

**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
NOVEMBER 14, 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, Wehling, Peterson, Ahrendt and Heldt.

ABSENT: None.

STAFF PRESENT: Clerk Janett Conner, Administrator Robert Barber, Chief Jeffrey Weissgerber, Treasurer Nelson Collins, Superintendent of Public Works Harold "Bud" Cowger, Engineer Ray Koenig, Public Works employee Floyd Burger, new Public Works Employee Dustin Oliver, new Police Officer Enrique Bustos and Attorney Tim Kuiper.

GUESTS: Terry Gatlin from the Beecher Herald, Bill Byrns from the Daily Journal, Harry "Bud" VonAlven, Michael Badali, David Laster, Tom Joseph, Tom Stluka, Tom Brislane, Brian and Danna Neville, Kevin Hynes, Sue Teske, Kathy Rago, Bob and Vickie Polarek and Carol Riccio.

President Lohmann asked for consideration of the minutes of the October 24, 2006 Board meeting. Trustee Ahrendt made a motion to approve the minutes as written. Trustee Heldt seconded the motion.

AYES: (6) Trustees Rehborg, Kuhlman, Wehling, Peterson, Ahrendt and Heldt.

NAYS: (0) None.

Motion Carried.

CLERK'S REPORT: 1) A report on income received since the last meeting was provided. 2) Bills were presented for the Beecher Fourth of July Commission. Trustee Wehling made a motion to approve the list of bills totalling \$93.82 as listed on the Clerk's Report. Trustee Rehborg seconded the motion.

AYES: (6) Trustees Rehborg, Kuhlman, Wehling, Peterson, Ahrendt and Heldt.

NAYS: (0) None.

Motion Carried.

3) Clerk Conner reported that election packets for the April 17, 2007 election are now available at the Village Hall.

RECOGNITION OF GUESTS: Bud VonAlven requested an extension on making repairs to his building on Gould Street, which had a November 16th deadline for completion. He stated that he is meeting with a party that may be interested in purchasing the property. Most of the roof has recently been replaced. Mr. VonAlven indicated he will get a dumpster to pick up the debris in the yard. Photos of the debris were available for review. Trustee Ahrendt made a motion to grant Mr. VonAlven a six month extension to complete bringing his building on Gould Street up to code. Trustee Wehling seconded the motion.

AYES: (6) Trustees Rehborg, Kuhlman, Wehling, Peterson, Ahrendt and Heldt.

NAYS: (0) None.

Motion Carried.

Clerk Conner swore in new part-time Police Officer Enrique Bustos and he was introduced to the Board.

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 \$184,926.81 to be paid were available for review. A summary of the list of bills was provided. President Lohmann asked that the Chase credit card bill be detailed out by person. Clerk Conner will attach copies of the credit card bills to her Clerk's Report in the future. Trustee Peterson made a motion to approve payment of the list of bills as presented. Trustee Ahrendt seconded the motion.

AYES: (6) Trustees Rehborg, Kuhlman, Wehling, Peterson, Ahrendt and Heldt.

NAYS: (0) None.

Motion Carried.

RESOLUTION#2006-13 - A Resolution adopting a five-year capital improvements plan. Trustee Peterson made a motion to adopt Resolution #2006-13. Trustee Rehborg seconded the motion.

AYES: (6) Trustees Rehborg, Kuhlman, Wehling, Peterson, Ahrendt and Heldt.

NAYS: (0) None.

Motion Carried.

The Board discussed the issue of holding a referendum to raise the sales tax rate by ½%. President Lohmann suggested holding the referendum earlier than March 18, 2008 as recommended by staff. After much discussion, it was the consensus of the Board to schedule the referendum question raising the sales tax rate on the April 3, 2007 election. Public hearings will be scheduled to educate the public. The Finance Committee will work on setting up hearing dates.

B. PUBLIC SAFETY COMMITTEE

The Police Department monthly report was provided for review.

C. STREETS AND ALLEYS COMMITTEE

Engineer Koenig provided an update on the road resurfacing project. All pavement work has been completed. There is restoration work that still needs to be done. Trustee Heldt asked about the “wavyness” of asphalt on certain roads. The engineer said to wait until Spring and see how it holds up. A part of the payment for the project cost will be held back until spring to make sure the work is satisfactory. Trustee Rehborg asked about the Pasadena alley to the West of Prairie and if it should be so high. Trustee Ahrendt asked about Orchard Lane manhole covers that may need to be raised. Engineer Koenig will address these matters.

