

VILLAGE OF CALEDONIA BOARD MEETING MINUTES
October 23, 2007, 7:00 p.m.

I. Call to Order:

Temporary Chairperson Trustee Nye called the meeting to order at 7:00 p.m. at the Caledonia Fire Station.

II. Pledge of Allegiance:

The Board and the audience recited the Pledge of Allegiance.

III. Roll Call:

Present-Temporary Chairperson Trustee Nye, Clerk & Acting Treasurer Susan Yakey, Trustees Rae Duncan, Rod Fritz, Jack Nicholson, John Stenerson and Mary Walraven; Absent-President Susan Siek

IV. Approval of Agenda:

Under Committee Reports, C. PZB, #1 should read *CMAP*. Trustee Stenerson motioned to approve the agenda with the correction. Seconded by Trustee Nicholson. Motion carried by voice vote. (6 ayes)

V. Approval of September 18, 2007 Board meeting minutes:

Trustee Walraven motioned to approve September 18, 2007 Board meeting minutes. Seconded by Trustee Nicholson. Motion carried by voice vote. (6 ayes)

VI. Approval of September 25, 2007 Special Board Meeting Minutes

Trustee Nicholson motioned to approve September 25, 2007 Special Board meeting minutes. Seconded by Trustee Stenerson. Motion carried by voice vote. (6 ayes)

VII. Attorney Remarks:

Attorney Green is looking forward to working with us. He met with President Siek a few weeks ago and received files from our former attorney. Siek gave him three things to look into (1) boundary agreement with Timberlane, which he has had correspondence back from Don Larson and there are a few issues in question (he voice them to President Siek first since he's not too sure of protocol yet) (2) to familiarize himself annexation agreement with Pierce and Bassett, and (3) generic model of an annexation and pre-annexation agreement. Attorney Green said we could contact him through email or cell phone.

VIII. Presidents Report:

Temporary Chairperson Trustee Nye read President Siek's report.
-on Oct. 5, met with county and municipal leaders at the Courthouse for about 2 1/2 hours regarding the 173 Growth Plan. There were four key points: get developers to dedicate 50 ft. land for future roadway, 100 feet off road before development begins to avoid negative traffic impact (noise), get developers to do street scope, and invest in street scope-thinking of 173 as the "FRONT DOOR" to our

community. IDOT is doing the official mapping. The motion was made, seconded and passed for Mike Slavney of Vandewalle & Associates to bring study to local government for approval. Siek stresses that we need to remember this study is providing a transportation plan not a land use plan.

-on Oct. 8 met with Tom Green at his office for 1 1/2 hours and supplied him with records from Nicolosi & Associates regarding our Village legal matters. She gave him three matters to give immediate attention to: (1) our border agreement with Timberlane, (2) new pre-annexation agreement and (3) familiarize himself with the annexation agreement with Pierce and Bassett.

IX. Treasurers Report:

-following are account balances as of September 30, 2007:

General fund checking account - \$19,838.49

General fund money market - \$6,090.23

MFT checking account - \$9,715.00

MFT money market - \$11,507.08

Building permit account - \$2,002.31

Road & Bridge money market - \$4,044.42

Trustee Fritz motioned to approve the Treasurer's report as given. Seconded by Trustee Nicholson. Motion carried by voice vote. (6 ayes)

X. Clerks Report:

The Village computer uses Microsoft Works, which does not enable you to send a document using a PDF file. That is why the minutes were not sent to the Trustees via email. Maybe we need to upgrade the computer. Also, the internet system has changed and has had some problems with it.

XI. Committee Reports:

A. Roads & Capital Improvements:

1. Discuss and take necessary action on the recommendation of the Roads & Equipment Committee to hire Soppa's Landscaping and Tree Service to remove the dead tree on Oak St. between South St. and Randolph St. at a cost of \$1,325:

The committee makes the recommendation to use Soppa's Tree Service for \$1,325. They will remove the tree, grind the stump and remove all debris.

Two other quotes were received. One from Hub City Stump and Tree Removal for \$2,000 and the other from Cotner's, Inc. for \$1,225. MFT funds can be used for this work, per IDOT.

Trustee Nicholson motioned to approve the committee's recommendation. Seconded by Trustee Walvaven. Motion carried by voice vote. (6 ayes)

B. Budget & Finance w/Chairman Fritz reporting:

1. Discuss and take necessary action regarding payment of bills:

Trustee Nicholson motioned to accept the committee recommendation to pay the bills. (Com Ed - \$260.59, Internet - \$20.00, US Treasury - \$1,012.28, IL. Dept. of Revenue - \$141.00 and IMLRMA - \$1,433.87). Seconded by

Trustee Stenerson. Motion carried by voice vote. (6 ayes)

C. Planning, Zoning & Building w/Chairman Nye reporting:

1. CMAP endorsement and any action necessary:

Received and read letter (on file) asking for our endorsement of the watershed plan following IEPA approval of the plan. CMAP (Chicago Metropolitan Agency for Planning) with Kishwaukee River Ecosystem Partnership, members of your municipal staff and others have begun to develop a Beaver Creek Watershed Action Plan. One thing this plan aims to do is protect our drinking water and making sure it is safe for fish.

