

**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  
SEPTEMBER 9, 2019 -- 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 Mazurek, Basile, Wehling, Kypuros, Meyer and Kraus.

**ABSENT:** None.

**STAFF PRESENT:** Clerk Janett Conner, Administrator Robert Barber, Public Works Superintendent Matt Conner and Treasurer Donna Rooney.

**GUESTS:** George Schuitema.

President Szymanski asked for consideration of the minutes of the August 26, 2019 Board meeting. Trustee Basile made a motion to approve the minutes as written. Trustee Meyer seconded the motion.

**AYES:** (5) Trustees Mazurek, Basile, Wehling, Kypuros and Meyer.

**NAYS:** (0) None.

**ABSTAIN:** (1) Trustee Kraus.

Motion carried.

**REPORTS OF VILLAGE COMMISSIONS**

Superintendent Conner reported for the Beautification Commission that dedication for Paul Lohmann's bench in Depot Park is scheduled for October 13<sup>th</sup>.

There was nothing to report for Fourth of July Commission.

Trustee Mazurek reported that the Youth Commission movie night is this Saturday at Faith Church. The movie is "Secret Life of Pets".

Trustee Wehling reported that the next Historic Preservation meeting will be held on September 18<sup>th</sup> at 6 p.m. They are working on comparison of old and current photos of historic buildings.

## A. FINANCE AND ADMINISTRATION COMMITTEE

**TREASURER'S REPORT:** A copy of the Treasurer's report was provided to the Board for review and Treasurer Rooney was present to answer questions. Trustee Basile made a motion to approve the Treasurer's Report and the Report of Financial Activity in the prior month. Trustee Wehling seconded the motion.

AYES: (6) Trustees Mazurek, Basile, Wehling, Kypuros, Meyer and Kraus.

NAYS: (0) None.

Motion carried.

Variance reports for the preceding month were provided in the packet for review.

A list of bills totaling \$188,622.86 to be paid was available for review. A summary of the list of bills was provided. Trustee Basile made a motion to approve payment of the list of bills as presented. Trustee Meyer seconded the motion.

AYES: (6) Trustees Mazurek, Basile, Wehling, Kypuros, Meyer and Kraus.

NAYS: (0) None.

Motion carried.


The Board again discussed a moratorium or reduction of fees for new residential construction. President Szymanski met with the School Superintendent to discuss a moratorium or a reduction of the cash in lieu of land fee for schools. The Superintendent expressed concerns regarding increasing enrollments and the fact that they only have three school rooms at capacity at this time. The school said that older homes in town are turning over to new families, and enrollment is up by 50 students this school year. However, it was agreed that the fee may be too high based on the market value of an acre of land at \$85,000 so there will be a new appraisal on that figure. Some Board members questioned if meeting was just held with school staff or School Board members. Trustee Kypuros recommended an ordinance be drafted for next meeting to put a moratorium on all impact fees including the school's. There was more discussion regarding holding a joint meeting with the school district. The attorney would like to hold an executive session the next meeting to consider pending litigation which would also affect the impact fee discussion. The attorney will be contacted to see what he recommends for drafting an ordinance for a moratorium on impact fees based on Board discussions and the pending litigation. Trustee Kypuros said it defeats the purpose if the Village implements moratorium on impact fees if the school district still wants to collect fees. The Board will hear from the attorney on all of these issues at next meeting before making any further decisions.

ORDINANCE #1313 – An Ordinance amending the building permit fees of the Village to conform with the new contract with Safebuilt which includes the \$1,500 flat building permit fee. A copy of the Ordinance was provided in the packet for review. Trustee Mazurek made a motion to approve Ordinance #1313. Trustee Basile seconded the motion.

AYES: (6) Trustees Mazurek, Basile, Wehling, Kypuros, Meyer and Kraus.

NAYS: (0) None.

Motion carried.



