

**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 14, 2008 -- 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 Cleary (arrived at 7:30 p.m.), Szymanski, Gardner, Kuhlman and Wehling.

**ABSENT:** Trustee Ahrendt.

**STAFF PRESENT:** Clerk Janett Conner, Administrator Robert Barber, Treasurer Nelson Collins, Public Works Superintendent Bud Cowger, Economic Development Coordinator Marcy Meyer, Corporal Jeffrey Dopke, Attorney Tim Kuiper and Ray Koenig from Baxter and Woodman.

**GUESTS:** Terry Gatlin from the Beecher Herald, Dale Serig, Jay Bradarich, Kevin Bouchard, Kim and Betty Koutsky, Brad Townsend, George Schuitema, Richard Sova, Vince Igoe and Pat Crean.

President Lohmann asked for consideration of the minutes of the June 23, 2008 Board meeting. Trustee Gardner made a motion to approve the minutes as written. Trustee Wehling seconded the motion.

**AYES:** (4) Trustees Szymanski, Gardner, Kuhlman and Wehling.

**NAYS:** (0) None.

**ABSENT:** (2) Trustees Cleary and Ahrendt.

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 Szymanski made a motion to approve the list of bills totalling \$2,157.90 as listed on the Clerk's Report. Trustee Gardner seconded the motion.

**AYES:** (4) Trustees Szymanski, Gardner, Kuhlman and Wehling.

**NAYS:** (0) None.

**ABSENT:** (2) Trustees Cleary and Ahrendt.

Motion Carried.

## **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. Treasurer Collins explained recent changes made to the report.

A list of bills totalling \$275,135.73 to be paid was available for review. A summary of the list of bills was provided. Trustee Szymanski made a motion to approve payment of the list of bills as presented. Trustee Gardner seconded the motion.

AYES: (4) Trustees Szymanski, Gardner, Kuhlman and Wehling.

NAYS: (0) None.

ABSENT: (2) Trustees Cleary and Ahrendt.

Motion Carried.

Administrator Barber expressed the need to discuss the future of fund balances.

**RESOLUTION #2008-11** - A Resolution amending the spending policy for the Village, that would exempt maintenance and general supply items from competitive bidding due to the need to get a repair or job done quickly. A copy of the new resolution was provided in the packet for review. President Lohmann asked if a form has to be filled out for each request and what if the department head is missing when the item needs to be ordered. Trustee Szymanski made a motion to adopt Resolution #2008-11. Trustee Kuhlman seconded the motion.

AYES: (4) Trustees Szymanski, Gardner, Kuhlman and Wehling.

NAYS: (0) None.

ABSENT: (2) Trustees Cleary and Ahrendt.

Motion Carried.

Trustee Szymanski provided the status of the policy on requiring escrow payments for new developments. A lien is being placed on the John Popp property for the \$8,591.50 owed and the Attorney has also sued MGM for \$24,000 in outstanding bills which covers about \$32,500 of the \$60,000 currently owed to the Village.

A committee has been formed and will meet on July 17<sup>th</sup> to begin plans for the Employee/Volunteer Recognition dinner, to be held in lieu of the Christmas dinner.

The annual report of the Village Treasurer was provided in the packet for review.

NIMEC provided the Village with estimated cost savings for the previous year using the electric power co-op. A copy of the report was provided in the packet for review, show the Village's savings of about \$7,300.

Trustee Szymanski made a motion authorizing the letting of bids for a three-year electric power purchasing contract and authorizing the Village Administrator to enter into said contract with the

lowest bidder. This would lock rates in for three years. Trustee Wehling seconded the motion.

AYES: (4) Trustees Szymanski, Gardner, Kuhlman and Wehling.

NAYS: (0) None.

ABSENT: (2) Trustees Cleary and Ahrendt.

Motion Carried.

