

**MINUTES OF THE REGULAR MEETING OF THE PRESIDENT  
& BOARD OF TRUSTEES OF THE VILLAGE OF BEECHER  
HELD AT THE WASHINGTON TOWNSHIP CENTER,  
30200 TOWN CENTER ROAD, BEECHER, ILLINOIS  
JULY 11, 2006 -- 7:00 P.M.**

All present joined in the Pledge to the Flag.

President Lohmann called the meeting to order.

**ROLL CALL**

**PRESENT:** President Lohmann and Trustees Rehborg, Kuhlman, Peterson and Heldt.

**ABSENT:** Trustees Wehling and Ahrendt.

**STAFF PRESENT:** Clerk Janett Conner, Chief Jeffrey Weissgerber, Treasurer Nelson Collins, Superintendent of Public Works Bud Cowger, Engineer Ray Koenig and Attorney Tim Kuiper.

**GUESTS:** Terry Gatlin from the Beecher Herald, Cathy Bayer from the Daily Journal, Thomas Brislane, Don McWhorter, Dave Bayer, Larry Brogan, Chuck Bruti, Herb Potts, Paul and Lucy Rietveld, Kelly Stluka, Frank and Nancy Fry, Ron Reichert, Brian Cleary, and George Obradovich.

President Lohmann asked for consideration of the minutes of the June 27, 2006 Board meeting. Trustee Rehborg made a motion to approve the minutes as written. Trustee Heldt seconded the motion.

**AYES:** (3) Trustees Rehborg, Kuhlman and Heldt.

**NAYS:** (0) None.

**ABSTAIN:** (1) Trustee Peterson.

Motion Carried.

**CLERK'S REPORT:** 1) A report on income received since the last meeting was provided. 2) Clerk Conner provided a copy of an invitation from Pat Crean of Elegant Custom Homes for Village staff and officials to attend their grand opening at Prairie Crossings South on July 15<sup>th</sup> and 16<sup>th</sup> to view their newly completed models. 3) Clerk Conner provided a preliminary program for the Illinois Municipal League Convention to be held September 28-October 1, 2006 at the Hilton in Chicago

**A. FINANCE AND ADMINISTRATION COMMITTEE**

**TREASURER'S REPORT:** A copy of the Treasurer's report was provided to the Board for review and the Treasurer was present to answer questions.

A list of bills totalling \$168,381.63 to be paid were available for review. A summary of the list of bills was provided. Trustee Peterson made a motion to approve payment of the list of bills as presented and include

two bills for Dracc Mosquito that came in late in the day, for spraying over the Fourth of July

weekend. (The two bills from Dracc were included in the aforementioned bill total.) Trustee Rehborg seconded the motion.

AYES: (4) Trustees Rehborg, Kuhlman, Peterson and Heldt.

NAYS: (0) None.

Motion Carried.

A progress report was included in the packet for review regarding the AT&T Project Lightspeed.

## **B. PUBLIC SAFETY COMMITTEE**

The Police Department monthly report was provided for review.

Chief Weissgerber reported that there were no crash reports this year over the Fourth of July weekend, the traffic cleared from town quickly, the event was well-staffed and everything went very well.

The Tree Board met on July 6<sup>th</sup> to approve a list of trees to be removed and trimmed and to discuss the proposed Tree Board ordinance drafted by the Village Attorney. The ordinance is on hold until further changes can be made.

The Board was to consider an ordinance regulating trees in Village rights of way and on private property. A copy of the drafted ordinance was provided in the packet for review. Further changes still need to be made, therefore no action was taken.

## **C. STREETS AND ALLEYS COMMITTEE**

An update was provided on the Motor Fuel Tax (MFT) Road Project. Spreadsheets were provided by the Village Engineer stating all the streets targeted for resurfacing. The bids will be let with a base bid of Dunbar Street, Melrose Lane, Orchard Lane east, Maxwell Street alley, Oak Park Avenue and Miller Street west for a total of \$365,389.50. The alternates will be the base bid plus Pasadena Avenue from Maxwell Street to the creek, Prairie Avenue alley, and Miller Street east for a total of \$447,703.60. Bids will be opened on July 26<sup>th</sup>. The Board will then have to decide whether to do all the streets and take from the General Fund or just do the base bid. \$380,000 is available for this project. This will all be presented at the next meeting.

Ray Koenig reported on the Doug Short/Brian Cleary drainage issue. Engineer Koenig spoke with Doug Short who agreed to let him on his property with a field engineer and take pictures as to where the water is going and come up with a recommendation to alleviate the problem. Brian Cleary was present stating that Mr. Short is bringing more dirt onto the property.

