

**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  
OCTOBER 13, 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, Szymanski, Gardner and Kuhlman.

**ABSENT:** Trustees Ahrendt and Wehling.

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

**GUESTS:** Terry Gatlin from the Beecher Herald, Bill Byrns from The Daily Journal, Wayne Bobiak, Brad Townsend, Kim Koutsky, Tom Stluka, Dennis and Barbara Kennedy, Kevin Bouchard, Lynn Nichols and George Schuitema.

President Lohmann asked for consideration of the minutes of the September 22, 2008 Board meeting. Trustee Cleary made a motion to approve the minutes as written. Trustee Szymanski seconded the motion.

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

**NAYS:** (0) None.

Motion Carried.

President Lohmann asked for consideration of the minutes of the October 7, 2008 Eastern Will County Sewer Study meeting. Trustee Szymanski made a motion to approve the minutes as written. Trustee Cleary seconded the motion.

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

**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 Szymanski made a motion to approve the bills totalling \$336.59 as listed on the Clerk's Report. Trustee Kuhlman seconded the motion.

AYES: (4) Trustees Cleary, Szymanski, Gardner and Kuhlman.  
NAYS: (0) None.  
Motion Carried.

3) A thank you note from Esther Newberry of Dallas City was read aloud. 4) There were no objections from the Board to a request from Debbie Lawrence of Beecher High School to celebrate Red Ribbon Week in Beecher on October 23-31. President Lohmann asked that the ribbons be taken down after the week is over. 5) Clerk Conner reported that election documents for the April 7, 2009 election will be available at the Village Hall beginning October 28th. Filing dates are January 19-26, 2009.

A public hearing was held at 7:05 p.m. to introduce the referendum question to the voters to consider a G.O. Bond issue in the amount of \$1,100,000 for the construction of a Public Works facility.

Administrator Barber noted that Trustee Gardner did the video on the Public Works facility at no cost to the Village. The video and presentations will be shown again at the next public hearing. The public was encouraged to attend the next hearing.

President Lohmann asked Tom Stluka if he could bring up the referendum at a School Board meeting and asked if the School District could provide a resolution of support, if approved.

#### **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 noted that the Operations and Maintenance Account fell below the minimum amount in the first half of September but recovered when water bills started coming in.

Treasurer Collins asked permission to pay the AT&T bill for the phone line for the security system on the food stand on a regular basis without special permission from the Board. The consensus of the Board agreed to have the bill listed on the Clerk's report every month but marked as paid and will be for information only. Trustee Szymanski made a motion to approve regular payment of the AT&T bill by Treasurer Collins pending 4<sup>th</sup> of July approval. Trustee Cleary seconded the motion.  
AYES: (4) Trustees Cleary, Szymanski, Gardner and Kuhlman.  
NAYS: (0) None.  
Motion Carried.

President Lohmann voiced concerns about the economic downturn and how it may trickle down to the Village revenues.

A list of bills totalling \$168,273.22 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 Cleary seconded the motion.

AYES: (4) Trustees Cleary, Szymanski, Gardner and Kuhlman.  
NAYS: (0) None.  
Motion Carried.

The auditor is wrapping up the audit for the prior fiscal year and is planning on presenting the report at the October 27, 2008 meeting.

The Village has been presented with a safety award for 2007 from the Illinois Municipal League Risk Management Association. This means that the Village did not have any insurance claims in 2007.

### **B. PUBLIC SAFETY COMMITTEE**

The Police Department monthly report was provided for review.

Chief Weissgerber reported that a Senior Breakfast is scheduled for October 25<sup>th</sup> at Cardinal Creek Golf Course. A youth overnight museum trip is scheduled for November 14<sup>th</sup>. All slots are full.

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

Perma-Seal plans on beginning the crack sealing project the week of October 13<sup>th</sup> and it should be completed by October 30<sup>th</sup>.

Yardwaste bag distribution will be conducted on October 11<sup>th</sup> and 18<sup>th</sup> from 9 a.m. to noon in Firemen's Park.

Leaf collection will begin this week and continue until November 24<sup>th</sup>.

The Board considered a proposal from Baxter and Woodman to evaluate the pedestrian and vehicular bridge structures in the Village. President Lohmann asked the Board if they are committed to fixing bridges if any are found to have major problems. It was the consensus of the Board to repair the bridges if needed. Trustee Cleary made a motion to approve the proposal from Baxter and Woodman in the amount of \$2,750 to evaluate the pedestrian and vehicular bridge structures. Trustee Szymanski seconded the motion.

