

**REGULAR MEETING OF THE VILLAGE OF BEECHER, BOARD OF TRUSTEES
TO BE HELD AT THE WASHINGTON TOWNSHIP CENTER,
30200 TOWN CENTER DRIVE, BEECHER, ILLINOIS AT 7:00 P.M. ON TUESDAY,
OCTOBER 24, 2006.**

AGENDA

I. PLEDGE TO THE FLAG

II. ROLL CALL

III. APPROVAL OF MINUTES OF THE PREVIOUS MEETING

IV. VILLAGE CLERK REPORT

V. PRESENTATION: CONSIDER OPTIONS FOR DESIGN OF PUBLIC WORKS FACILITY. Jim and Gale from JMA Architects plan on attending the meeting to ask some questions of the Board before they submit a formal proposal for design of the public works facility. The first question is whether the Board wants to build just the 11,500 square foot garage area or also design for bid the public works office area annex and temporarily use this space for a Village Hall and let the police department expand into the existing Village Hall. The cost of the garage is tagged at \$750,000 and the cost of the annex would be \$550,000. Staff is concerned with the \$1.3 million price tag for both buildings, but this would solve the space issue for all departments for at least several more years. When a new Village Hall/Police complex is built next door, public works would then take over the office annex portion adjacent to the public works garage.

After this question is answered, the architects want to know if the footprint of the entire site should be designed so that utilities and other aspects of the design can be up-sized or properly located to accommodate expansion in the future. This will cost more for design on the front end, but will save money down the road. For example, the sewer plant was designed in 1995 for future expansion and although it cost more then, it will cost less to expand in a few years.

There were issues raised such as a generator for the public works facility. The architects wish to design for back-up power, but cut the generator after bids are received if the bids are over budget. Perhaps a pig tail could be put in for a mobile generator at a lower cost as an alternate bid. They would also like definitive answers as to who would install the water and sewer service.

At the last Board meeting questions were also raised as to whether the master plan approved last month contained costs for buildings which seem out of line for the Village. The public works garage cost was tagged at \$750,000 in the report, but some Board members mentioned that perhaps the design should be based on a lower cost figure. The \$750,000 figure has been plugged into the CIP

using \$250,000 in tap-in fees and a 10 year \$500,000 installment contract. The dollar value of the project is a very important component of the design.

It is recommended that the plan be followed, and that the costs approved in the report be followed. If we build this public works facility, it should be designed for a minimum life span of 50 years. The cost of a new dump truck with plow is \$95,000, and if the Village has four of these down the road this equals half the value of the building. To put things in perspective, the Village currently insures \$562,000 in portable equipment and \$355,000 in motor vehicles.

In 1958, the current Village Hall/fire station was built for \$66,000. I am sure that this was a lot of money at that time. However, over the 50 year life span this comes out to \$1,320 per year. The public works facility at \$750,000 would depreciate over 50 years at the rate of \$15,000 per year.

VI. RECOGNITION OF AUDIENCE

A. FINANCE & ADMINISTRATION COMMITTEE

1. VARIANCE REPORTS for the month of September.
2. LEGISLATIVE INITIATIVES LETTER has been sent to the Will County Governmental League and a copy of this letter is enclosed.
3. CONSIDER PAYMENT IN THE AMOUNT OF \$57,264.34 TO ILLINOIS MUNICIPAL LEAGUE RISK MANAGEMENT AS ANNUAL INSURANCE PAYMENT. Making the annual payment by November 1st saves the Village \$1,187 (2% discount) which is why we pay this bill at the second meeting every year. This annual premium is \$5,780 more than last year but the Village has increased its property coverage in light of recommendations from the IML in 2005, and the fact that rates have gone up in general. However, the Village budgeted \$62,000 for insurance this year so we are below budget.
4. CONTINUED DISCUSSION OF THE FIVE YEAR CAPITAL IMPROVEMENTS AND FINANCIAL PLAN. This plan was provided at the last meeting and you are encouraged to bring your copy to the meeting for discussion. We usually try to adopt this plan prior to the first of the year and use it as a basis for the budget prep process.

B. PUBLIC SAFETY COMMITTEE

1. RESULTS OF THE SENIOR BREAKFAST hosted by the Police Department on October 18th will be provided by the Chief at the meeting.
2. RESULTS OF BEECHER ESDA CERTS TRAINING INFO MEETING which was held on Thursday, October 19th will be provided by the Chief at the meeting.

3. CONSIDER A MOTION BASED ON OPTIONS FOR FINANCING VIDEO SECURITY SYSTEM FOR THE POLICE DEPARTMENT. In the budget, \$4,140 was provided as a first year payment on a five year lease-purchase for an \$18,000 video surveillance system for the police department. A bid of \$15,660 was obtained for the installation of such a system, but the lease-purchase option would cost \$20,700 over the five year period. The Chief has provided two additional options in his report which is enclosed: pay cash for the system and take from other line items in the General Fund budget, or take a four year loan from a bank at 4% interest. Both options are viable. The Chief will explain each option.

