Mrs. Hunt motioned not to pay the extra fee to the bank to get our cancelled checks back with our monthly statements. Ms. Blaney seconded and the motion carried. Ayes-5 Nays-0
2. Since hearing the Treasurers Report, we no longer need to transfer money out of the MM Account.
3. Mrs. Hunt motioned to pay the bills as listed. Mr. Nye seconded and the motion carried.

Roll Call Vote: Teresa Hunt-Yea Jeff Nye-Yea Garrett Havens-Yea
Jack Nicholson-Yea Colleen Blaney-Yea

We are also looking into the insurance to see if there are grounds to make a claim to get our money back from the wind farm lawsuit.

D. PZB:

Talked with Phil Long and Mr. Nye recommends the board adopt the 2006 Building Code. Also, the Architectural Review Commission suggested no changes to the anti-monotony ordinance. This he recommends the board adopt as well. Siek commented that she received their minutes today and the clerk will make copies for the Trustees to read. President Siek asked what the general consensus was regarding the anti-monotony ordinance. Everyone, but Ms. Blaney, was for it. Ms. Blaney says she is against it mainly because she does not understand it. Discussion followed. The highlights of the discussion- you need a change in all three of the categories to constitute a change in a home. Just to have the siding go horizontal on one house and vertical on the house next to it is not enough. The anti-monotony ordinance generally does not look at the interior but only the exterior. There is a potential to have one in fifteen homes (out of 652) be the same. Siek asked what the general consensus was now. Everyone still for it and Ms. Blaney said she is up 10%, but still has questions regarding the ordinance. Next, Mr. Nye mentioned that the Architectural Review Commission will also review any and all building plans. Mr. Nicolosi commented that the anti-monotony ordinance typically does not cover commercial but the Architectural Review Commission will look at it.

- X. Old Business:
- A. We already discussed the school impact fee ordinance.
 - B. Everyone is in general consensus to wait to discuss Caledonia Crossings until the final annexation draft is received.
 - C. Tim Bronn talked about the FPA status. A confirmation letter (see attached) was received stating approval but it is significantly less than what was applied for. He noted an error in the letter that will be addressed-the discharge permit has not been received, but it has been. We have a signed copy. Mr. Bronn asked Siek if she received this letter. The Clerk will look and get copies to the President and the Trustees.
 - D. Tim Bronn spoke about the water testing. Nothing is contaminated but some are at advisory levels. The iron especially was high. If it was municipal water, it would have to be treated before consumption by the public. Mr. Bronn will send out the results to the homeowners whose water was tested.
 - E. Ms. Blaney wanted the Planning Commission Report to be on the agenda because there has been no oral communication between them and the board. Siek stated that all the board members received the report. Ms. Blaney would like to see Tim Murphy address the board. Mr. Nye motioned to allow Tim Murphy to come before the board. Mr. Havens seconded and the motion carried. Mr. Murphy brought to the board's attention the differences between the previous concept plan and the most current concept plan and other issues regarding Caledonia Crossings. Siek read a letter from Mike Slavney, dated April 21, 2006 regarding Caledonia Crossings. (See Attached). In summary, he says we are consistent with our Comprehensive Plan. There is a typo error in paragraph 7 and will be addressed. Also, will get clarification regarding paragraph 4 under Planner's Recommendation.
- XI. New Business:
- A. Mr. Nicholson motioned to approve Resolution #2006-5 adding Garrett Havens as our third check signer. (in place of Todd Moore who resigned). Mr. Nye seconded and the motion carried. Ayes-5 Nays-0
 - B. Ms. Blaney motioned to approve the appointment of Garrett Havens as the new chair for the Ordinance Committee. Mr. Nicholson seconded and the motion carried. Ayes-5 Nays-0
- XII. Scheduling of Special Meetings: 1) PZB Special Meeting, May 2, 2006 at 7p.
2) Tentative Special Board Meeting to vote, May 4, 2006 at 7p.
- XIII. Public Comment:
- 1. Doris Nelson, shared a letter she received from William Hatfield, Boone County Health Department in response to her asking his opinion regarding the water testing. This is for municipal not private wells.
 - 2. Alice VanBrocklin, land use plan calls for gradual growth-this is getting out of hand. It is like an octopus with tentacles.

3. Sandra Stockwell, stated she gave the board members a survey asking them to say yes or no to the development.
4. Tom Peacock, doing more than soil samples on Goff property, pretty soon they will be all down Kelly Rd.
5. Randy Scott, since there has been a lot of debate, he looked up info on Centex Homes. If we say no, Centex is not going to just walk away. The question is how much control do we want. It is coming whether we do it or not.
6. Steve Truit, there is a lot of animosity around here. We all moved to a small town for a reason, but these people going to build houses-so how much control do you want. You have to get lot sizes down. If you say yes, then you have control to do that. If you say no, you will not.
7. Tim Murphy, keep hearing about control. The builder at one time said we need trust. Tim then asked the board if we feel we really have control.
8. Judy Murphy, says we will not have control until after we have sewer and water. She next asked when the letter from Vandewalle was received. Answer-it was faxed to the attorney's office and Siek received it tonight prior to the meeting.
9. Rod Fritz, with new housing down 20%, the Village could be in trouble if homes do not sell.
10. Lisa Rodgers, information given to Vandewalle was only on the Pierce property not Goff also. If we are going to do it, do it 100%.
11. Candy Sextonson, still upset with all the water that will flow through the creek that is behind her house. Asked if Kelly Road will be redone.
12. Steve Sextonson, Planning Commission and the land use committee have said not to go ahead with this. You hire an attorney to review these plans and less than half of the facts is given. He asked how we could take this as truth. Siek said he was given the current annexation agreement. Lastly, he said Susan Siek has some personal gain in this.

XIV. Closed Session: None

XV. At 8:51 p.m. Mr. Nicholson motioned to adjourn the meeting. Mrs. Hunt seconded and the motion carried. Ayes-5 Nays-0