Trustee Heldt made a motion to approve a one-year contract in the amount of \$19,998 (six monthly installments of \$3,333) to Deenik Landscaping for mowing and trimming all rights of way and various park lands in the Village for 2007. This contract includes all but Firemen’s Park and Welton Stedt Park and requires weekly mowing of all areas. Trustee Rehborg seconded the motion.

AYES: (6) Trustees Rehborg, Kuhlman, Wehling, Peterson, Ahrendt and Heldt.

NAYS: (0) None.

Motion Carried.

ComEd is scheduled to begin tree trimming in all easements and rights of way in the Village where there are overhead power lines. Work will start November 1st and be completed by February 1st. All residents in affected areas will receive a mailing from ComEd.

Superintendent of Public Works Cowger introduced Dustin Oliver, the new Public Works employee.

Superintendent Cowger stated that leaf pickup should be completed by the week of Thanksgiving. The Christmas decorations will be put up the week of Thanksgiving. Trustee Rehborg commended Public Works for the good job in picking up leaves this year. Trustee Wehling asked when the water line would be installed at Welton Stedt Park. Superintendent Cowger stated that they are waiting for good weather.

Engineer Koenig provided an update on the broken tile at Indiana Avenue and the railroad tracks. Engineer Koenig has contacted the Will County Highway Engineer, who felt it was the railroad’s responsibility. A letter has been sent to the railroad, but no response has been received to date. A ditch needs to be trenched along the railroad to fix the problem.

The United States Environmental Protection Agency (USEPA) has advised the Village that the School District/Village and Trim Creek Drainage District has received the 2006 Conservation and Landscaping Award. A copy of the letter was provided in the packet for review.

D. SEWER AND WATER COMMITTEE

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

The water billing register for the months of September and October were provided in the packet for review.

ORDINANCE #1053 - An ordinance adopting a comprehensive amendment to the Water and Sewer Ordinance. Trustee Rehborg made a motion to approve Ordinance #1053. Trustee Heldt seconded the motion.

AYES: (6) Trustees Rehborg, Kuhlman, Wehling, Peterson, Ahrendt and Heldt.

NAYS: (0) None.

Motion Carried.

Engineer Koenig provided reports on the following:

- A. Well #5 - The wellhouse and pump are currently being designed. The project will be ready for bid on February 20, 2007.
- B. Water System Master Plan - This plan is being funded by a surcharge being placed on new developments, and will be completed over the winter.
- C. Area #1 Sewer Rehab - The Village has not yet been billed the \$53,000 for this portion of the work but the work has been completed. Engineer Koenig will review the tapes to make sure that the lines were properly slip-lined.
- D. Area #2 Sewer Rehab Investigation has been completed. All sanitary sewers between Trim Creek and the railroad tracks have been cleaned and televised. Engineer Koenig has submitted a final report recommending \$315,425 in repairs. These figures will be plugged into the CIP so that both areas #1 and #2 can be completed within the next five years.
- E. The Dunbar/Miller Streets watermain project is nearing completion and restoration is set to begin.
- F. Design of Country Lane watermain replacement - All services and utilities have been located. The project will be bid right after the holidays with completion by April 30, 2007. This is a \$160,000 project with \$100,000 being provided by a Community Development Block Grant (CDBG).

E. PUBLIC BUILDINGS, PROPERTIES, PARKS AND RECREATION COMMITTEE

An update was provided on Firemen's Park. Trustee Wehling explained the improvements that are to be done with the OSLAD grant money. The Board discussed how the project should be financed. The Village has to spend the full \$380,000 and get reimbursed at end of the project for the \$190,000 grant amount. Administrator Barber suggested to borrow the money for the project and be paid back by park impact fees or borrow from other money. President Lohmann indicated that it may be hard to finance if housing slows down and park impact fees aren't being brought in.

An update was provided on Welton Stedt Park.

An update was provided on Nantucket Cove Park. A meeting was held with Montalbano and it was agreed that the project should be let for bids in January, 2007 and if the price exceeds \$50,000 another meeting

would be held to discuss how to proceed. The Board reviewed a copy of the site plan, which was provided in the packet for review. Trustee Wehling showed drawings of the park layout and the proposed playground equipment. President Lohmann asked about parking for the park. There was no designated parking area -- park users would have to park on the street. Trustee Wehling will check with Montalbano as to putting in some parking spaces.