C. STREETS & ALLEYS COMMITTEE

1. M.F.T. RESURFACING PROJECT UPDATE will be provided at the meeting.
2. CONSIDER A MOTION AUTHORIZING THE AWARD OF A BID IN THE AMOUNT OF \$1,980 FOR THE PLANTING OF NINE (9) 3" CALIPER AUTUMN BLAZE MAPLE TREES IN VARIOUS LOCATIONS THROUGHOUT THE VILLAGE FROM DEENIK LANDSCAPING AND NURSERY. The trees will be purchased from Bork Nursery and planted at the stated cost above. Staff recommends approval.
3. RESULTS OF OCTOBER 21ST YARDWASTE BAG DISTRIBUTION. Three Trustees are assigned this task on Saturday and an update will be provided.
4. REPORT OF THE PUBLIC WORKS SUPERINTENDENT. A list of projects for this Winter are enclosed for your review.
5. INTRODUCTION OF NEW PUBLIC WORKS EMPLOYEE: DUSTIN OLIVER. After receiving 39 applications for the position, grading 29 written and physical agility exams, and interviewing seven finalists, the interviewing committee offered the position to Dustin Oliver of 648 Pasadena, Beecher who accepted the position. Dustin will be paid \$27,500 beginning October 30th, \$28,500 on May 1, 2007 and \$32,652 on May 1, 2008.

D. SEWER & WATER COMMITTEE

1. DISCUSSION ON PROPOSED SEWER AND WATER ORDINANCE COMPREHENSIVE REVISION. This ordinance revision was distributed at the last meeting. One suggestion was to have a committee meeting to review the revision and bring a recommendation to the Board. The major changes to the current ordinance include an automatic \$0.10 rate increase annually on both the water and sewer rates as a hedge on inflation, and a \$25.00 account changeover charge to cover the cost of final reading and the mailing of split bills within a billing cycle. Another proposal to add to the ordinance is requiring the water customer to pay for any costs associated with testing a water meter that the customer claims is defective. These complaints are on the rise and so far all meters which have been tested are accurate making such tests a matter of futility but convincing the customer as to their accuracy. Please bring your copy of the ordinance with you to the meeting.

E. PUBLIC BUILDINGS & PROPERTIES, PARKS AND RECREATION COMMITTEE

1. FIREMEN'S PARK UPDATE

2. WELTON STEDT PARK UPDATE

3. PRAIRIE PARK UPDATE

4. NANTUCKET COVE PARK UPDATE. Tod Stanton has provided two designs to choose from which are enclosed. Once the Village and Montalbano select a plan, bid specs will be developed for a \$50,000 project to be paid for by Montalbano. A meeting with Montalbano will be held on Wednesday, October 25th at 1:30 p.m. at the Village Hall to finalize plans to install this park in the Spring.

5. CONSIDER AWARD OF BID: 35KW GENERATOR AT TOWNSHIP BUILDING. This is a \$28,000 project funded with a DCEO Grant from the State with the Village acting as lead agency. The bid specs were approved by the Township Board. Bids will be opened prior to the meeting and a recommendation made at the meeting.

6. CONSIDER RENTAL OF 10' X 20' STORAGE UNIT AT BEECHER SELF-STORAGE FOR 5 YEARS AT \$1,000 PER YEAR. This storage unit will be needed if the Village does not approve construction of the public works office annex for a temporary Village Hall. Some Board members mentioned that perhaps the public works garage could accommodate cold storage of records. This is also a possibility and the architects should be asked this question to include it in their design.

F. PLANNING, BUILDING & ZONING COMMITTEE

1. PLAN COMMISSION MEETING SCHEDULED FOR THURSDAY, OCTOBER 26TH. Items on the agenda include continued discussion of a proposed architectural code for new construction in the Village.

2. CONSIDER RELEASE OF \$70,634.50 ESCROW TO HIGHLINGTON DEVELOPMENT FOR INSTALLATION OF PUBLIC SIDEWALKS ON FAIRWAY DRIVE. This work is complete and our 1997 agreement calls for the release of this escrow to the original developer.

3. UPDATE ON STATUS OF MGM PROPOSAL TO AMEND THE PRELIMINARY P.U.D. FOR THE PRESERVE AT CARDINAL CREEK. The Village Attorney, Village Planner and Village Administrator met with representatives of MGM last Wednesday and advised them as to the Village's interpretation of the development agreement. As a result, they have agreed to modify their site plans and not approach the Village Board formally with a request for referral until such time a new plan is drafted and an informal meeting is held with area residents, Village Trustees and Plan Commission members. It is unknown when this meeting will occur, but it will not be until after November 8th. Another staff pre-application meeting with the developer has been scheduled for November 8th.

4. STATUS OF CLEAN-UP OF PROPERTY AT 460 FAIRWAY DRIVE. The Village Attorney as sent the enclosed letter. Jack Mayher has advised that the property will be cleaned up.

5. STATUS OF WEHMHOFFER HARDWARE BUILDING ON GOULD STREET (BUD VON ALVON). Don Koy was hired in May to install the roof and a permit was pulled on May 17th to complete the roof repairs. The permit which was picked up by Bud Von Alvon stated that the permit expires in 60 days, however the hard card posted on the building provided six months and the contractor claims he never saw the original permit and filed a complaint with the Village when a stop work order was made. A decision was made to honor the hard card until November 16, 2006 since this is what was posted on the building. This is a continuing saga and the Mr. Von Alvon is playing the system to the hilt. There are also other violations which exist with the building other than the roof which will still be in effect after November 16th which will allow condemnation to proceed so Mr. Koy better make sure he gets paid for the roof work.

G. VILLAGE PRESIDENTS REPORT

1. STATUS OF ILLIANA EXPRESSWAY. Congressman Weller has called for a meeting of all interested parties on this matter for October 30th to discuss the status of this project. It is too premature to suggest any type of route for this roadway since no environmental or engineering studies have been conducted. The corridor actually runs from Burrville Road south to the County line and several different routes will have to be studied. If the road ends up south of Beecher, we will need a western bypass of Route #1.

H. NEW BUSINESS/OLD BUSINESS