Trustee Stenerson asked what the impact on us would be. Trustee Nye is not sure; John Zimmerman had not got back to him yet. Trustee Walraven wanted to know what rights do we give us when we endorse something like this. This will stay in PZB in order to get more information.

2. Special use permit with any action necessary:

It appears Mr. Sassamon can have two homes on his property and it requires a special use permit. Attorney Green stated from a legal standpoint, he cannot build unless he goes through the hoops. Some of the confusion stems from the fact that the Village Engineer was referring to a draft, not the 2002 Zoning Ordinance and map that was adopted and is on file with the County Clerk. Phil Long would not issue a building permit, but would for foundation only. Attorney Green said you could approve a 'conditional' permit and it can be revoked. That is a risk the property owner takes. Trustee Fritz wondered if he is planning to put both homes on the same septic system. Answer is separate septic system, but same well. Trustee Nye motioned to let our Building Inspector issue a foundation permit only for the Sassamon's. The foundation permit could be revoked if the special use permit is not issued. Seconded by Trustee Nicholson. Motion carried by voice vote. (6 ayes)

3. Purchase paper print for concept plan:

Cost for the paper print will be submitted to Budget & Finance committee in November. Dave Slitkus showed us two maps and will go over them in detail during public comment time.

D. Ordinance w/Chairman Stenerson reporting:

He would like Attorney Green to review several ordinances: garbage/dumpsters, weight limits, tobacco and electronic attendance at meetings. Attorney Green informed us that there are certain things you need to have in place if you pass an Ordinance for electronic meetings.

XII. Old Business:

1. Review ordinance for committee of the whole and take any necessary action:

Trustee Nye stated this seems to be a consensus of the Board to have a committee of the whole and although this is in Ordinance Committee, wanted to discuss it further. A sample of a committee of the whole ordinance was passed around. Meetings would be twice a month. The sample ordinance showed

certain committees meeting on one day and other committees on another day. Trustee Nye thought it could be Committee one night and Board the other. There was question whether the President would preside over both and if the Clerk would take minutes for both meetings or not. Trustee Walvaven stated this was not the way she anticipated it to be. She went on to say that Timberlane's committee of the whole meets the same night as their board meeting. Committees basically talk via telephone and meet at the Board meeting. Trustee Nicholson believes the committee should meet separate from the Board meeting. Attorney Green said you need both Committee and Board to meet. Trustee Nye would like to see the meetings held on the 1st and 4th that way there is time between the two meetings for further follow-up, if need be. Attorney Green stated you do not have to designate when you will meet in ordinance form. You can do that by policy, but since our current Ordinance states four committees, he suggested to do it by ordinance and make it five instead of four. You just don't make them active.

XIII. New Business:

1. Discussion on pre-annexation/annexation application with any necessary action:
This is one of the first things President Siek asked our newly appointed Attorney to look into. He needs to know more of what we want to have in the annexation model. For example, do we have exaction fees for potential fees for water tower, treatment plant, police protection, ect. He cautioned us to be careful when you annex someone in. At a later time, the land may be developed and without exaction fees you will not have funds to cover cost of added services those homes would bring. There was some concern of property owners that are annexed already having to follow Village Ordinances. Attorney Green will get a copy of Capron's for us to see and we will go from there.

XIV Scheduling of Special Meetings:

1. Public hearing for (1) Special Use-Sassaman's and for (2) the Land Use Plan:
It was discussed whether you can have both public hearings on the same night and Attorney Green said you can two separate hearings on the same night. Trustee Nye said both of these fall under PZB-zoning. We will shoot for the 13th of November, right before the committee meetings, if Attorney Green receives all the information needed in time to publish the hearing. Or will try for the 20th of November and do a Special PZB Meeting before the Board meeting.

XV. Public Comment:

1. Lisa Rogers-Mike Vausch with Boone County Water & Soil is the new contact person with CMAP and Caledonia is in the Beaver Creek area. She had a question about the pre-annexes; with us drawing up a new form, would the ones that already have a pre-annex with us be grandfathered in? and also it should depend on the size and catagorize it in that way for exaction fees.
2. Doris Nelson-wondered if there has been any news regarding Bassett. His options end October 29. What happens? Trustee Nye replied that the Village

has the right to dissolve the agreement as does Mr. Bassett. Lisa Rogers wanted to know if the contingencies in the annexation agreement were not met, was it actually annexed? Trustee Nye stated that our former attorney said it was.

3. Dave Slitkus-presented the Preliminary Comprehensive Plan map. There was discussion regarding two areas that he left blank, which he would like to label as 'reserved' because we have a man who is intent on annexing with us. Trustee Nye's opinion is to leave it marked 'reserved'. Trustee Walraven commented that we should do the same for all; he should not be getting special treatment. Everyone should have a land use assigned. Mr. Slitkus then asked if we wanted to keep the same density on these two properties-1 dwelling per acre. It was agreed upon to keep the same density. Trustee Nicholson asked if this would prevent homeowners from selling their homes. Mr. Slitkus replied no, it does not. It was decided to put the 'reserved' as standard single family. Mr. Slitkus will make the changes and bring us a clean copy when done.

XVI. Adjournment:

At 8:50 p.m. Trustee Stenerson motioned to adjourn the meeting. Seconded by Trustee Nicholson. Motion carried by voice vote. (6 ayes)

approved 11/20/07 siy