

**MINUTES OF THE REGULAR MEETING OF THE PRESIDENT
& BOARD OF TRUSTEES OF THE VILLAGE OF BEECHER
HELD AT THE BEECHER VILLAGE HALL,
625 DIXIE HIGHWAY, BEECHER, ILLINOIS
JANUARY 26, 2015 -- 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.

GUESTS: George Schuitema and Frank Basile.

President Szymanski asked for consideration of the minutes of the December 8, 2014 and January 12, 2015 Board meetings and January 14, 2015 Special Board meeting. Trustee Kypuros 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: A report on income received since the last meeting was provided.

A. FINANCE AND ADMINISTRATION COMMITTEE

The budget schedule for Fiscal Year 2015/2016 is underway. First draft of the budget is being prepared and will be provided to the Board in February. A meeting will be held February 28th with the Finance Committee to review the entire budget. The budget will be revised and presented to the Board on March 23rd. A Board budget workshop will be held on March 30th. Final draft of the budget will be prepared for public hearing on April 27th.

Trustee Cleary made a motion to approve a special meeting of the Village Board on Monday, March 30th at 6:00 p.m. to discuss the proposed 2015/2016 budget. Trustee Meyer seconded the motion.

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

NAYS: (0) None.

Motion Carried.

Trustee Cleary made a motion to approve a public hearing to be held on Monday, April 27th at 7:00 p.m. on the proposed 2015/2016 budget. Trustee Meyer seconded the motion.
AYES: (6) Trustees Cleary, Ahrendt, Meyer, Kypuros, Kuhlman and Wehling.
NAYS: (0) None.
Motion Carried.

RESOLUTION #2014-15 - A Resolution adopting a five-year financial plan for Fiscal Years 2015-2019. Trustee Cleary made a motion to adopt Resolution #2014-15. Trustee Wehling seconded the motion.
AYES: (6) Trustees Cleary, Ahrendt, Meyer, Kypuros, Kuhlman and Wehling.
NAYS: (0) None.
Motion Carried.

ORDINANCE #1220 - An Ordinance authorizing the Village President and Clerk to sign a reciprocal information sharing agreement with the Illinois Department of Revenue for sales tax data. Trustee Cleary made a motion to approve Ordinance #1220. Trustee Wehling seconded the motion.
AYES: (6) Trustees Cleary, Ahrendt, Meyer, Kypuros, Kuhlman and Wehling.
NAYS: (0) None.
Motion Carried.

Trustee Cleary made a motion to approve payment in the amount of \$372.77 to Harold Cowger for reimbursement for fuel and lodging for trip to Junction City, Kansas to pick up \$165,000 military surplus tool kit. Trustee Kuhlman seconded the motion.
AYES: (6) Trustees Cleary, Ahrendt, Meyer, Kypuros, Kuhlman and Wehling.
NAYS: (0) None.
Motion Carried.

Trustee Cleary requested a closed session be held to discuss the compensation of non-union employees in the Fiscal Year 2015/2016 budget.

B. PUBLIC BUILDINGS AND PROPERTIES, PARKS AND RECREATION COMMITTEE

An update was provided on generators for Village facilities. Administrator Barber reported the Village has two generators that were picked up last fall. One has been certified to work, the other has not. A natural gas generator was obtained from Washington Township, and will be used at the Village Hall. The diesel generator will go to the Police Department. The generator that wasn't certified can be used for parts if it won't work. Generators probably won't be put into service until summer. Staff is looking into whether or not the natural gas pipe is big enough to accommodate the Village Hall generator.

Trustee Wehling reported that the ice rink has been open and well-utilized. A temporary fence was installed around the rink with the cost shared between the Village and Youth Commission. Beecher Fire Department also used the rink for an ice rescue training.

President Szymanski asked Trustee Wehling when the meeting will be held with all of the entities that use the park and to work out scheduling. Trustee Wehling will organize a meeting in February. All groups that use Firemen's Park will be invited to attend.

C. PLANNING, BUILDING AND ZONING COMMITTEE

The Building Department monthly and annual reports were provided in the packet for review.

Trustee Ahrendt provided a report on the Prairie Crossings South retention pond. When the property was sold years ago the Village required the developer to place on the plat a requirement that the Homeowner's Association (HOA) maintain the dry bottom pond. Since then the property has sold to four different developers and now the property has been foreclosed upon by the bank. Now the Village can't legally make anyone maintain the pond. Staff is working with the bank to get a covenant placed on the existing 65 lots for \$90 per year for pond maintenance. The Village could also establish a special service area for maintenance costs or just accept the deed to the pond and maintain it ourselves. There are currently no houses located around the pond and those properties would be responsible for the maintenance of the pond according to President Szymanski. Trustee Cleary questioned why the other properties in that subdivision aren't also responsible for maintenance of the pond. Trustee Ahrendt felt the businesses and all lots in that subdivision should be compelled to pay towards this. Some of these issues were looked into a few years ago and it was found that the businesses legally cannot be made to do this. Trustee Meyer said an attorney for the HOA also indicated if the businesses aren't required to pay then the other property owners can't be required to pay either. This goes back to no covenants requiring this maintenance ever being recorded. Since there are no homes currently around the pond President Szymanski felt the best way to address this issue was to set something up now before the lots are built upon. The properties that already have homes built can't be legally compelled to pay for this now. Trustee Kypuros noted a mistake was made previously and it would be a waste of money to try and compel existing homeowners or businesses to contribute to this now and the Village just needs to fix what is wrong. The Village will try to get the bank to put the existing unbuilt lots into an HOA that will be required to contribute towards the pond maintenance. After some discussion it was noted that the Village Attorney is continuing to work on this matter.

