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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  
OCTOBER 27, 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, Superintendent of Public Works Bud Cowger and Treasurer Kim Koutsky.

**GUESTS:** George Schuitema, Marcie Kolberg, Chris Mailhiot, Michael and Suzanne Darabaris, and Deeanne Mazzochi.

President Szymanski asked for consideration of the minutes of the October 13, 2014 Board meeting. Trustee Cleary made a motion to approve the minutes as written. Trustee Kypuros seconded the motion.

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

**NAYS:** (0) None.

**ABSTAIN:** (2) Trustees Ahrendt and Wehling.

Motion Carried.

President Szymanski asked for consideration of the minutes of the September 22, 2014 Board meeting. Trustee Wehling made a motion to approve the minutes as written. Trustee Kuhlman seconded the motion.

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

**NAYS:** (0) None.

**ABSTAIN:** (2) Trustees Cleary and Kypuros.

Motion Carried.

**CLERK'S REPORT:** 1) A report on income received since the last meeting was provided. 2) Clerk Conner stated that she would like to take a picture of the Board members for the website at the November 24<sup>th</sup> meeting and asked Board members to let her know if they will be attending that meeting so she can schedule the photographer.

Chris Mailhiot, new part-time Police officer was introduced by Chief Weissgerber to the Board and Clerk Conner swore him in.

President Szymanski announced that PAKT member Georgie Weissgerber took a silver medal in the World Karate Championship in Ireland recently, and the Beecher High School Golf Team went to state and took 9th place with Michael Barber taking 5<sup>th</sup> place overall. George Schuitema noted that Jessie Ackman also took 25<sup>th</sup> place at state on the Girl's Golf Team. President Szymanski congratulated all the athletes and said Beecher is proud of their accomplishments.

Suzanne Darabaris from the Preserves at Cardinal Creek HOA was present to ask for release of funds from the Preserves Escrow Account to their organization for various improvements they would like to make. A letter specifying the improvements was provided to the Village. Administrator Barber noted that there are some issues from the Attorney on proposed improvements to private property. A meeting will be held with members of the HOA, the HOA attorney, Village Attorney, President Szymanski and Administrator Barber to work out how the funds may be spent. The Board discussed what items are still outstanding in that subdivision and how much money is left in escrow to cover the improvements. There is currently \$130,000 left in the fund. Storm sewers still need to be factored out and there is some outstanding work at the lift station. The HOA attorney was asked to get in touch with Attorney Tim Kuiper to work out the details. Trustee Kypuros made a motion to allow President Szymanski and Administrator Barber to administer the distribution of an amount not to exceed \$70,000 of the Preserves at Cardinal Creek developer escrow funds for improvements in the Preserves at Cardinal Creek Subdivision. Trustee Meyer seconded the motion.

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

NAYS: (0) None.

Motion Carried.


#### **A. FINANCE AND ADMINISTRATION COMMITTEE**

Auditor Marcie Kolberg was present and provided the audit report and management letter for Fiscal Year ending April 30, 2014. The Board was given an opportunity to ask questions. Administrator Barber talked about some of the larger accounts being off of the general ledger such as the Commission Accounts which was mentioned in the Management Letter. The Fourth of July Commission and Developer Escrow Accounts were mentioned as the larger accounts of these. The auditor would like those to be included in the General Ledger for better accountability and tracking. Treasurer Koutsky asked if the reporting requirements are different for the Commission Accounts since it is not tax money. Ms. Kolberg felt it was a better practice to have these on the ledger accounts but it can be left the way it is. Treasurer Koutsky asked about a Management Discussion Analysis letter that the Village doesn't provide which the auditor likes to have. The auditor explained the benefits of this letter and Administrator Barber felt it was not a real benefit to the Village. He offered to do the letter if the Board would like it done. Trustee Cleary made a motion to accept the audit for Fiscal Year ending April 30, 2014. Trustee Ahrendt seconded the motion.

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

NAYS: (0) None.

Motion Carried.



The \$150,000 loan from First Community Bank and Trust for Penfield Street engineering was closed on October 15<sup>th</sup>. Monthly automatic withdrawals will be made out of the Infrastructure Account.

The five-year financial plan process has begun.

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

Trustee Wehling made a motion to approve payment of bills from the 625 Dixie Highway account in the amount of \$681.00. Trustee Cleary seconded the motion.

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

NAYS: (2) Trustees Ahrendt and Kuhlman.

Motion Carried.

Status was provided on the 625 Dixie Highway project. Painting is done except for the doors going into the Boardroom. Trustee Wehling reported that everything is looking good. Furniture will be installed October 31. Phone system will be installed November 13<sup>th</sup>. A number of other improvements are also still being worked on. Technology upgrades is the last major obstacle. The first Board meeting at the new Village Hall will be on November 24<sup>th</sup>. The move is scheduled for November 14<sup>th</sup> and 15<sup>th</sup>.