Engineer Koenig reported that Public Works has purchased the pipe and will be installing an alley storm sewer behind the Princess Café near Tom Owens' property.

Engineer Koenig reported that the \$365,000 grant project to improve Reed Street from Penfield Street to

Hodges Street probably won't happen until 2008.

The tree trimming/tree removal program will begin this week and be completed by Labor Day. The list was provided at the last meeting. Superintendent Cowger reported that he met with Mr. Duntemann and they marked trees to be removed/trimmed, etc.

Engineer Koenig reported that he met with the Rietvelds the previous week regarding their drainage problem near Nantucket Cove. Engineer Koenig detailed the problem and proposed a solution. Mr. Rietveld agreed to take a "wait and see" approach. Engineer Koenig is working to get the Nantucket Cove Subdivision contractor to take the appropriate actions.

#### **D. SEWER AND WATER COMMITTEE**

The Water and Sewer Department monthly reports were included in the packet for review.

The Water Billing Register was provided in the packet for review.

Engineer Koenig provided status reports on the following projects:

- a. Chuck Schultz seems satisfied with the Trim Creek relief sewer restoration agreement. No more complaints have been received.
- b. No further complaints have been received about the Meadow Lane watermain restoration near Gerald Koenning's driveway.
- c. Status was reported on the well #5 drilling.
- d. In regards to the area #1 sanitary sewer rehab work, it was determined that the flowing tile was coming from private property and the problem was isolated from the tile.
- e. An update was provided on the area #1 sanitary sewer cleaning, televising and evaluation.

The Board considered a bid award for the Dunbar Street/Miller Street watermain replacement. Two bids were received and opened on July 6<sup>th</sup>: M+J Underground in the amount of \$105,174 for Dunbar and \$179,691 for both Miller and Dunbar; and Professional Excavation in the amount of \$82,448 for Dunbar and \$148,829 for both Dunbar and Miller. The Baxter and Woodman estimates are \$93,274 for Dunbar and \$164,814 for both Dunbar and Miller. The Village budgeted a total of \$164,000 for both projects. The low bidder, Professional Excavation, Inc., is a new company but Engineer Koenig checked their recommendations, said it sounds like a good company and recommended approval of their bid. Trustee Rehborg made a motion to accept a bid from Professional Excavation, Inc. in an amount not to exceed \$148,829 for watermain replacement on both Dunbar Street and Miller Street. It was noted that this is less than the \$164,000 amount budgeted for the work. Trustee Peterson seconded the motion.

AYES: (4) Trustees Rehborg, Kuhlman, Peterson and Heldt.

NAYS: (0) None.

Motion Carried.

The Board tabled the discussion of the vacant Public Works position since two Trustees were absent and the

position relates to the Parks Department, which is Trustee Wehling's committee.

The Board discussed an ordinance changing the notification procedures for payment of delinquent water bills. For the last 25 years the police have delivered 48 hour shut off notices but the ordinance states that such notification be made by certified mail. A resident has challenged the current notification procedure based on the wording of the Village Code which was enclosed. Staff requested to change this wording to allow for notification by the police department which is more effective and expedient. President Lohmann and Clerk Conner both explained their recommendations. Options discussed were to turn off the water after the 15 day past due notice is sent out, without any further notice vs providing an additional 48 hours notice after the 15 day past due notice by certified mail or personal delivery. There was much discussion and some disagreement. Chief Weissgerber recommended that he, Clerk Conner and the Attorney discuss the issue and that staff contact other growing communities to see how they handle these types of situations.

President Lohmann expressed his desire to tighten the vehicle sticker enforcement ordinance. President Lohmann will work with Chief Weissgerber on this matter.

Trustee Rehborg made a motion to authorize Metro Power to examine the 200 kw generator obtained from the military, to see if it can be repaired for an amount not to exceed \$1,200. A copy of the proposal was provided in the packet for review. Trustee Heldt seconded the motion.

AYES: (4) Trustees Rehborg, Kuhlman, Peterson and Heldt.

NAYS: (0) None.

Motion Carried.

President Lohmann asked if the lift station by the Elementary School is to be automated again or if it will keep being run manually. Superintendent Cowger indicated he will look into the matter this week.

#### **E. PUBLIC BUILDINGS, PROPERTIES, PARKS AND RECREATION COMMITTEE**

There was nothing new to report regarding Firemen's Park.

The Board considered a proposal from Baxter and Woodman to complete a topo and site grading plan for a 5.5 acre Public Works facility site. Trees are scheduled to be moved and the land will be leveled. Per Engineer Koenig, the building footprint needs to be determined before establishing a site plan, but the topo can be completed.