Trustee Szymanski made a motion approving an agreement with Ehlers and Associates in the amount of \$12,000 in the event General Obligation (G.O.) bonds are sold for the construction of a new Public Works facility. The fee would be included in the cost of issuance and would not come from operations. Brad Townsend with Ehlers and Associates was present and provided an overview of the process of the referendum and General Obligation bond issue and how his firm will service Beecher. Mr. Townsend said the Village would probably need three public hearings (August 25<sup>th</sup>, October 13<sup>th</sup> and October 27<sup>th</sup> were set as tentative dates). Administrator Barber noted that the Village would need to let the architect understand that the amount of the G.O. bond approved would be the total cost of the project, it cannot cost more. Downsizing may need to be done to the project to make it work. Trustee Wehling seconded the motion.

AYES: (4) Trustees Szymanski, Gardner, Kuhlman and Wehling.

NAYS: (0) None.

ABSENT: (2) Trustees Cleary and Ahrendt.

Motion Carried.

Trustee Szymanski made a motion authorizing the Village Attorney to retain special counsel for a referendum on a General Obligation bond question. Trustee Gardner seconded the motion.

AYES: (4) Trustees Szymanski, Gardner, Kuhlman and Wehling.

NAYS: (0) None.

ABSENT: (2) Trustees Cleary and Ahrendt.

Motion Carried.

Trustee Szymanski thanked the Fourth of July Commission, all volunteers, the Public Works Department, Police Department and the citizens of Beecher for their cooperation for the recent festival. All went well.

## **B. PUBLIC SAFETY COMMITTEE**

The Police Department monthly report was provided for review.

No update was provided on Fourth of July festival security due to Chief Weissgerber being on vacation.

Public Works Superintendent Cowger reported that the mosquito spraying is working. Sprayings were conducted on June 26<sup>th</sup>, July 3<sup>rd</sup> and July 10<sup>th</sup>.

President Lohmann reported that everything has been handled regarding recent liquor license violations. Three liquor license holders had been cited by the State Police for sales to underage persons.

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

Trustee Cleary arrived at 7:30 p.m.

Trustee Gardner made a motion to approve a proposal in the amount of \$9,965 from Perm-A-Seal for crack sealing several streets in the Village. A copy of the proposal was provided in the packet for review. Trustee Szymanski seconded the motion.

AYES: (5) Trustees Cleary, Szymanski, Gardner, Kuhlman and Wehling.

NAYS: (0) None.

ABSENT: (1) Trustee Ahrendt.

Motion Carried.

Superintendent Cowger reported that the paint striping went well with Public Works employees using a borrowed machine. The project usually costs about \$5,800 to hire an outside contractor to do the striping. A machine should be purchased for next year, which would be the initial costs of the new program.

The annual parkway tree trimming program is expected to begin soon. This year Public Works is planning on taking down about three dead trees and trimming approximately 40 trees.

There was nothing new to report on the status of Hillcrest Drive. Pam Hoffman, candidate for Will County Board, is looking into this for the Village.

**RESOLUTION #2008-12** - A motion to approve a supplemental Motor Fuel Tax (MFT) appropriation resolution to close out Fiscal Year 2007/2008. This is a formality and amends the original appropriation to reflect what was actually spent. The Village was under the original appropriation by \$311.94. Trustee Cleary made a motion to adopt Resolution #2008-12. Trustee Gardner seconded the motion.

AYES: (5) Trustees Cleary, Szymanski, Gardner, Kuhlman and Wehling.

NAYS: (0) None.

ABSENT: (1) Trustee Ahrendt.

Motion Carried.

Superintendent Cowger reported that a watermain break occurred over the weekend.

### **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 May and June were provided in the packet for review.

An update was provided on well #5. Superintendent Cowger stated that Kamp Synergy will be out June 16<sup>th</sup> at 9:30 a.m. to try and get the well on line.

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

An update was provided on the Firemen's Park project. The grass is recovering well from the Fourth of July festival.

President Lohmann asked who was maintaining the ball diamonds at Welton Stedt Park. It was reported that Public Works cuts the infield and outfield but the School District is doing the rest. It was also noted that the ballfields in Firemen's Park are in good shape.

Bid notices have been released and the bid opening is set for July 16<sup>th</sup> at 10:00 a.m. for Prairie Park.