An update was provided on the new picnic pavilion/beer stand. President Szymanski said the structure part of the building is mostly done. The soffit still needs to be completed on the south end, and the roof needs to be installed. Work is mostly being done with volunteer labor. President Szymanski said he appreciates the hard work being done by volunteers. He is not sure if the garage doors will go up, depending on finances.

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

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

An update was provided on the Planning and Zoning Commission (PZC). A public hearing was scheduled for October 23<sup>rd</sup>, but the PZC did not have a quorum so a formal vote was not taken. However, there was a consensus among those present to recommend approval of the special use permit at 618 Gould Street, subject to the following conditions as stated by Trustee Ahrendt:

1. Due to the sale of alcohol, the proposed seating area should be fenced in with gate access in order to control access to the patio.
2. The outdoor seating should also be handicapped-accessible.
3. Hours of operation of the patio should be limited to 10 p.m. Sunday through Thursday and 11p.m. on Friday and Saturday.
4. No outdoor entertainment unless a special event permit is granted by the Village Board for a specific event.
5. The petitioner should submit a site plan for review, showing the new seating area, fencing and lighting.
6. Lighting shall not shine into adjoining property.

It was determined that the matter needs to be referred back to the PZC to hold a public hearing since there was not a quorum at the October 23<sup>rd</sup> PZC meeting.

#### **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.

Chief Weissgerber provided a report on how the Police Department plans to use the old Village Hall space once the Village Hall moves to 625 Dixie Highway. Chief Weissgerber, Lieutenant Emerson, Code Enforcement Officer DaCorte and Secretary Krug will move up to the old Village Hall offices. The detectives will be given their own offices and a room will be designated just for interviews. Records storage and firearms and ammunition storage will also be expanding. The extra space will greatly improve their conditions especially for locating and organizing records. The current Police area will be used for bonding out and evening operations.

Chief Weissgerber provided a report on the Ebola Virus scare and how the Village would react in the event the threat became a problem in our area. The Chief said he has reviewed standard operating procedures for H1N1 epidemic and procedures which is a similar situation. Chief doesn't feel it's likely to be a problem here due to the way it is contracted but we are planning just in case.

Chief read aloud a card he received from a resident recognizing Ryan Hopkins. Officer Hopkins stopped and told residents he noticed their dog was injured. He indicated his dog had the same injury and he took the time to give them advice on how he found a special brace online for his dog and told her where to find it. The resident thanked Officer Hopkins and wanted to let the Village know she appreciated the time he took to help them when many officers get a bad reputation these days.

Trustee Cleary said two sixth graders recently wrote an essay about heros and wrote about the Police Department for what they have done. He said it shows the Police Department's contact with students is a good thing and makes a difference.

Chief Weissgerber reported that he had to purchase new MDT's and they will go online November 3<sup>rd</sup>. He had to switch due to old computers being on Windows XP.

Trustee Kuhlman reported that the speaker at the Citizens Police Academy last week was very good and class was well worth the time and educational. He thanked the Police Department for this class.

#### **E. PUBLIC WORKS COMMITTEE**

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

Superintendent Cowger provided a report on leak detection. It will be conducted sometime in the next week after fall flushing has been completed. It should take 15 working days to complete leak detection.

Superintendent Cowger said concrete doesn't look too promising for watermain patch repairs and restorations. Some of the concrete squares will be completed in house. Trustee Kuhlman asked about the corner of Melrose and Prairie. Superintendent Cowger said the contractor is backed up and there is a concrete shortage. He is not sure when this will be done.

Superintendent Cowger reported on the SCADA system repairs. Most of the work was done at the sewer plant. There are still some problems communicating with the emergency lift station behind the grade school.

The Village will soon begin this year's tree replacement program. A planting list was provided to the Board of 29 locations where trees will be planted. Over fifty trees have been taken down. Due to budget restraints, every tree that is removed cannot be replaced at this time. Staff is trying to split up the plantings of new trees between the old and new parts of town.

Trustee Kypuros made a motion to approve payment to Central Salt of Elgin in the amount of \$65,697.52 from Motor Fuel Tax funds for 601.35 tons of road salt. Trustee Wehling seconded the motion.

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

NAYS: (0) None.

Motion Carried.

The 2004 Chevy has been converted to a short-bed stake body truck and the new pickup has been built and we are awaiting delivery.

Both of the mini dumps and the F800 large dump truck have been repainted.

Trustee Kypuros reported on needed repairs to 766 feet of failing roadway at the end of Fairway Drive before the asphalt plants close the end of November. Two proposals were obtained. Trustee Kypuros made a motion authorizing the waiving of bids due to emergency in order to grind and resurface 766 feet of failing roadway at the end of Fairway Drive in the east loop. Trustee Cleary seconded the motion.

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

NAYS: (0) None.

Motion Carried.

