

**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 23, 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, Treasurer Donna Rooney, Attorney Tim Kuiper and Chief Greg Smith.

GUEST: George Schuitema, Ed D'Andrea, Karla Weisel, Marla Heldt, Brad Cox, Paul Goldrick, Liz Dousias, Julie Papas, Juan Hernandez and Diane Basile.

President Szymanski asked for consideration of the minutes of the September 9, 2019 Board meeting. Trustee Wehling made a motion to approve the minutes as written. Trustee Basile seconded the motion.

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

NAYS: (0) None.

Motion Carried.

CLERK'S REPORT

A report on income received since the last meeting was provided.

RECOGNITION OF AUDIENCE

President Szymanski explained the public speaking rules for meetings as set by ordinance.

Pastor D'Andrea read notes aloud to speak in opposition on a moral basis to the item on the agenda considering sale of recreational marijuana in Beecher.

The Board again considered imposing a moratorium on the collection of all water and sewer tap-ins and cash in lieu of land fees for parks and schools and limiting the building permit fee for a single family dwelling unit at \$1,500. School Board members were also invited to the meeting. School Board members took roll call on their board members present. Included in the packet and

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available to the audience was information on fees and housing starts in neighboring communities. School Superintendent Brad Cox explained that they were approached by the Village a few months ago about a moratorium on impact fees. The issue was brought to the School Board finance meeting. He explained that currently the school is experiencing a period of growth and the committee decided they were not interested in moving this issue forward to the whole board. Current school facilities were discussed. It was reported there was more of an increase in students coming from the township than the Village and impact fees aren't generally able to be obtained from homes built in the township. Trustee Kypuros explained he is the one who brought the issue up to propose a moratorium on impact fees. He compared Beecher to the Village of Manhattan and their growth. They have issued more permits annually than Beecher and he wants to find out a way to try and spur growth in Beecher to increase the annual EAV by adding new homes which would benefit the school annually instead of just the one time impact fee. Trustees Mazurek and Meyer both agreed with Trustee Kypuros on the impact fee issue. President Szymanski also noted that the lot value has also decreased per lot since the original ordinance was approved. Some school board members suggested the Village focus on industrial instead of rooftops which the Village has been working on. The different things implemented to spur business growth were explained. One School Board member asked if the Village would be willing to subsidize what the school district would lose in impact fees. It was explained that the Village would be losing our building permit and impact fees also, other than the amount needed to pay Safebuilt for plan review and inspections. It was explained that the Village is trying to spur growth in existing subdivisions that have unbuilt lots. The Village is still getting more information from the Village Attorney on this issue before making a decision. After much discussion, the School Board then adjourned.

The Board again discussed the sale of recreational cannabis. The Village Attorney was present to explain all options including taxation, prohibition, permitting, then sale of cannabis and the timelines to pass such ordinances. Teska Associates has drafted maps provided in the packet that show where cannabis could be sold if the current model ordinance is adopted with the suggested boundaries. The Planning and Zoning Commission (PZC) had been invited to the meeting to share in the discussion. PZC members Schuitema and Carson were present. Attorney Kuiper explained the certainties in the bill and possible changes that still may be made before January 1, 2020. He recommended putting a 3% tax in place now that can exist on the books whether it's approved in the future or not due to the lag time in the statute for being able to collect taxes. Attorney Kuiper recommended putting the tax in place no matter if the Village decides to allow sale of recreational cannabis or not allow it in the future.

Ordinance #1314 – An Ordinance imposing a Retailer's Occupation Tax of 3% on the sale of recreational cannabis. Trustee Kraus made a motion to approve Ordinance #1314. Trustee Meyer seconded the motion.

AYES: (4) Trustees Mazurek, Kypuros, Meyer and Kraus.

NAYS: (1) Trustee Wehling.

ABSTAIN: (1) Trustee Basile.

Motion Carried.

It was explained a medical dispensary for cannabis cannot be prohibited according to Attorney Kuiper but recreational cannabis can be prohibited or allowed and regulated. Whether we allow and regulate or chose to prohibit it, Attorney Kuiper recommended it goes through PZC then come to Village Board. This way would allow the Village to be able to have a say on this within the mile

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and a half planning jurisdiction. Attorney Kuiper said there is only a limited number of cannabis licenses to be issued next year so he didn't think Beecher would get a license but it may be a problem in the future when sales expand. The attorney recommended having something in place one way or the other by the end of the year. Even if it's prohibited now it can be changed to allow it in 2020. After 2020 any changes would have to be done by referendum. President Szymanski recommended to let PZC do their planning now, prohibit it for now and then hold an advisory referendum next year on whether to allow it or not. Administrator Barber indicated Teska Associates did a map for area that a dispensary could only be allowed in one small area of the Village. It was questioned whether the PZC has enough time to look at this issue since the law may be changed further by the State. The Board will continue by referring the issue to PZC to consider, hold a public hearing and provide a recommendation to the Village Board. Then the Village Board will decide how to proceed. President Szymanski suggested providing a mailing to residents to get an idea of what their feelings are on this issue. Information may be added as an insert in the fall newsletter.