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

The Board considered I-T zoning with conditions for 120 acres of land upon annexation for the Buiter and McWhorter parcels as proposed by Trinity Industrial Development. The Planning and Zoning Commission (PZC), after due notice and public hearing, unanimously recommended approval of the rezoning of this property upon annexation to I-T Intermodal with 13 conditions, which were provided in the packet for review. Administrator Barber said the Village is dealing with a project that has no site plan yet. Petitioners Jay Bradarich and Dale Serig were present requesting relief from the 13 conditions set upon them by the PZC. The petitioners asked that these two parcels be approved without conditions. Mr. Bradarich explained that he felt the conditions were too restrictive at this point. He asked to restrict the use and not the land. Many questions were asked from the Board. The Board went over the conditions. Attorney Kuiper recommended leaving the 13 conditions in and relax them if the Board wants to at a later time. Mr. Bradarich explained that these conditions make it hard for them to close on the two properties by November to meet the pre-annexation agreement date. It was determined that some of the potential problems with the 13 conditions are related to: No overhead cranes; building size limitations; outdoor storage and truck repair location. Mr. Bradarich also noted he is considering putting a park on the southeast corner of the McWhorter parcel. Attorney Kuiper suggested conditions 6, 10, 11 & 13 be made subject to a special use permit. After much discussion, Trustee Wehling made a motion to approve I-T zoning subject to PZC conditions #1-5, 7-9 & 12, and conditions 6, 10, 11 and 13 being subject to a special use permit with conditions as set forth in the PZC's finding of fact. (A copy of the finding of fact is attached to these minutes.) Trustee Gardner seconded the motion.

AYES: (4) Trustees Cleary, Szymanski, Gardner and Wehling.

NAYS: (1) Trustee Kuhlman.

ABSENT: (1) Trustee Ahrendt.

Motion Carried.

Trustee Wehling made a motion to authorize a public hearing on a pre-annexation agreement with Trinity Industrial for 120 acres commonly known as the Buiter and McWhorter parcels. This hearing would be held August 11, 2008. Trustee Gardner seconded the motion.

AYES: (5) Trustees Cleary, Szymanski, Gardner, Kuhlman and Wehling.

NAYS: (0) None.

ABSENT: (1) Trustee Ahrendt.

Motion Carried.

An update was provided on the Reichert/Perry preliminary plat. At the PZC meeting, Ron Reichert proposed adding 14 acres of land and 12 new residential lots to the project on the west side of the development. This triggers the need for an additional public hearing by the PZC which will be held on July 24<sup>th</sup>. President Lohmann expressed concerns on getting proof of ownership of the land. Staff was asked to obtain the proof of ownership.

The matter of flashing signs was tabled.

Status was provided on the Prairie Crossings South retention pond. Richard Sova and Vince Igoe were present to answer questions. Ray Koenig from Baxter and Woodman reported that Mr. Igoe and Mr. Sova have done some maintenance of the pond but there remains a problem with existing properties that are contributing to silt in the pond and there is a problem with erosion into the pond. It is needed to determine who is responsible for long-term maintenance. Mr. Igoe, the owner of the pond, said he is establishing a Homeowner's Association (HOA) to try and set up funding for maintenance. President Lohmann said he heard that the HOA has not been formed because it was too expensive to participate. Trustee Szymanski said they promised to seed the pond last year and did not, and the pond has looked terrible for two years. Attorney Kuiper indicated he can't do a special service area for this subdivision. It was noted that back when Chuck Bruti owned the property he should have put a Homeowner's Association in place, which he didn't do. Mr. Koenig answered questions as to why this was never caught before and explained what needs to be done. George Schuitema from 211 Orchard Lane said he was at a Board meeting last year to complain about the large hill. He was also promised trees were to be planted on the side of the pond to stop erosion, which was not done. The Board discussed the sewer put in that area and why. Mr. Sova said he no longer owns any property in that area, however the Village still holds a letter of credit from him. Mr. Igoe said he wants to keep the dirt pile for use in grading lots when future homes would be built. Trustee Szymanski said that he needs to cut down the height of the dirt pile because it is a safety hazard. Mr. Koenig will come out and look over the pond this week and then provide a letter from Baxter and Woodman stating everything that is wrong with the pond. Mr. Sova was informed that he needed to get the improvements done or the Village would draw on his letter of credit. Mr. Igoe said he would knock the dirt pile down. Mr. Igoe was advised to work with First National Bank of Grant Park, Huey's, and the homeowners in that area pertaining to future maintenance.

