**VILLAGE OF STANFORD**

**206 W. Main Street**

**STANFORD, IL 61774**

*PRESIDENT AND BOARD OF TRUSTEES*

*Monday February 4th, 2019*

*SEPCIAL BOARD MEETING OF THE BOARD OF TRUSTEES*

Minutes of the Special Board Meeting of the Board of Trustees for the Village of Stanford held at the Village Hall at 6:30pm.

# ROLL CALL:

Present: 6- President Jeremiah Pitcher, Trustees Normadee Miller, Nydra Owen, Josh Scott, Jessica Anderson and Brandon Ciasnocha.

Absent: 0

Also present: Attorney Mark McGrath, Jonathan Gordon, Hannah Brown, Jeff Gordon, Attorney Maury Barry, Carly Scott, Neil Finlen, Tim Scott, Jim Scott, Neil McAllister and Jeremy Montgomery.

* The board reviewed resolution 01-19 the dedication of easements of Olympia Estates.

Trustee Owen moved, seconded by Trustee Ciasnocha to adopt resolution 01-19 the dedication of easements of Olympia Estates.

On roll call, the vote was:

AYES: 4- Trustees Owen, Anderson, Ciasnocha and Miller.

NAYS: 0

ABSENT: 0

ABSTAIN: 1- Trustee Scott (abstain goes with the majority)

There being 5 affirmative votes the motion carried.

# PUBLIC COMMMENT:

Neil Finlen with Farnsworth Engineering Group presented a plat for lot # 2, Jonathan Gordon, showing the new easement and the vacation easement. Neil believes the new drainage plan will be better than the existing plan. The new plan consists of a 10-foot-wide drainage basin that will be 1 foot deep, with gentle sloping sides. He believes that this system will protect the adjacent properties better than the current drainage easement. The new system has been designed for a 100-year rain. The new easement would be 4 to 5 feet from Gordon’s home and 10 feet from lot #1.

Village engineer Neil McCalister of A.J. Dowiatt reviewed the plat and found it acceptable. He agreed with Neil Finlen’s analysis concerning the 100-year flood calculations. He also agreed Neil Finlen’s conclusion that the proposed easement would not affect any other lots.

Jim Scott asked if this would increase the water being pushed towards the other properties? Neil does not believe so. Neil believes the new plan will better protect lot #1.

Carly Scott is concerned that water may now back up on lots #8 & 9, if the drainage is changed.

Jim Scott discussing the Olympia Estates covenants. Jim noted they have built in the existing drainage easement. He believes the home being in the drainage easement will cause liability for lot #2 due to flooding issues that the home will cause. He believes the new system will speed up the rate of water causing damage to the other lots. Jim followed the rules while constructing the homes he built so he feels they should have to remove the home. Jim believes they are changing the natural flow of water and its against Illinois drainage law to obstruct natural water flow.

Attorney Mark McGrath questioned what the cost of moving the house would be compared to the cost of revising the easement.

Hanna Brown, Jonathan Gordon’s girlfriend responded with that the house is almost complete and it would be expensive to have the home moved.

Trustee Owen asked at what point did they realize that they had built on the easement?

Jonathan Gordon replied that the footings had been poured when they realized it. Jonathan says he was not aware that he purchased a lot with an easement.

Trustee Owen asked if the easement would be relocated to the east side of the property. Gordons response was that the septic and utilities are on the east side of the property.

Jeremy Montgomery of lot # 5 believes none of this will affect his lot. The engineers agreed.

Neil McCalister with A.J. Dowaitt says that lot # 5, 8 & 9 will not be affected.

Tim Scott is concerned that after the changes the drainage will not work properly.

A 15-minute break was taken at 8:45pm.

Returned from break at 9:00pm.

Trustee Ciasnocha questioned why if the house was knowingly built in the easement, why wasn’t it stopped?

President Pitcher explained that the village does not have a stop work order code in the ordinances.

Trustee Scott understands why the stop work order did not stand, but why as a builder did they continue to build without the issues being resolved first.

Trustee Miller believes they knew as builders that they purchased a lot with an easement but understands the proposed drainage easement.

Trustee Scott (as property owner) does not want to see the drainage easement pushed any closer to his property. He is concerned that his septic will be comprised because of the drainage.

* The board reviewed and discussed the agreement with Jonathan Gordon in regard to the easement. But because the easement runs onto lot #3 Jeremiah and Mellissa Mahoney, they will have to be included in the agreement and sign.

Tabled at this time.

* The board discussed the homestead rebate extension request. The Gordon’s requested an extension. The contract was provided for the deadline of the rebate. They will not be any extensions granted for homestead rebates.

Trustee Owen moved, seconded by Trustee Miller to deny homestead rebate extensions.

On roll call, the vote was:

AYES: 5- Trustees Owen, Anderson, Ciasnocha, Scott and Miller.

NAYS: 0

ABSENT: 0

There being 5 affirmative votes the motion carried.

* A special meeting has been set for Friday, February 8th @ 6:30pm, to receive written approval from Jeremiah and Melissa Mahoney and to further discuss the easement.

Trustee Owen moved, seconded by Trustee Miller to adjourn @ 10:09pm.

All in favor, AYE.

Recorded and presented by Clerk Megan Phillips