The Village has received an inquiry as to whether a domesticated tea cup or pot belly pig is allowed as a pet in the Village. The Board was asked how they felt about this. The Village ordinance does not currently define what a pet is. President Szymanski questioned if this is any different from a large dog. It's more an issue as to what reason the animal is kept for. Trustee Cleary asked how you can determine the difference between a pet and livestock if it's what the animal is kept for. Much discussion followed about the many kinds of animals that could be considered as pets. Some subdivisions have covenants that only allow some types of animals. Trustee Kypuros said he felt under the current definitions in the ordinance it would be allowed. He already knows of one that is being kept in town. Trustee Kuhlman suggested contacting the neighbors and seeing if they object to it. President Szymanski said if we allow it we can put size restrictions and other standards on it. President Szymanski asked each Board member a consensus of whether they would consider allowing it to determine if staff should move forward in getting more information. The Board was split on whether they supported this or not and some wanted more information before making a

decision so staff was asked to do further research. President Szymanski said he will also consult with the Chief of Police, our local vet and the humane society. Trustees Wehling and Kuhlman felt we should also get some input from Beecher residents. Trustee Wehling asked some questions of the Chief about our ordinance relating to vicious dogs.

Trustee Ahrendt reported that the Planning and Zoning Commission (PZC) held a public hearing on a request for a permit in a B-1 district for outdoor seating for Basil Restaurant located at 618 Gould Street. Administrator Barber reported that the matter was tabled because the petitioner was not able to provide a site plan at the meeting.

D. PUBLIC SAFETY COMMITTEE

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

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

Trustee Kuhlman reported on the animal control program annual report for 2014 as included in the packet for review. Nine dogs and two cats were returned to their owners. One dog and fifteen cats were adopted. The cost of the program for 2014 was \$1,400.

Chief Weissgerber provided a report on the Police Department expansion into the old Village Hall space. All emergency lighting has been switched over to energy efficient LED lighting by Public Works. The Police Department is still waiting for the window for the lobby, with anticipated delivery date of February 11th. Some patching and painting still needs to be done.

Chief Weissgerber reported that Officer Dacorte will be doing Code Enforcement three days a week.

Trustee Cleary asked if Chief Weissgerber has discussed school safety with Zion Lutheran School yet. Chief has spoken to the school but hasn't done a safety audit yet. Chief is awaiting a call back from Zion to set this up.

E. PUBLIC WORKS COMMITTEE

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

The water billing register for the previous two months was provided in the packet for review.

The annual report of water billed to water pumped for 2014 was provided in the packet for review.

Trustee Kypuros provided a report on the leak detection program. The entire town has been leak detected by ATS and no major leaks were found in the mainline pipes. However, the copper service lines of plastic pipe cannot be leak detected unless each service line is electrified by connecting to each b-box. Staff is working on getting a proposal to do this in Nantucket Cove Subdivision where it is believed there may be some leaking service lines. The above ground storage tank was checked for leaks and the meters on Wells #3 and #5 have been calibrated and certified as reading correctly.

Well #4 meter calibration would require taking the water tower offline which may need to be done in warmer weather. There are also other theories as to why this ratio is so high. Trustee Kypuros said Staff still feels there is a leak in the system. We need to do more in-depth leak detection and get some of the service lines tested. We are waiting on a proposal to get the service lines tested. He would like to concentrate on detecting in Nantucket Cove. Superintendent Cowger showed a pitted piece of brass pipe that was previously removed in Nantucket Cove that had deteriorated and was leaking. Superintendent Cowger will need to locate every b-box in the subdivision, which will be very labor intensive. The problem continues to get worse. Trustee Kypuros said there could be multiple leaks and water could be leaking directly into a sanitary or storm sewer so the water might not show up in a house. Superintendent Cowger said he felt the problem is north of Church Road due to increased pumping from the wells feeding that area. Much discussion followed on this matter. Trustee Kypuros said we need to get a price to get this advanced leak detection done. Trustee Cleary said the soil in Nantucket Cove is very corrosive so we need to look at putting a different kind of pipe in that area. President Szymanski indicated that some ground water has appeared on Pine Street that could also be a leak that Staff will be looking at.

Superintendent Cowger and Water Billing Technician Donna Rooney will be attending a water loss training seminar on January 27th in Joliet to also try and find ways to address the water loss problem.