The Board considered a motion approving a proposal from Gallagher Asphalt for work on Fairway Drive. Trustee Kypuros noted that this is over budget and offered to answer any questions about the bids received. Trustee Cleary suggested bringing these roads right up to the road edge so water can't pool in the edge and work its way into the binder which damages the road. Trustee Cleary said this road is in bad shape and needs to be done. Trustee Kypuros pointed out that in 2012 HR Green did a road study and gave us an estimate for the needed repairs of a cost much higher than what we are paying. Trustee Ahrendt asked if money is being put in reserves in case the road fails. It was noted this is not being engineered and Gallagher has a good reputation. Administrator Barber said we will not pay Gallagher until the Board is satisfied with the work. Trustee Kypuros made a motion to approve a proposal from Gallagher Asphalt in the amount of \$37,620 for complete milling of road, binder, course patching and 1.5" surface overlay to crown and properly drain the roadway on Fairway

Drive. Trustee Cleary seconded the motion.

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

NAYS: (0) None.

Motion Carried.

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

Trustee Meyer stated that the Fall newsletter looked very good and contained very good information.

Clerk Conner emailed the link to the new Village website to Board members on Friday. She hopes to switch over to the new site by the end of the week. The Board was very happy with the site and said it looks very good, especially compared to the old site and some other local Village sites.

Trustee Meyer reported that financial information needs to be determined regarding way-finding signs. She will look into it more over the winter. Public Works has a lot of on-going projects right now. More information will be provided in the Spring.

Administrator Barber reported that Bernard Welding has made an offer to the property owner regarding their sewer extension. The farmer is currently busy and probably won't move forward until after harvest season.

Administrator Barber reported on the Enterprise Zone. He reported the Village has to offer its own package of incentives and the baseline for this across the zone is a 50% property tax reimbursement for a period of five years for all new construction and expansions. The second incentive is 50% of any building permit or zoning fee. Since Independent Inspections (IIL) gets 70% of the fee, the Village would be out a total of 20% or about \$0.15 per square foot. If tap-in fees were included the Village could waive 50% of them and the remainder cover the loss on the building permit. Administrator Barber explained that not every project would receive the reimbursement, it would depend on the project. Administrator Barber explained the difference between TIF and Enterprise Zone. A Public Hearing will be held on this on November 3<sup>rd</sup> at Sauk Village City Hall and the Village will have to adopt an ordinance pertaining to this. Trustee Cleary asked that this be brought up at the Intergovernmental meeting Thursday, October 30<sup>th</sup>.

The Board considered a motion authorizing the Village Attorney to draft an ordinance providing for a 50% property tax reimbursement of the Village's corporate levy for a period of ten years for any new industrial building exceeding 30,000 square feet. Trustee Meyer explained the problems we are having attracting new industrial, and said all the taxing bodies were open to this. Trustee Kypuros asked if this should be 50% of 10 years or 5 years? There was some confusion between this ordinance and the length of time for Enterprise Zone incentives. Trustee Wehling asked why only for industrial and not other businesses? There are so many potential uses of buildings this size that they didn't want to have blanket incentive involving only real estate taxes and could also consider sales tax incentives. Issues were also raised about fair competition with current businesses. Trustee Meyer made a motion authorizing the Village Attorney to draft an Ordinance for a 50% property tax reimbursement of the Village's corporate levy for a period of ten years for any new industrial building exceeding 30,000 square feet. 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**

An Intergovernmental meeting is scheduled for Thursday, October 30<sup>th</sup>.

A legislative breakfast update was provided. President Szymanski provided a report on bills involving consolidation and minimum staffing levels for fire districts. Administrator Barber reported on SB16 pertaining to tax money for school districts and how it would affect Beecher and other area districts. Information was passed on to the school Superintendent. The subject can be discussed at the Intergovernmental meeting. Trustee Cleary made a motion to authorize the Village Administrator to draft a Resolution in opposition to SB16 pertaining to funding for school districts. Trustee Kypuros seconded the motion.

AYES: (6) Trustees Cleary, Ahrendt, Meyer, Kypuros, Kuhlman and Wehling.  
NAYS: (0) None.  
Motion Carried.

A report was provided on the sale of the golf course. The deal is still alive and sounded positive but we don't have a final word on the sale yet.

A public meeting on IL 394 Rt 1 Corridor meeting will be held on November 12<sup>th</sup> at Balmoral Race Track. Board members were encouraged to attend.

### **H. NEW BUSINESS**

Administrator Barber reported he found out today Workers Compensation insurance is going up by \$55,000 and he will need to find money to pay this. Staff can find money in the current budget by cutting other projects, otherwise would have to do supplemental appropriation. This matter has been discussed with the Committee Chair it will effect. This increase is due to Workers Compensation claims.

Administrator Barber reported that he is working on preparing the tax levy and asked if the Board wants a 0% levy increase again. The Board agreed to do this again for this year.

Administrator Barber asked if the Board wants to consider cancelling the second meeting in December. The Board agreed to cancel the second meeting that will occur just before Christmas.

President Szymanski stated that he was going to the new Village Hall after the meeting and will provide a tour for anyone who wants to come.

There being no further business, President Szymanski asked for a motion to adjourn. Trustee Kuhlman 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 8:39 p.m.

Respectfully submitted by:

A handwritten signature in cursive script that reads "Janett Conner". The signature is written in black ink and is positioned above a horizontal line.

Janett Conner  
Village Clerk