A recreational cannabis update was provided. The Planning and Zoning Commission (PZC) continued its workshop until the September 26<sup>th</sup> meeting. The Village Attorney has asked to attend the next Village Board meeting on September 23<sup>rd</sup> to explain the process required for permitting or prohibiting the sale of recreational cannabis in a municipality. There is still plenty of time to act since the PZC has meetings scheduled. It was also heard that a trailer bill could be coming in the fall veto session which may change the rules. Illinois Municipal League (IML) provided a new brochure on this issue due to many questions from municipalities. Cannabis cafes are another possibility in the legislation which would allow establishments with proper licensing to use cannabis on site. Trustee Meyer explained that she talked to someone with a medical cannabis facility in Mokena. She is scheduling a tour with him for anyone interested. She explained how the Mokena facility operates and that it is all very strictly regulated. There are differences of opinion of when the Village needs to act on this. The attorney is recommending sooner in case someone applies for a license to sell in Beecher. An advisory referendum may be held to get public input on this. The Attorney will explain all of this at the next meeting. Teska and Associates will also produce a map as to where any of these facilities could be located in the Village according to zoning law.

Trustee Kypuros made a motion authorizing payment to Baxter and Woodman in the amount of \$27,918.24 upon receipt of IEPA funds for construction management services. Trustee Wehling seconded the motion.

AYES: (6) Trustees Mazurek, Basile, Wehling, Kypuros, Meyer and Kraus.

NAYS: (0) None.

Motion carried.

Trustee Kypuros made a motion approving a change order from I.H.C. for the replacement of seven underground valves at the wastewater treatment plant for the proper direction of flow at the plant, in the amount of \$92,223. Trustee Mazurek seconded the motion.

AYES: (6) Trustees Mazurek, Basile, Wehling, Kypuros, Meyer and Kraus.

NAYS: (0) None.

Motion carried.

Trustee Kypuros made a motion approving a progress payment to I.H.C. in the amount of \$376,031.74 pending the receipt of I.E.P.A. loan funds. A copy of the invoice and recommendation for payment were provided in the packet for review. Trustee Meyer seconded the motion.

AYES: (6) Trustees Mazurek, Basile, Wehling, Kypuros, Meyer and Kraus.

NAYS: (0) None.

Motion carried.

The Board considered either the purchase of a new John Deere tractor or rebuilding of the existing 2003 John Deere. A new tractor was estimated at \$78,000 depending on the trade in on the old one. Repair of the old tractor was estimated at \$12,000. The front end of the tractor needs to be rebuilt. The rear end was rebuilt in 2012 for \$14,000. The tractor is needed for main breaks and snow removal and is currently out of service. Trustee Kypuros felt the Capital Equipment Sinking Fund may need to be re-evaluated and he recommended to take money out of Water and Sewer Debt Fund and purchase a new tractor. Superintendent Conner commented that through the joint

purchase program we get a large discount as a municipality. Warranty is good for three years. He may have to look into a service maintenance agreement. After some discussion, Trustee Kypuros made a motion authorizing the purchase of a new John Deere 310SL combination unit from Westside Tractor for an amount not to exceed \$80,000 after trade-in. Trustee Wehling seconded the motion.

AYES: (6) Trustees Mazurek, Basile, Wehling, Kypuros, Meyer and Kraus.

NAYS: (0) None.

Motion carried.

### **NEW BUSINESS**

President Szymanski asked Board members who wants to attend the Chicago Southland Convention and Visitor's Bureau annual awards luncheon where Governor Pritzker will be a speaker, so reservations can be made.

Trustee Kypuros asked where we are on code enforcement for long term. A resident who owns farm property along Church Road brought him a letter from the Chief about his farm field not being mowed. He complained that the Police Department is not handling the complaint or giving him direction on what needs to be done. He feels that his property is in compliance but can't get a hold of anyone to resolve the problem. There was a breakdown in communication and staff will handle with Police Department to get resolved.

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

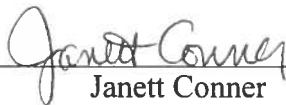
AYES: (6) Trustees Mazurek, Basile, Wehling, Kypuros, Meyer and Kraus.

NAYS: (0) None.

Motion carried.

Meeting adjourned at 7:46 p.m.

Respectfully submitted by:



Janett Conner  
Village Clerk