Trustee Kypuros reported that the Village met with Ron Stluka, owner of 618 Gould, to discuss water demand needs for service into the building. The building is changing from office space to a restaurant and it was determined the existing water line would not be able to handle the increased water consumption. It was agreed the Village would supply some material for this project and charge him a tap-in fee of \$1,500. The building owner will hire a plumber to install the line. All parties agreed.

A John Deere backhoe update was provided. Superintendent Cowger had previously reported the 2003 backhoe needs approximately \$11,000 in repairs. The Committee met and decided the most cost effective option at this time was to repair the tractor instead of buying or leasing a new one. The machine will be out of order for a while and arrangements have been made to get another machine if needed. Superintendent Cowger said he has held off on these repairs so far due to some repairs that needed to be done in the system but will send it for repair in a week or so.

Trustee Kypuros reported that the new 2014 pickup has been placed into service.

It was reported that military surplus tools valued at \$165,000 was obtained from the military in Fort Riley, Kansas.

The Board considered a proposal from HR Green in the amount of \$6,965 to engineer, draft bid specifications, let bids, and construction observation for the Fairway Drive loop resurfacing project. \$70,000 has been budgeted for this project. Administrator Barber asked the Board if they would also like to add the Cardinal Creek at Sunset Cove patching to this proposal to also get this done. The funding for the Cardinal Creek patch would come from the Escrow Account. We could ask HR Green to amend the bid and we can get this work done all at once.

Trustee Kypuros made a motion to approve a proposal from HR Green in the amount of \$6,965 to engineer, draft bid specifications, let bids, and construction observation for the Fairway Drive loop

resurfacing project, and add the Cardinal Creek at Sunset Cove patch. Trustee Cleary seconded the motion.

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

NAYS: (0) None.

Motion Carried.

Trustee Kypuros stated he felt money going into the water main replacement account is not enough. He said studies done in other towns and according to the auditor show that we are under charging for water. Trustee Kypuros asked if we should increase the water rates more than the .10 cent annual increase to help replace watermains, and asked the Board's opinion on this. A flat charge could be implemented or an increase in usage charges per thousand dollars so larger users pay more. Trustee Kypuros felt the \$40,000 per year we are putting into the watermain replacement account is not enough to replace watermains. Trustee Meyer asked to see the rate study of the other communities. This information will be provided to the Board to help them decide. Trustee Kypuros will put a proposal of numbers together for the next meeting.

Administrator Barber reported that he contacted the Cardinal Creek Homeowners Association about the money they wanted to make improvements in the subdivision. The HOA attorney had indicated the HOA would indemnify the Village and in return the Village could release the funds. The Village has not yet received this indemnity agreement yet. They will get the \$66,000 they requested once they provide this agreement.

F. ECONOMIC DEVELOPMENT AND COMMUNITY RELATIONS COMMITTEE

A Bernard Welding sewer connect project update was provided. Trustee Meyer reported that Bernard Welding was considering making a counter offer. The previous offer was rejected by the land owner.

Board members were asked what they would like to see in the Spring newsletter. Administrator Barber suggested information on the land use plan process be included. A Village President's corner will be included.

Village website presentation was deferred until after the closed session.

G. VILLAGE PRESIDENT'S REPORT

President Szymanski talked to the prospective buyers of Buddys, Striker's Bowling Alley, etc., and the sale is still in the works but there was nothing new on the sale of Cardinal Creek Golf Course.

President Szymanski reported on the new Governor's administration and its effect on pending projects. The Illiana Expressway has been put on hold. The State is again threatening to take away our Local Government Distributive Fund (LGDF).

Administrator Barber reported that the Village was asked to provide legislative initiatives to the Will County Governmental League (WCGL). Administrator Barber asked for proposal of deregulation of Motor Fuel Taxes (MFT). President Szymanski suggested proposing for non-home rule

communities licensing of rental properties under the Crime Free housing that is now available to home rule communities. It was the consensus of the Board to send a letter to the WCGL to request these two initiatives.

There being no further business to be discussed in open session, Trustee Cleary made a motion to adjourn into closed session at 8:46 p.m. to discuss non-union employee compensation. Trustee Ahrendt seconded the motion.

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

NAYS: (0) None.

Motion Carried.

Trustee Cleary made a motion to return to regular session at 9:08 p.m. Trustee Kypuros seconded the motion.

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

NAYS: (0) None.

Motion Carried.

Clerk Conner provided a demonstration to the Board displaying on the televisions the features of the new Village website. Residents who watch the meeting on cable and YouTube would also benefit from the presentation.

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

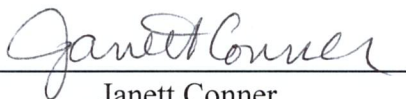
AYES: (6) Trustees Cleary, Ahrendt, Meyer, Kypuros, Kuhlman and Wehling.

NAYS: (0) None.

Motion Carried.

Meeting adjourned at 9:33 p.m.

Respectfully submitted by:



Janett Conner
Village Clerk