The Board discussed the upcoming cost for new Municipal Facilities. About \$400,000 has been set aside for this project, but it may cost closer to \$500,000. The Board needs to decide the spending level before proceeding with any more planning. A target start date would be May 1, 2007 with completion by April 30, 2008, building on the east half of the property and leaving the west half for future Village use. Trustee Rehborg asked if it would just be a Public Works facility by the Washington Township Center or if it should also include the Village Hall and Police Department. Other Public Works facilities need to be explored to determine what our needs are.

#### **F. PLANNING, BUILDING AND ZONING COMMITTEE**

The Board considered a recommendation from the Plan Commission to approve a request from Chuck Bruti for R-1 zoning upon annexation for the Prairie Meadows Subdivision located at the south end of Woodward Street and Southfield Drives. Mr. Bruti was present stating that he would be willing to provide a 27% bridge cost escrow, address traffic concerns, but he was not willing to agree to the

\$33,000 impact fees. Trustee Peterson made a motion that the Village enter into preliminary negotiations for an annexation agreement with Chuck Bruti for 42 single-family lots having a minimum size of 11,250 square feet. Trustee Peterson amended the motion to change the impact fees to \$25,000. Trustee Peterson withdrew the motion due to a lack of a second. Mr. Bruti was then told he would probably have to go to Will County for his subdivision since the Village Board did not approve his request.

Engineer Koenig provided updates on the following issues:

- a. Knuth strip mall drainage plan
- b. Engineer Koenig reported that Cardinal Creek Golf Course now appears to be cutting the ditches along the north side of Indiana Avenue. Trustee Kuhlman expressed concerns about an area between the walking paths and Indiana Avenue that doesn't seem to have a swale to drain the water. Engineer Koenig will look into this matter.
- c. Mr. Fry from the Prairie Pointe North Homeowner's Association was present to thank Engineer Koenig for looking into the retention pond holding water issue. The problem is being taken care of.
- d. Mr. Lotton and Mr. Phillippe will be sending their engineers to look at problems in Hunter's Chase West where the ponds are failing to drain, and to fix the problem.
- e. Meade Electric will be installing a push button for the pedestrian crossing lights at Church Road and Dixie Highway.
- f. An update on the Rietveld/Montalbano drainage issue was provided earlier in the meeting by Engineer Koenig.
- g. Engineer Koenig reported on the Knuth mini-warehouse detention ponds.
- h. The final lift is needed in the rest of the original Hunter's Chase Subdivision.
- i. A meeting was held with Schudt and Associates this week to discuss overland flood routes, etc. in Hunter's Chase East Subdivision. Permits are being held until the design is approved and hard surface roads are provided. The matter is in Mr. Phillippe's and Mr. Lotton's hands to get resolved before receiving further building permits.
- j. A recapture was requested by Mr. Lotton from Montalbano Homes for oversizing sewers and the watermain.

The Board considered authorizing the Village Attorney to draft an ordinance granting an encroachment certificate or vacation to Kelly Stluka at 645 Woodward Street. The garage at this address encroaches on the Village right of way entering Firemen's Park from Woodward Street on Hodges Street. The homeowner wishes to sell and cannot get clean title to the property due to this encroachment. Kelly Stluka was present and provided a copy of the plat map. President Lohmann asked what she would be willing to pay for the property since obtaining the additional land would increase her property value. The Board also discussed the cost of attorney fees, etc. to vacate the property. There are also utilities, such as sewer, located in the alley,

which has to be considered before determining what can be done. The Attorney and Engineer reviewed the plat map and the plat of survey. Ms. Stluka proposed approximately 10' to be vacated. The Attorney, Engineer and staff will review the property in question and it will need to be determined how much property, if any, can be vacated and how much the homeowner should pay for this type of vacation of an easement.

ORDINANCE #1049 - An ordinance increasing sub-contractor license fees from \$75 to \$100. Trustee Heldt made a motion to approve Ordinance #1049. Trustee Peterson seconded the motion.

AYES: (4) Trustees Rehborg, Kuhlman, Peterson and Heldt.

NAYS: (0) None.

Motion Carried.

The Board considered a draft of an ordinance increasing fees for land use applications, annexations, rezoning, plats of subdivision and variances. A copy of the draft ordinance prepared by Village Planner Don Thomas was provided for review. The Board wanted additional time to review the draft. The matter was deferred until the next meeting.

#### **G. VILLAGE PRESIDENT'S REPORT**

President Lohmann reported on the well-attended Illiana Expressway meeting that was held by Congressman Jerry Weller. Trustee Rehborg noted that there's a need to move on this matter because of how quickly areas involved are growing and rights of way will be lost if land isn't secured in time.