The Building Department monthly report was provided in the packet for review.

The Code Enforcement monthly report was provided in the packet for review.

The Economic Development Coordinator monthly report was provided in the packet for review.

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

Trustee Szymanski and President Lohmann are planning on attending the Illinois Municipal League conference in September.

Trustee Cleary made a motion for the Village of Beecher to adopt Dallas City, Illinois as a Sister City. Trustee Szymanski seconded the motion.

AYES: (5) Trustees Cleary, Szymanski, Gardner, Kuhlman and Wehling.

NAYS: (0) None.

ABSENT: (1) Trustee Ahrendt.

Motion Carried.

Trustee Cleary made a motion to establish an ad hoc commission called the Dallas City Flood Relief Commission for the purposes of raising funds for the Dallas City Flood Relief effort and appointing the following as members to the commission: Brad Coats, Marcy Meyer, Karen Burgess, Rick Emerson, Pastor Tom Ewing, Patty Meyer, Joe Cook, Tom Stluka, Bob Barber and Paul Lohmann. Trustee Szymanski seconded the motion.

AYES: (5) Trustees Cleary, Szymanski, Gardner, Kuhlman and Wehling.

NAYS: (0) None.

ABSENT: (1) Trustee Ahrendt.

Motion Carried.

It was noted that the Lion's Club will be doing a fundraiser for Dallas City at their annual beef roast on August 2<sup>nd</sup>. It was estimated that approximately \$6,000-\$7,000 has been donated so far.

ORDINANCE #1101 - An ordinance creating a new classification of liquor license for a golf course and including disturbances of the peace as liquor license violations. A copy of the ordinance was provided in the packet for review. Trustee Szymanski made a motion to approve Ordinance #1101. Trustee Cleary seconded the motion.

AYES: (5) Trustees Cleary, Szymanski, Gardner, Kuhlman and Wehling.

NAYS: (0) None.

ABSENT: (1) Trustee Ahrendt.

Motion Carried.

Trustee Szymanski made a motion authorizing the Village Attorney to draft an ordinance creating the positions of Deputy Liquor Commissioner and Deputy Zoning Administrator. These positions would cover absences of the Liquor Commissioner or Village Administrator and provide continuation of government and service to the residents. An ordinance does not need to be drafted for a Deputy Clerk position as proposed because the Village Clerk already has the statutory right to appoint deputies with permission of the Board. Administrator Barber asked if the Deputy Liquor Commissioner needs to be an elected official. Attorney Kuiper will look into this matter. Trustee Cleary seconded the motion.

AYES: (5) Trustees Cleary, Szymanski, Gardner, Kuhlman and Wehling.  
NAYS: (0) None.  
ABSENT: (1) Trustee Ahrendt.  
Motion Carried.

Trustee Szymanski made a motion authorizing the Village Attorney to research the Village's legal ability to levy an amusement tax in an amount not to exceed 3% of gross revenues for the purposes of funding parks maintenance and future debt service costs on the Park system. Copies of ordinances from other counties were provided in the packet for review. Trustee Kuhlman seconded the motion.

AYES: (5) Trustees Cleary, Szymanski, Gardner, Kuhlman and Wehling.  
NAYS: (0) None.  
ABSENT: (1) Trustee Ahrendt.  
Motion Carried.

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

AYES: (5) Trustees Cleary, Szymanski, Gardner, Kuhlman and Wehling.  
NAYS: (0) None.  
ABSENT: (1) Trustee Ahrendt.  
Motion Carried.

Meeting adjourned at 9:12 p.m.

Respectfully submitted by:

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Janett Conner  
Village Clerk