

VILLAGE OF PRAIRIE GROVE
Special Meeting Minutes
Board of Trustees
July 12, 2006

1. Call to Order: President Breseman called a Special Meeting of the Board of Trustees to order at 7:00 PM.

2. Roll Call: Trustees Baudin, Behm, Connelly, Duda, Greenwald and President Breseman all present. Trustee Robak absent.

Others in attendance: Attorney David McArdle, Village Administrator Jeannine Smith and Village Clerk Kim Minor.

3. Public Comment:

President Breseman addressed a letter sent out by the Regional Tax Payers Alliance. He stated that the Village Board of Prairie Grove would be willing to meet to go over any issues they may have if they would like to identify themselves. He also welcomed the Court Reporter.

Attorney McArdle stated that this meeting was being held for Retained Personnel Issues and a Closed Session for easement discussion for the Terra Cotta and Tall Grass projects.

President Breseman stated that he was contacted to attend the School District Task Force Meeting. He had asked the School District if this was something the whole Village Board and our Attorney could attend. The offer was only extended to himself and one other representative from the Village.

Retained Personnel was a topic of discussion. Rick Swanson stated that with the Village bringing in AES, (Applied Ecological Services) this has cost more time and more money. The timing on the invoices was also discussed. Rick stated that the retained personnel expenses use to come in at \$15,000 to \$20,000 a month. Mr. Swanson stated that the funds will be there to pay all the invoices but it will take 30 days. It's not a question as to whether or not to pay it.

4. Discussions of Terra Cotta and Tall Grass Developments:

Rick Swanson gave a presentation of Tall Grass:

Rick Swanson had just received a copy of Bleck's comments for Tall Grass. He stated that there are 10 pages of comments. An Annexation Hearing is scheduled for July 18, 2006.

Mr. Swanson replied with they are currently reviewing the 10 page submittal by Bleck. They are also working on most off site utilities. The master utility plan has some major issues right now along with some storm water issues.

Trustee Duda asked that Rick Swanson give the public a timeline. Rick replied that this would just be a guess.

Trustee Greenwald asked if Mr. Swanson had perspective buyers for this project. Rick stated that he did.

Wayne Huerth asked if the developer could pre sell lots prior to getting water and sewer to the site. Rick replied with model homes could be put in after road improvements are done.

Rick Swanson stated that the roadways wouldn't be completed until Spring or early Summer. Rick stated that in no way all of the 266 single family homes would be built right a way. Maybe 25-40 houses a year. He also stated that the housing market is getting worse. Rick stated that no exact timeline could be given. He also stated that their desire to move forward hasn't changed.

The School District Task Force is asking that Rick Swanson provide them with a timeline. They stated that other developers have given this type of document to them before.

Rick Swanson stated that the timeline would just be a guess at this point. He stated that he could possibly work with a builder to come up with a timeline. Once this is platted an actual timeline could be given.

Rick stated that he would like to see one builder purchase all of the residential property and another purchase all of the commercial property.

A member of the School Task Force Committee stated that they have their final meeting on Monday. They are dependent on using a best guess if nothing else at this point. She stated that the number of homes and the timeline is crucial in their equation. They need to figure out how many students and in what time frame those students would come. Again, she asked, that no models would be built until mid summer next year and it will be at least Spring of 2008 before anyone occupies any homes. Another member asked about the pricing of homes. Initially in the hearing process homes were being built in the \$650,000 range. They noticed that the impact fees are lower for a 5 bedroom home.

President Breseman stated that the School Task Force does have a right to be concerned. He stated that everything would be defined in the Annexation Agreement. The majority of the homes will be either 3 or 5 bedroom homes.

Attorney McArdle stated that the Village worked with the school to come up with Ordinance 362. The School and the Village may want to look at restructuring the ordinance. Steve Todd agreed but stated that the 5-bedroom home brings in a higher EAV. Attorney McArdle stated that the Agreement could be amended if Steve Todd wanted to focus on it. Rick Swanson has already agreed to the impact fees for the Schools.

A School Task Force Member asked again about a timeline. Give us a best estimate trying to be conservative.

Rick Swanson stated that the earliest start date would be Spring of next year.

Rick Swanson gave a presentation of Terra Cotta:

Rick stated that the sewer plant expansion will be finished in November. Spring would be the earliest timeframe for any hook-ups.

Rick stated that this development is just out of the design stage. The revised land use plan was dated June 6, 2006. This development was redesigned using the services of Applied Ecological Services. They are a Conservation minded planner. This new plan incorporates more open space, using a cluster type of plan the larger lots became smaller and this is where the open space is created. AES is also more sensitive to tree areas.

A new product called row houses is now being offered in this plan. This is an appropriate product to offer in the commercial area.

All neighborhoods will connect within Prairie Grove using a trail system.

There are 350 age-restricted homes. Most homes will back up to open space. Out of 1300 acres 800 will be open space. This is a much more natural looking plan. It has been fine tuned from what was planned before.

Westminster Swanson wants to make sure that this plan is done right. It is the town's identity. There will be parking in front of the stores and also in back. The back parking will most likely be stacked.

Steve Todd asked about the values of homes with this new plan.

President Breseman stated that the major change is the size of the lots. In a couple of presentations these homes actually become more valuable. The open space becomes very desirable. A large selling point is the permanent open space.

The total unit count is 1405 limiting that the row houses won't be built until the commercial is built.

Thunderbird Lake will remain off limits. It will not be part of this plan.

Dr. Mary Fasbender would like to thank everyone on behalf of the School Task Force.

5. Executive Session due to Personnel Matters and Pending Litigation:

Motion by Trustee Duda, 2nd by Trustee Baudin to enter Executive Session at 8:58 PM for the purpose of Real Estate Acquisition. **On a Roll Call Vote: Trustees Behm, Baudin, Connelly, Duda and Greenwald all voted aye. Motion carries.**

No Action taken.

Open Session reconvened at 9:50 PM.

Roll Call: Trustees Baudin, Connelly, Duda, Greenwald and President Breseman all answered aye.

6. Authorization for Computer Expense for Village Administrator:

Motion by Trustee Duda, 2nd by Trustee Connelly to authorize the purchase of a computer and software not to exceed \$1600.00. **On a Roll Call Vote: Trustees Baudin, Connelly, Duda, and Greenwald all voted aye. Motion carries.**

7. Adjourn:

Motion to adjourn at 10:15 PM made by Trustee Baudin, 2nd by Trustee Greenwald. On a Roll Call Vote: Trustees Baudin, Connelly, Duda, and Greenwald all voted aye. Motion carries.

Respectfully Submitted:

Kim Minor, Village Clerk