RESOLUTION #2006-08 - A resolution opposing the Abraham Lincoln National Airport Commission. A copy of the Resolution was provided for review. Certain language was struck from the draft pertaining to wording of support of building an airport and relating to aspects of Will County's airport plan. Trustee Heldt made a motion to adopt Resolution #2006-08 as revised per the Board. Trustee Peterson seconded the motion.

AYES: (4) Trustees Rehborg, Kuhlman, Peterson and Heldt.

NAYS: (0) None.

Motion Carried.

President Lohmann provided an update on the third airport. The Third Airport office is basically doing nothing at this point but maintaining the property that has been purchased.

President Lohmann appointed Trustee Heldt as a delegate to the Illinois Municipal League (IML) convention. Trustee Rehborg made a motion to approve the appointment of Trustee Heldt as a delegate to the IML convention. Trustee Kuhlman seconded the motion.

AYES: (3) Trustees Rehborg, Kuhlman and Peterson.

NAYS: (0) None.

ABSTAIN: (1) Trustee Heldt.

Motion Carried.

President Lohmann made his annual appointments for the fiscal year 2006/2007 as follows:

Village President Pro-Tem: Roger Heldt

Finance and Administration Committee: Chair: Chris Peterson  
Co-Chair: Roger Heldt

Public Safety Committee: Chair: Ron Kuhlman  
Co-Chair: Chris Peterson

Streets and Alleys Committee: Chair: Roger Heldt  
Co-Chair: Jim Rehborg

Sewer and Water Committee: Chair: Jim Rehborg  
Co-Chair: Ron Kuhlman

Public Buildings and Properties, Parks and Recreation: Chair: Scott Wehling  
Co-Chair: Gayle Ahrendt

Planning, Building and Zoning: Chair: Gayle Ahrendt  
Co-Chair: Scott Wehling

ESDA Coordinator: Gwen Dean

Village Administrator: Robert Barber

Chief of Police: Jeff Weissgerber

Public Works Supt.: Harold "Bud" Cowger

Building Department Services: Independent Inspection Services, Inc.

Village Prosecutor: Tom Knuth

Village Corporate Counsel: Austgen, Decker & Phillips, P.C.

Village Treasurer: Nelson Collins

Deputy Treasurer, Julie Riechers

Village Clerk: Janett Conner

Code Enforcement Officer: Julie Riechers

IML Delegate: Roger Heldt

EASTCOM Board of Directors

Member: Robert Barber

Alternate: Ron Kuhlman

Plan Commission/ZBA Secretary: Jeannette O'Grady will stay on until replacement is found

and trained.

Joint Fuel Committee (one Board member and Administrator): Roger Heldt and Robert Barber

Village Engineer: Baxter and Woodman

Annexation Committee: on an as-needed basis

Planning and Zoning Commission:

Noel Biery (term expires 05/01/07) Althea Machtemes (term expires 05/01/11)

Doug Short (term expires 05/01/08) Wayne Weichen (term expires 05/01/12)

Brian Frank (term expires 05/01/09) Nick Grutzius (term expires 05/01/13) -Chairman

Mike Turcol (term expires 05/01/10)

Trustee Peterson made a motion to approve President Lohmann's annual appointments for the fiscal year 2006/2007 as above. Trustee Rehborg seconded the motion.

AYES: (3) Trustees Rehborg, Peterson and Heldt.

NAYS: (1) Trustee Kuhlman.

Motion Carried.

President Lohmann requested a closed session be held to discuss land acquisition.

There being no further business to be discussed in open session, Trustee Heldt made a motion to adjourn into executive session at 8:55 p.m. to discuss land acquisition. Trustee Kuhlman seconded the motion.

AYES: (4) Trustees Rehborg, Kuhlman, Peterson and Heldt.

NAYS: (0) None.

Motion Carried.

Trustee Peterson made a motion to return to regular session at 9:10 p.m Trustee Rehborg seconded the motion.

AYES: (4) Trustees Rehborg, Kuhlman, Peterson and Heldt.

NAYS: (0) None.

Motion Carried.

There being no further business, President Lohmann asked for a motion to adjourn. Trustee Heldt made a motion to adjourn the meeting. Trustee Kuhlman seconded the motion.

AYES: (4) Trustees Rehborg, Kuhlman, Peterson and Heldt.

NAYS: (0) None.

Motion Carried.

Meeting adjourned at 9:10 p.m.

Respectfully submitted by:



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Janett Conner  
Village Clerk