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**MINUTES OF A STRATEGIC PLANNING WORKSHOP MEETING OF THE
PRESIDENT & BOARD OF TRUSTEES OF THE VILLAGE OF BEECHER
HELD AT THE WASHINGTON TOWNSHIP CENTER,
724 PENFIELD STREET, BEECHER, ILLINOIS
NOVEMBER 18, 2013 -- 6:30 P.M.**

The meeting was called to order.

ROLL CALL:

PRESENT: President Szymanski and Trustees Cleary, Meyer, Kypuros, Kuhlman and Wehling.

ABSENT: Trustee Ahrendt.

STAFF PRESENT: Clerk Janett Conner and Administrator Robert Barber.

GUESTS: None.

A Strategic Planning session was continued from October 28th. This is the final workshop. Below is a summary of the results of all three Strategic Planning sessions based on the outline given to Board members. The text in italics reflect the Board's policy statement on each particular issue.

I. WATER AND SEWER SYSTEM NEEDS AND METHODS TO ACHIEVE THEM

A. SEWER PLANT REHAB AND EXPANSION: \$6 MILLION

1. EXPAND TRUNK MAIN SIZE
2. MECHANIZE GRADE SCHOOL LIFT STATION

Consensus of the Board to initiate sales tax referendum possibly sooner than later in order to build up equity for the Debt Fund.

B. REPLACING WATER MAINS

1. PENFIELD STREET: \$600,000
2. WATER MASTER PLAN WILL IDENTIFY OTHER AREAS BASED ON # OF BREAKS, SIZE OF MAIN AND FEED POINT ISSUES

Apply for federal funds for the rehabilitation of Penfield Street from Gould to Dixie - STP Program.

Do not raise any rates at this time. Pursue other financing options.

II. EXPANSION AND RELOCATION OF THE VILLAGE HALL

A. LOCATION

B. BUY VS. LEASE VS. BORROW VS. PAY CASH

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III. THE OLD DOWNTOWN

DEFINITION OF HISTORIC DOWNTOWN REVITALIZATION AREA:

*Reed from Penfield to Hodges
Gould from Indiana to Hodges
Penfield from Gould to Woodward*

- A. WHAT TYPE OF COMMITMENT DO WE WANT TO MAKE?
- B. THE USE OF TIF DISTRICTS
- C. DIRECTIONAL SIGNAGE
- D. FACADE GRANTS
- E. RAIL VIEWING PLATFORM
- F. STREETSCAPES
- G. FESTIVALS OR EVENTS
- H. COMMUTER RAIL
- I. DOES THE OLD DOWNTOWN PROVIDE ANY EQUITY TO THE COMMUNITY?
IS IT TOO LATE?

Have new Village Planners do a study for revitalizing the downtown and study the possibility for a TIF and the options for festivals, streetscapes, themes or other special events/opportunities.

Educate the Board members on the logistics and possibility of TIF District.

Concept of a rail viewing platform appears feasible subject to cost. The concept is favored at this time.

The Village Board agrees that it may be too late to save the existing buildings. Reinvestment may require new structures.

If the option of commuter rail avails itself to the Village the Board is willing to reevaluate it's position.

IV. VILLAGE RESIDENTIAL GROWTH

- A. FIVE YEAR BUILDING PERMIT NUMBERS

*9/2014
12/2015
15/2016
18/2017
21/2018*

- B. FEES IN THE TEMPLATE ANNEXATION AGREEMENT

Continue using the existing annexation agreement but promote the fact that building fees are not \$33,000 per unit but on average \$14,159 per unit which are also subject to negotiations on new development.

JL

Research what other towns are charging for fees, determine what other towns are offering for incentives so the person purchasing the home receives the incentive and propose new fees/incentives to Board.

Remove the negotiable fees not set by ordinance. Promote via the recommendations of the Economic Development and Community Relations Committee a climate conducive for home ownership and prospective homeowners in the community.

C. ARCHITECTURAL GUIDELINES (OR RIGID STANDARDS) FOR RESIDENTIAL AND/OR COMMERCIAL DEVELOPMENTS

Guidelines not standards resurrect 2007 architectural guidelines for review and use as a base for continued discussions between the PZC and Village Board. Begin working on this document as a suggested format for residential development in the Village. Planning and Zoning Committee to review 2007 guidelines and propose new guidelines to PZC.

D. POPULATION PROJECTIONS

5,000 in year 2020, 8,000 in year 2030, 12,000 in year 2030

**E. HOW DO WE FEEL ABOUT NEW RESIDENTIAL DEVELOPMENTS?
DISCOURAGE, ENCOURAGE, NEUTRAL?**

The Village will adopt policies to encourage the population projections established above.

**F. MAINTENANCE OF COMMON PROPERTY, COVENANTS, HOA'S
AND SSA'S**

The policy of requiring dormant SSA's as a backup to a failed HOA shall continue.

**G. FOUNDATION PLANTINGS AS A REQUIREMENT AND POSTING OF
ESCROW FOR SUCH ITEMS**

Standard policy shall apply. Increase landscaping escrow fee to \$1,000.

V. ECONOMIC DEVELOPMENT

A. POSITION ON THIRD REGIONAL AIRPORT. DO WE MARKET IT?

Maintain current position on airport and market property around airport for appropriate development.

B. OUR POSITION ON THE ILLIANA. CAN WE MARKET IT?

Continue our present policy and market property around our interchanges.

QC

C. ANNEXING SOUTH TO BOUNDARY LINE

Village shall have an open door policy to any annexation potential subject to contiguity and utility availability.

D. DO WE WANT AN INTERMODAL? DO WE OFFER THE TIF?

The Village Board would rather identify this as rail served development. Such development shall mitigate any impact on the community. Any offering of a TIF shall also address this.