AYES: (4) Trustees Cleary, Szymanski, Gardner and Kuhlman.  
NAYS: (0) None.  
Motion Carried.

RESOLUTION #2008-14 - An Obligation Retirement Resolution in the amount of \$47,176.25 for the 2006 debt payment. This is an annual resolution which certifies that the Village used Motor Fuel Tax (MFT) Funds to pay off debt on the 2006 road project. Trustee Cleary made a motion to adopt Resolution #2008-14. Trustee Gardner seconded the motion.

AYES: (4) Trustees Cleary, Szymanski, Gardner and Kuhlman.  
NAYS: (0) None.  
Motion Carried.

RESOLUTION #2008-15 - An Obligation Retirement Resolution in the amount of \$48,632.31 for the 2007 debt payment. This is an annual resolution which certifies that the Village used Motor Fuel Tax (MFT) Funds to pay off debt on the 2006 road project. Trustee Cleary made a motion to adopt Resolution #2008-15. Trustee Gardner seconded the motion.

AYES: (4) Trustees Cleary, Szymanski, Gardner and Kuhlman.  
NAYS: (0) None.  
Motion Carried.

The Board considered a policy of salt use reduction for the 2008/2009 winter. Trustee Cleary provided a handout from U.S. Roads Journal regarding winter salting. There was some discussion as to salt prices and the effects of reducing salt use. It was the consensus of the Board to support Public Works in their decision as to how to distribute salt for the winter of 2008/2009.

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

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

An update was provided regarding the lift station surcharge. At the last Board meeting a report was provided showing the revenues and disbursements for lift station surcharges. President Lohmann expressed concerns that the current \$.10 per year per 1,000 gallons increase is not keeping up with expenses. Administrator Barber proposed ways to better track details of the water bill payment in order to track the payment of different types of expenses. There is a need to look at trends to determine where rates may need to be raised in the future.

The Board considered directives that each department come up with five cost-effective procedures to reduce costs. Trustee Gardner asked that staff look at this and come up with a plan in case it was needed. There was discussion about cutting out leaf bags to residents on the east side of town and what the reaction from residents would be. All three departments (Administration, Police and Public Works) were asked to come up with five cost reduction ideas. Administrator Barber will incorporate the recommendations into the text of the five-year plan to show the impact.

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

The Auditor has released the report regarding the Firemen's Park/OSLAD Grant and an approval letter has been forwarded to the State. The Village is awaiting the State's release of the funds.

A meeting was held with the School District to determine the exact location of the backstops in Welton Stedt Park. Tom Stluka stated that bids should all be received by the next School Board meeting.

The contractor has completed installation of Prairie Park for an amount of \$49,560. Public Works will take care of the remainder of this project, installing a paved path and several trees. Trustee Kuhlman asked if there will be a fence around the perimeter of the park. Superintendent Cowger stated that an 18" plastic border holds the mulch in around the playground area. Trustee Kuhlman wanted to know if there were any definite boundaries of the park. Superintendent Cowger reported that a wind row of trees will mark the boundary of the park. There is no plan for a fence around the park at this time. Trustee Kuhlman will bring the matter up to Trustee Wehling at a future Board meeting.

The Village newsletter has been mailed, featuring the referendum proposal and yardwaste bag distribution information.

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

The Board considered an amendment to the planned development for Prairie Pointe Center, 1111 Dixie Highway for Walt's Food Centers. The architect, Jerry Pocus from ATMI Cordigan Clark, was present to request approval and provided a copy of the site plan, asking for two changes to the PUD. Walt's Foods wants permission to expand the building to the north property line onto the easement. (There are no utilities in the easement.) Walt's Foods also wants to add 35 parking stalls to the backside of the grocery store for employee parking. Plans are to expand the building to 35,000 square feet. The PZC voted unanimously to approve the amendment to the final PUD with conditions. Walt's Foods will not change the capacity of the existing pond, according to Mr. Pocus. Mr. Pocus also showed plans for a heavily landscaped area to the side of building. Mr. Pocus said Mr. Lagestee will do landscaping as needed to adequately shield the area.

Lynn Nichols of 1074 Cherry lives behind the store and indicated that she is against expanding the parking lot because she doesn't want to look at a parking lot from her house. She did not feel that landscaping would shield the area enough. Dennis Kennedy thanked the Board for providing this forum to voice concerns. Trustee Szymanski asked about blocking driveways in the back where some customers pickup deliveries at times. President Lohmann reassured Ms. Nichols that the Village will do their best to make sure the landscaping is done to her satisfaction. Administrator Barber will contact her when the landscaping plan is available. Trustee Cleary expressed concerns that a semi making a delivery would be a sight obstruction for people walking on the sidewalk. Mr. Pocus said they will move the sidewalk farther away from that area. Administrator Barber commented that the dumpster area needs to be adequately screened.

