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**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 28, 2014 -- 7:00 P.M.**

All present joined in the Pledge to the Flag.

President Szymanski called the meeting to order.

**ROLL CALL**

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

**ABSENT:** None.

**STAFF PRESENT:** Clerk Janett Conner, Administrator Robert Barber, Chief Jeffrey Weissgerber, Treasurer Kim Koutsky and Superintendent of Public Works Bud Cowger.

**GUEST:** George Schuitema.

President Szymanski asked for consideration of the minutes of the July 14, 2014 Board meeting. Trustee Cleary made a motion to approve the minutes as written. Trustee Ahrendt seconded the motion.

**AYES:** (6) Trustees Cleary, Ahrendt, Meyer, Kypuros, Kuhlman and Wehling.

**NAYS:** (0) None.

Motion Carried.

**CLERK'S REPORT:** 1) A report on income received since the last meeting was provided.  
2) There were no objections from the Board to a request from the Knights of Columbus to hold their fundraising drive in Beecher on September 19-21, 2014.

**RECOGNITION OF GUESTS:** President Szymanski commented that he received some phone calls about Indiana Avenue being closed to replace a bridge even though work hasn't begun yet. He called a Will County Board member and learned that Will County is waiting on AT&T to move a phone line. President Szymanski also received concerns from some businesses on Indiana Avenue that they are losing business due to the closure and may not be able to stay open if the road is closed for a long period of time. It was learned that the bridge can't be repaired one side at a time because it is in such bad shape. President Szymanski is still trying to make some phone calls and wants to try and get the road open at least until the construction starts, although damage to our businesses may have already been done. He said concerns can be directed to the Will County Highway Department.

**A. FINANCE AND ADMINISTRATION COMMITTEE**

Treasurer Koutsky reported that he and Deputy Treasurer Collins met with both banks in town and asked for a variety of options for a loan for the Penfield Street Phase I STP project. They were given until August 6<sup>th</sup> to respond. No information has yet been received.

It was reported that the audit process has begun.

Administrator Barber provided an update on the Illinois Municipal Insurance Cooperative. The Village is projected at a 90% loss ratio, which is exactly where we were budgeted to be. Quotes are being obtained for next year's insurance period.

**B. PUBLIC BUILDINGS AND PROPERTIES, PARKS AND RECREATION COMMITTEE**

Trustee Wehling made a motion to approve payment from the 625 Dixie Highway Account to JDK Construction in the amount of \$37,735.00 for work completed to date. Trustee Cleary seconded the motion.

AYES: (4) Trustees Cleary, Meyer, Kypuros and Wehling.

NAYS: (2) Trustees Ahrendt and Kuhlman.

Motion Carried.

In regards to the 625 Dixie Highway project, Trustee Wehling reported that he and staff met with a furniture company and everything is moving forward. Landscaping is being cleaned up and river rock will be put in around the bushes. Flags will be installed on the south side of the building. President Szymanski noted that the river rock is what came off of the roof when the roof was redone. Drywall should start going up soon. Trustee Wehling showed a design for a sign for the front property of the building, however, it is not affordable at this time. The cost of the sign was just under \$20,000.

Superintendent Cowger reported that ComEd still has to install one last meter in Firemen's Park, but scoreboards are all up and running. Beecher Recreation will be painting the poles.

Superintendent Cowger reported that all playground areas have been mulched and weeds have been removed.

It was reported that some archived records have been moved to their new home at the Public Works garage.

**C. PLANNING, BUILDING AND ZONING COMMITTEE**

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

Status was provided on the vacant buildings in the old downtown district. President Szymanski said the Village Hall received a complaint about the Wehmhoeffer building and then met with the

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property owners. The owner fixed the door that came off the hinges and asked him to cordon the area off. The owner plans to put in a ceramic pottery business and has prints for this and hopes to begin soon. Trustee Cleary asked how they will get water into that building through the sidewalk. Superintendent Cowger will be looking into this. The property owner was previously promised a free water tap- in, but has to do the work himself. A letter was sent to Buchmeiers reminding them of their obligations and a September 1<sup>st</sup> deadline was given to provide the Village with a timeline on when the building will be completed.

Administrator Barber reported on the Comprehensive Land Use Plan revision. The Village's \$40,000 grant agreement was on Ms. Schneider's desk the date she resigned from the Illinois Department of Transportation (IDOT), so it's unknown what is going to happen. The grant administrator at IDOT informed Administrator Barber that the agreement will be signed, but that it will take more time than expected. As a result, the July Planning and Zoning Commission (PZC) meeting was cancelled due to a lack of agenda items. The August PZC meeting may be cancelled also.

#### **D. PUBLIC SAFETY COMMITTEE**

The Police Department monthly report was provided for review.

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

Superintendent Cowger reported that mosquito spraying is being conducted every Thursday.