An update was provided on Prairie Park. It was decided that this project be let for bids in January, 2007 and if the cost exceeds \$50,000, a meeting would be held with Castletown Homes to decide how to proceed. A copy of the approved site plan was provided in the packet for review. This site is to include a skate spot.

Trustee Wehling made a motion to authorize the President and Clerk to enter into AIA contracts for design and construction management of the Public Works facility in the amounts specified in the architect's letter dated November 13, 2006. Trustee Rehborg seconded the motion.

AYES: (5) Trustees Rehborg, Kuhlman, Wehling, Peterson and Heldt.

NAYS: (1) Trustee Ahrendt.

Motion Carried.

Trustee Wehling requested that a closed session be held to discuss land acquisition.

F. PLANNING, BUILDING AND ZONING COMMITTEE

An update was provided on the request for an amended planned unit development (PUD) in The Preserve at Cardinal Creek. Jack Mayher of MGM Development has asked to be put on the November 28th Board meeting agenda to request referral of his amended PUD. The Village Attorney, Village Planner and Administrator Barber are scheduled to meet with Mr. Mayher on November 15th to review the proposed site plan and determine conformance with the development agreement.

The Board considered authorizing the Village Attorney to draft an ordinance adopting an architectural code. The Plan Commission and the architectural committee have been working for months to come up with this code. Tom Joseph of the Illinois Association of Realtors commented to the Board about the proposed ordinance and asked about some of the standards in the proposed code and if it is what Beecher really wants to do. Kevin Hynes, on behalf of the Southwest Suburban Home Builders and the Will-Grundy Home Builders Association asked that the Board table action on the architectural code until he has been given opportunity to meet with the Plan Commission pertaining the code. Tom Bartlett of the Will-Grundy Home Builders Association also spoke about the code and expressed concerns about first floor brick and other issues. Mr. Bartlett also asked to be able to participate in discussions of this ordinance before it would be approved. There was much discussion on this matter. The Board had some concerns about having an Architectural Review Officer (ARO) solely make decisions about permits. Trustee Ahrendt made a motion to authorize the Village Attorney to draft an ordinance adopting an architectural code. Trustee Kuhlman seconded the motion.

AYES: (4) Trustees Kuhlman, Wehling, Peterson and Ahrendt.

NAYS: (2) Trustees Rehborg and Heldt.

Motion Carried.

Status was provided regarding the cleanup of 460 Fairway Drive. Jack Mayher of MGM Development has been advised by phone and via letter as to the importance of cleaning up this property. A copy of the Attorney's letter to Mr. Mayher was provided in the packet for review.

The Board deferred the matter of condemnation for the storage barn at 1202 Dixie Highway until the next meeting, when Ms. Fannie Loitz will be asked to be present.

Engineer Koenig provided updates on the following issues:

- A. Storm sewers, underground holding tanks and a retaining wall have been installed per plans for the Knuth Strip mall.
- B. MGM Development: lift station final walk-through and testing of generator - There are problems with getting Nicor to get their line and meter put in.
- C. Prairie Pointe North retention pond - The Engineer is waiting for Bill Riechert to make the restorations to the pond as promised to the residents.
- D. Hunters Chase West ponds failure to drain - John Lotton is looking into running a new sewer line to the pond to fix problem, and is working on it.
- E. Permit applications have been sent to John Lotton for the pedestrian crossing lights at Church Road and Dixie Highway. Engineer Koenig is waiting for action from Mr. Lotton.
- F. Montalbano wet bottom ponds drain to undersized 6" pipe at Rietveld's - A meeting was held with Montalbano to resolve this matter and Montalbano doesn't feel that they should have to pay for everything to fix this problem.
- G. Knuth mini-warehouse detention ponds - Tom Knuth claims that all the work is completed and that he has filed for a certificate of occupancy. The landscaping also needs to be installed as approved by the Board as a condition of the special use permit.
- H. The final lift has been applied to the remaining streets in the original Hunter's Chase, Grove Street, Keenan Avenue, and Prairie Crossings Unit #3.
- I. An update was provided on Prairie Crossings Unit #1 wet bottom pond erosion issues and the trough cleaning in dry bottom pond in Unit #2..
- J. Martisek's ponding water in the field - The Martiseks have granted permission for the Village to enter the property and fill it in with black dirt to an elevation which will allow this pond to drain. A contractor needs to be obtained that will grade this black dirt.