E. THE USE OF INCENTIVES FOR NEW BUSINESSES AND EXISTING BUSINESSES

All incentives shall be on a case by case basis.

F. HOW DO WE ENGAGE OTHER LOCAL TAXING BODIES IN THE USE OF INCENTIVES TO ATTRACT NEW DEVELOPMENT?

The Village President shall chair a local taxing body incentive committee consisting of one member of each taxing body to discuss any community incentives being considered for industrial or commercial development.

G. EXTENDING WATER & SEWER LINES TO SURE BETS OR TO GREENFIELD SITES.

This should be considered on a case by case basis during annexation agreement process.

VI. IS THERE A NEED FOR ANOTHER COMMUNITY STRATEGIC PLAN AND WHAT ISSUES SHOULD BE ADDRESSED OR QUESTIONS ASKED ON A SURVEY?

Develop a community strategic plan questionnaire based the principles of the Village Strategic Plan. Color code questionnaires to each taxing body.

VII. THE FUTURE OF PARKS AND RECREATION

A. THE FUTURE OF WELTON STEDT PARK

The Parks and Recreation Committee will meet with Beecher Rec to come up with a game plan for Welton Stedt Park.

The Village is committed to repairing Welton Stedt Park to playable condition logistically and financially provided the funds are available.

B. THE ISSUE OF THE PARK DISTRICT

The Village Board believes the time may be right for a park district but it has to come from grass roots effort from the community. At this time the Village Board would consider supporting a grass roots effort. The school district boundaries would be the park district limit.

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The top Village priorities were discussed and established at the November 18, 2013 meeting:

VIII. TOP ELEVEN PRIORITIES OF THE VILLAGE:

Eleven priorities were agreed upon. They are listed below as 1-11 but are not necessarily in priority order.

1. ***Expand/relocate Village Hall and Police Station. Existing facilities are too small.***
2. ***Replace all ductile and cast iron watermains in the Village within 25 years.***
 - a. *Match \$38,000 with \$38,000 in O&M reserves each year for a \$64,000 annual contribution.*
 - b. *Develop a plan of attack on main replacement with estimated costs per length.*
3. ***Plan for expansion of the Wastewater Treatment Plant.***
 - a. *\$350,000 in reserve for Phase I and portion of Phase II*
 - b. *Short term borrow \$350,000 for remainder of Phase II*
 - c. *Go for IEPA 20 year loan for estimated \$6 million to complete project. Provide G.O. backing of loan by referendum and referendum on ½% sales tax in lieu of major sewer rate increase.*
4. ***Complete rehabilitation of Penfield Street from Gould to Dixie. Replace all underground utilities before the road surface.***
 - a. *Have Baxter and Woodman formally apply for project status within the five year federal program, with Phase I to be completed in 2017, Phase II in 2018, and construction in 2019.*
 - b. *Plan to include all underground utilities and replacing the bridge at Trim Creek. Project cost of \$1.4 million with the Village providing a required match of \$400,000.*
 - c. *Borrow the \$400,000 over 10 years and pledge ½% utility tax to pay it off.*
5. ***Place every street in the Village on a replacement cycle.***
 - a. *Replace mains under roads before resurfacing.*
 - b. *Complete the road replacement plan first set by HR Green report in 2012.*
6. ***Develop and promote an annexation strategy and economic development plan for properties surrounding the Village within the school district.***
 - a. *Complete water and sewer study.*
 - b. *Complete new land use plan.*
 - c. *Meet with property owners in targeted areas and explain to them the plans we have and the zoning and utilities we could offer if they agree to annex.*
 - d. *Provide template annexation agreements to them.*
 - e. *Follow-up with property owners and provide answers to questions.*
 - f. *Seek industrial/commercial leads for this area which meet the Village's plans.*
 - g. *Attend commercial/industrial real estate expositions and promote the area with marketing materials.*

7. **Develop a communications strategy using several forms of media to reach all age groups and populations living in the Village.**
 - a. Write articles to be printed in the Beecher Herald since we do not have reporters anymore. Provide articles also to Daily Southtown and the Daily Journal. All articles to be written by or finalized through the Village Clerk.
 - b. Continue newsletter.
 - c. Complete revamp of website and make it more interactive. With helpful links such as ComEd outage maps.
 - d. Consider pursuing options for using Facebook and Twitter.
 - e. Use NIXLE for emergency or important communications.
 - f. Consider all options of notifying Beecher residents via electronic means.

8. **Create a downtown vision plan, site plan, and marketing strategy for the old downtown to provide regional draw.**
 - a. Consult with Teska to create downtown vision plan.

9. **Replace dying trees on Village parkways and replace them with a variety of species.**
 - a. Establish a program of removing any dead tree on the Village parkway within 12 months.
 - b. Commit to parkway tree replacement program of a minimum of 20 trees of a variety of species each year.

10. **The Village shall coordinate with Beecher Rec, Youth Commission, and the Township to develop comprehensive parks and recreation facilities and programs for all age groups.**
 - a. Replace lights in Firemen's #1.
 - b. Improve Welton Stedt Park ballfields to make them playable.
 - c. Work toward expanding programs outside of what is currently being offered.

11. **Support any grassroots effort for the formation of a park district using the boundaries of the Beecher School District**

This plan will be put in the form of a resolution and voted on in December or January.

President Szymanski asked for a motion to adjourn. Trustee Cleary made a motion to adjourn the meeting. Trustee Kypuros seconded the motion.

AYES: (5) Trustees Cleary, Meyer, Kypuros, Kuhlman and Wehling.

NAYS: (0) None.

Motion Carried.

Meeting adjourned at 9:50 p.m.

Respectfully submitted by:


Jarrett Conner, Village Clerk