Chief Weissgerber reported that he attended some training with Nixle. He is in the process of putting some files together to determine how many groups will be set up and do further training with the Clerk. It is a much more advanced system than the basic system. The Chief estimated that 245 people have signed up for Nixle.

Chief Weissgerber reported that the railroad may not be closing the crossings at all or the closing dates may be changed.

Chief Weissgerber reported that the two new squads have been placed into service and will be used mostly on midnight shift. They are black and white Dodge Chargers. The SUV has been assigned to the Code Enforcement Officer.

Chief Weissgerber reported that the officer on Worker's Comp is doing physical therapy and is anxious to return to work.

The Police Department picked up a couple of HumVs, loaned to us by the government, and have to be returned once we are done with them. The Village will be putting the old Army truck up for sale. It will be advertised in the paper along with another old Crown Victoria and bids will be taken.

Details were provided on new Police radios. Chief said that STARCOMM is operated by the state and is P25 compliant which is a standard for digital radios offering more reliability and clarity and can be interfaced with other departments. The costs will be looked at during the EASTCOM Board

4

meeting this week and voting on whether to purchase these radios. The EASTCOM fund is offering to pay for the first three years of the radios and then the Village would have to pay more to EASTCOM for use of these radios after the third year.

### E. PUBLIC WORKS 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 was provided in the packet for review.

An update was provided on watermain restorations. Superintendent Cowger reported that Catalpa and Woodward are now done, so all restorations have been completed. Trustee Kuhlman expressed some concerns about a restoration on Woodward. Superintendent Cowger said more work may need to be done at that location.

The Public Works Committee continues to examine causes of low billed to pumped ratio. Trustee Kypuros explained that a full leak detection of the entire town needs to be conducted to find out how to increase our billed to pumped ratio. There is a need to find out where there may be leaks in our system and this is the best way. Superintendent Cowger recommended approving a proposal not to exceed \$10,000. Trustee Kypuros made a motion to conduct leak detection of the entire Village for an amount not to exceed \$10,000. Trustee Wehling seconded the motion.

AYES: (6) Trustees Cleary, Ahrendt, Meyer, Kypuros, Kuhlman and Wehling.

NAYS: (0) None.

Motion Carried.

President Szymanski asked who will decide which leak detection company to go with. The Committee will decide once all the information is received from the two different companies. Trustee Kypuros also reported that some testing was conducted of storm sewer areas in town such as behind Beecher Manor and other locations to check chlorine levels and try and determine where a leak in the system might be. There were no chlorine levels found in the areas tested which means it is ground water and not water from leaking water mains. Trustee Cleary questioned the sensitivity of the chlorine test. Much discussion followed confirming that the water loss keeps increasing.

The water tower overflow pipe has been re-routed to Gould Street. This is a temporary pipe and a permanent pipe will soon be installed.


The Penfield Street drainage issue between the railroad and Gould Street has been permanently resolved by the installation of a new storm sewer pipe.

The Committee has approved a list of streets for crack sealing. Bid opening will be August 20<sup>th</sup> with awarding of bids on August 25<sup>th</sup>, according to Administrator Barber. Trustee Kypuros made a motion authorizing the letting of bids for a \$20,000 crack sealing program. Trustee Cleary seconded the motion.

AYES: (6) Trustees Cleary, Ahrendt, Meyer, Kypuros, Kuhlman and Wehling.

NAYS: (0) None.

Motion Carried.



Superintendent Cowger reported that all inventory is in for the Fall street name sign and pole replacement program.

Superintendent Cowger reported that many ash trees are dying off in the Village. Public Works will be allocating two days a week just for tree removal. He estimated over 100 trees that need to come down in parkways. Superintendent Cowger noted that the Village won't be able to replace the trees right away due to limited funds and may not be able to replant a tree due to the location of a tree that is taken down and possible utilities in the parkway. Administrator Barber asked the Board what they want to do about trees on private property that may have to be removed due to becoming a safety hazard. Trustee Kypuros suggested we look at each one on a case-by-case basis. Trustee Cleary said we should support the residents to try and work with them to get them to remove affected trees, but concerned about going on private property. The Village needs to try and get the resident to remove the tree(s). If they do not, Administrator Barber said the Village can file long form complaints and follow a legal process to try and get these trees removed. Trustee Kuhlman expressed concerns about it being a financial hardship for some homeowners.

#### **F. ECONOMIC DEVELOPMENT AND COMMUNITY RELATIONS COMMITTEE**

There was no update on the Bernard Welding sewer extension.

Trustee Meyer provided a Smart Phone application marketing campaign update. An entry was in the parade and provided a lot of good publicity. Trustee Meyer reported on the number of downloads of the Smart Phone app. There have been 277 downloads since school let out, which is estimated at 6% of our population which is a good download rate. Trustee Meyer sent an email to School Board members to try and get information out at the school level.