- K. Unburied cable and scrub trees in the easement in the rear of 267 and 271 Pine Street. Public Works has removed the trees and brush and Staff is on Comcast to bury the lines. Chuck Bruti has been billed for the tree removal. The homeowners also need to final grade the rear yards and install drainage swales.
- L. The sidewalk along Church Road at Hunter's Chase East needs to be connected with Pheasant Chase Circle.

A copy of a letter was provided in the packet concerning the Prairie Crossings Homeowner's Association. Attorney Tom Knuth has been retained by Lee Meyers to assist in creating the association.

G. VILLAGE PRESIDENT'S REPORT

Results were provided for the Illiana Expressway meeting held on October 30th. Congressman Weller invited different governing bodies to the meeting.

The Board discussed the future of the many boards and commissions of the Village. It was decided that President Lohmann needs to establish commissions through ordinance form to formalize their existence. He can then appoint their members. The Board discussed specifics as how to set this up. The Attorney and Administrator Barber will work together to draft some guidelines for establishing appointments of commission members.

The Board considered a request to extend liquor license hours on Sundays, December 25th and December 31st for a period of time earlier than 11:00 a.m. Trustee Ahrendt made a motion to authorize the Attorney to draft an ordinance to extend liquor license hours beginning at 6:00 a.m. on December 25th and December 31st. The motion died due to a lack of a second.

The Will County Governmental League annual holiday reception invitation was provided in the packet for review. Trustees were asked to let the Administrator know if they'd like to attend this event.

President Lohmann asked that a letter be sent to Will County Clerk Nancy Schultz-Voots asking that the Village be compensated for early voting. He felt that regular polling places in Will County receive compensation and the Village should be compensated too, for the time and effort it takes for staff to conduct early voting.

President Lohmann asked for consensus of the Board to hold another senior breakfast in March. There were no objections from the Board.

The Beecher Part-Time Players asked for a \$25 donation for an ad to be put in a program for their next play. The proceeds from their event will go towards improvements to the Community Hall. It was the consensus of the Board to approve the payment to the Part-Time Players.

President Lohmann requested a closed session to discuss land acquisition.

H. NEW BUSINESS

Administrator Barber stated that problems have been occurring with the Village Hall boiler. The radiators are 50 years old and can't adjust the heat in the building. The building is consistently very hot and doesn't cool down properly. A proposal has been obtained from L & H Services for a new heating system in the amount of \$14,966.20. The Administrator stated this is an urgent problem. Trustee Rehborg made a motion to declare an emergency to replace the boiler in the Village Hall. Trustee Ahrendt seconded the motion.

AYES: (6) Trustees Rehborg, Kuhlman, Wehling, Peterson, Ahrendt and Heldt.

NAYS: (0) None.

Motion Carried.

Trustee Wehling made a motion to authorize the Village President to sign a contract with L&H Services for a new boiler for the Village Hall in the amount of \$14,966.20. Trustee Rehborg seconded the motion.

AYES: (5) Trustees Rehborg, Wehling, Peterson, Ahrendt and Heldt.

NAYS: (1) Trustee Kuhlman.

Motion Carried.

There being no further business to be discussed in open session, Trustee Wehling made a motion to adjourn into executive session at 9:49 p.m. to discuss land acquisition. Trustee Kuhlman seconded the motion.

AYES: (6) Trustees Rehborg, Kuhlman, Wehling, Peterson, Ahrendt and Heldt.

NAYS: (0) None.

Motion Carried.

Trustee Heldt made a motion to return to regular session at 10:06 p.m. Trustee Wehling seconded the motion.

AYES: (6) Trustees Rehborg, Kuhlman, Wehling, Peterson, Ahrendt 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 Rehborg seconded the motion.

AYES: (6) Trustees Rehborg, Kuhlman, Wehling, Peterson, Ahrendt and Heldt.

NAYS: (0) None.

Motion Carried.

Meeting adjourned at 10:06 p.m.

Respectfully submitted by:

Janett Conner
Village Clerk