Trustee Cleary made a motion to approve an amendment to the planned development for Prairie Pointe Center, 1111 Dixie Highway with the following conditions:

1. The detention requirements are to be reviewed and approved by the Village Engineer.
2. A final landscape plan must be submitted and approved by Village staff. This plan should be similar to that submitted for the PZC meeting and dated 9/25/08, and also include the landscaping along the parking area facing east.

3. A dumpster must be provided and properly screened along the parking row at the rear of the building.
4. Access along the truck bay area for a public walkway on the north side of the building should be moved further north.
5. Shopping center CAM must provide a written signoff on the amendment and the 10 foot easement is activated.

Trustee Gardner seconded the motion.

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

NAYS: (0) None.

Motion Carried.

The PZC has scheduled a hearing for October 23<sup>rd</sup> on a language change to the ordinance which requires a vertical barrier around all pools which will remove any exceptions.

Vince Igoe has finished the regrading, bank stabilization and reseeding of the lots around the retention pond and the pond banks in Prairie Crossings South. Public Works is watering the seeded areas to provide stabilization.

The Building Inspector has advised the owner of the building at Reed and Penfield Streets (Buchmeier) that their building permit will expire on December 9, 2008 and that any extensions beyond that date must be approved by the Village Board. According to President Lohmann, the Board needs to decide what they want to do after that date.

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's monthly report was provided in the packet for review.

Status was provided on the final lift surface to be installed in Hunter's Chase west and Prairie Crossings South. Ray Koenig of Baxter and Woodman said he was contacted by Mr. Sova regarding Prairie Crossings South and he will have the final road surface installed in spring 2009 and a five-year maintenance bond in the amount of 10% of the original letter of credit which will run June 1, 2009 to June 1, 2014 will be provided.

Mr. Koenig received a letter from John Lotton of Hunter's Chase Subdivision regarding the installation of the final lift of road in Hunter's Chase West. Mr. Lotton requested to install the final lift next spring due to the current high costs of oil. Mr. Lotton felt the cost would be lower in the spring. Work would be completed by June 1, 2009. Administrator Barber asked Mr. Koenig if the letter of credit we are currently holding is enough to complete the paving, with current asphalt costs, if the developer doesn't do it. Mr. Koenig felt only if used with contingency. Administrator Barber noted that if the developer would not get the road paved and the Village would draw on the letter of credit to pave the road there would probably not be enough in the letter of credit to cover the work because of the needed deep patching and current asphalt prices. Mr. Koenig said the curbs in

Hunter's Chase West are in good shape. There doesn't appear to be any that need replacing. Administrator Barber and Superintendent Cowger want to show Mr. Koenig some curbs in the first phase of Hunter's Chase that have been failing. Mr. Koenig will look at the failing curbs. President Lohmann also said that he spoke to Phillippe who has indicated he does not plan to put the bike path in until 75% of the single-family homes have been sold in that phase.

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

President Lohmann reported that approximately \$26,000 was collected for the Dallas City Flood Relief efforts.

An update was provided regarding the Crete/Beecher Facilities Planning Area (FPA). Despite the Village's letter to the Village of Crete, no response has been received.

The October 7<sup>th</sup> Eastern Will County Sewer Study Meeting was well attended and produced some interesting dialogue.

Results were provided from the October 8<sup>th</sup> meeting with the Will County Forest Preserve District.

President Lohmann reported that the I.M.L. Conference sessions were good, and found the newsletter session to be very good.

President Lohmann requested a closed session be held to discuss personnel and pending litigation.

There being no further business to be discussed in open session, Trustee Szymanski made a motion to adjourn into executive session at 9:26 p.m. to discuss the hiring of special legal counsel to handle a personnel matter and pending litigation. Trustee Cleary seconded the motion.

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

NAYS: (0) None.

Motion Carried.

Trustee Cleary made a motion to return to regular session at 10:11 p.m. Trustee Kuhlman seconded the motion.

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

NAYS: (0) None.

Motion Carried.

Trustee Szymanski made a motion to retain Attorney Tim Guare for the purpose of negotiating a contract with the Police Department and handle all collective bargaining issues. Trustee Cleary seconded the motion.

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

NAYS: (0) None.

Motion Carried.

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

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

NAYS: (0) None.

Motion Carried.

Meeting adjourned at 10:12 p.m.

Respectfully submitted by:

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Janett Conner  
Village Clerk