Clerk Conner reported that she is working with Webfoot Designs on the redesign of the website. She is awaiting the latest revisions. Clerk Conner suggested doing some professional photographs for the website.

An update was provided on way finding signs. Trustee Meyer reported that a single sign with five slots is \$5,000 installed. Information is being gathered at this point. If people will be investing money in the old downtown she felt the Village should do some things to promote the area. This is for information only at this time.

The Board discussed deferring water and sewer tap-in fees until the time of certificate of occupancy and providing a \$2,000 credit to the water/sewer/refuse account for any purchaser of a newly-constructed single-family home as an incentive to buy in Beecher. Trustee Meyer explained the details. Administrator Barber asked if this includes homes that have never been occupied. It was the Board's consensus that this incentive is for new construction only and should not include homes already built but never occupied. Trustee Kypuros said a new house being constructed right now should be included in this incentive. Administrator Barber noted this is only for owner-occupied homes and not a company who plans to rent out the property. Trustee Wehling asked how this will be marketed. Staff will send a letter to all known builders with General Contractors licenses with the Village telling them about the incentive program. Trustee Ahrendt asked if we want to carry this out until 2017 because there may be new Board members by then.

ORDINANCE#1213 - An Ordinance deferring water and sewer tap-in fees until the time of certificate of occupancy and providing a \$2,000 credit to the water/sewer/refuse account of any purchaser of a newly-constructed single-family home as an incentive to buy in Beecher. Trustee Meyer made a motion to approve Ordinance #1213. Trustee Kypuros seconded the motion.

AYES: (6) Trustees Cleary, Ahrendt, Meyer, Kypuros, Kuhlman and Wehling.

NAYS: (0) None.

Motion Carried.

The Board considered approving an incentive package for all new businesses located in the downtown area. Trustee Meyer explained the details. Administrator Barber asked if a business changes hands if this would be applicable to future tenants. Trustee Meyer wasn't concerned about this at this time since not a lot of businesses are trying to locate in that area. This will be put into ordinance form. Trustee Ahrendt asked what about buildings along Route #1. Trustee Meyer noted this is only for the old downtown area at this time. If someone along Route #1 wants to occupy an empty building they can also come to the Village and ask for any breaks. At this time this applies only to the business owner and not the property owner. Trustee Meyer made a motion to approve an incentive package for all new businesses located in the downtown area, as listed below, and to authorize the drafting of a Village ordinance and authorize staff to administer it.

Waive first year business license fee:	\$ 50
Waive liquor license fee for first year	1,000
Waive building permit fee:	2,500 (est.)
Waive video gaming license fee first year	25 per machine
Waive special use permit fee within one year	750
Free water and sewer for first year	500 credit to water acct.
Full 1.5% in local sales tax reimbursement first year upon proof of payment	
Enterprise Zone status application made to SSMMA	

Trustee Kypuros seconded the motion.

AYES: (6) Trustees Cleary, Ahrendt, Meyer, Kypuros, Kuhlman and Wehling.

NAYS: (0) None.

Motion Carried.

**G. VILLAGE PRESIDENT'S REPORT**

President Szymanski reported a corridor council meeting was held last week where it was learned that environmental issues (endangered species and habitats) and pending litigation have slowed down the approval process for the Illiana. Nothing else is going on with this project.

An update was provided on the South Suburban Airport. Bult Field has been purchased, and it was heard that 90 additional acres were purchased by IDOT. The newspaper reported that enough land has been bought now to move forward with building the airport.

President Szymanski stated that he has been investigating having railroad quiet zones, but has been getting some misinformation. He is awaiting Crete's application to determine costs and whether or not to proceed.

President Szymanski reported that he had been approached by a potential purchaser of both the golf course and Buddys regarding incentives, and asked the Board how they feel about incentives. A very positive meeting was held, and it is likely that the golf course could be sold in the near future. There were a lot of good ideas for improvements to the course and the clubhouse. The new owners may have to take a loss in the first few years. Administrator Barber explained incentives the potential owners could be offered. Staff would structure the incentive package to give back what the increase in revenue to the Village would be, but probably wouldn't want to give back anything we are already getting. It was the consensus of the Board to support discussing the potential of offering incentives but nothing specific as of yet, until further discussions are held with the potential owners.

President Szymanski announced that the Illinois Municipal League (IML) Conference will be held September 18-20 in Chicago. Board members were asked if they are interested in attending the Conference to let Clerk Conner know.

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

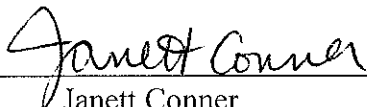
AYES: (6) Trustees Cleary, Ahrendt, Meyer, Kypuros, Kuhlman and Wehling.

NAYS: (0) None.

Motion Carried.

Meeting adjourned at 8:25 p.m.

Respectfully submitted by:



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Janett Conner  
Village Clerk