A. FINANCE AND ADMINISTRATION COMMITTEE

A presentation of the recent audit is scheduled for the next Village Board meeting, which will be on Tuesday, October 15th at 7 p.m., since Monday is a legal holiday.

Consideration of executive session minutes was deferred until the next meeting.

B. PUBLIC BUILDINGS AND PROPERTIES, PARKS AND RECREATION COMMITTEE

Trustee Wehling reported that the picnic shelter near the bathrooms in Firemen's Park will be given a new metal roof which will be colored to be consistent with the red and white colors of other buildings in the park. The roof needs to be replaced.

A report on the building at 533 Reed Street was provided. The building has been lettered, and the cement ramps are complete. Asphalt grindings are being installed on the property to act as a buffer for weeds and to allow for more public parking in the future. Building is now complete and Public Works and EMA will begin moving things in.


C. PLANNING, BUILDING AND ZONING COMMITTEE

The PZC will be meeting on Thursday, September 26th at 7 p.m. to hold a public hearing on the proposed comprehensive land use plan and to continue discussions on a recreational cannabis zoning ordinance.

Trustee Mazurek requested an executive session at the end of the meeting to discuss pending litigation.

D. PUBLIC SAFETY COMMITTEE

Trustee Kraus provided an update on the full-time officer hiring list. Still working on oral interviews and then will work on the list.



Chief Smith provided a status on a new vehicle purchase. The new vehicle has been ordered but he does not have a bill or delivery date.

Trustee Kraus made a motion approving trick or treat hours for Thursday, October 31st from 4-7 p.m. Trustee Wehling seconded the motion.

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

NAYS: (0) None.

Motion Carried.

E. PUBLIC WORKS COMMITTEE

Administrator Barber provided a wastewater treatment plant progress report. The project is getting near the end. Work will continue until around Thanksgiving.

Trustee Kypuros made a motion approving a change order from I.H.C. in the amount of \$26,111 for replacing the piping in the wet well at the wastewater treatment plant. Trustee Mazurek seconded the motion.

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

NAYS: (0) None.

Motion Carried.

Superintendent Conner provided a report on the lead service line replacement project. All blue markings on west side of town are due to the program. Not sure when they will be able to get started with replacement program. Engineer is mapping all of the mains now.

Consideration of a proposal for design engineering for the Dixie Highway segment of watermain replacement was deferred until the matter can be discussed with Superintendent Conner since there hasn't been time to review.

Superintendent Conner provided a stump removal update. Restorations have been completed.

Superintendent Conner provided a road patching update.

The Board discussed replacing a street light at Camden and Stonington in the amount of \$6,164. It was reported last fall that this light may have been struck by a piece of farm equipment, but that could not be proven. Public Works went to order a replacement light pole but the price turned out to be much more than anticipated at \$6,164 for the materials. There have been resident complaints that it has been a year since this pole was struck and not replaced. Trustee Kypuros made a motion to approve replacement of a street light at Camden and Stonington in the amount of \$6,164, to be paid out of Nantucket Cove escrow account. Trustee Meyer seconded the motion.

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

NAYS: (0) None.

Motion Carried.

Trustee Kypuros requested an Executive Session be held to discuss a candidate to replace previous Public Works employee, Jake Pevion.

F. ECONOMIC DEVELOPMENT AND COMMUNITY RELATIONS COMMITTEE

Trustee Meyer provided a Sesquicentennial update. Sit-N-Bull and Gould Vault are in for the street dance on July 25, 2020, and a letter went out to all of the local eating establishments inviting them to set up at "Taste of Beecher" free of charge. The Village President is also booking a band. It still hasn't been decided on what to do for Sunday, August 2, 2020

G. VILLAGE PRESIDENT'S REPORT

President Szymanski provided a report on the amended project budget for the railroad quiet zone. The revised project budget is now \$167,299.35. The budgeted price was \$100,000 for this project if the work was done by the Village and didn't include permits. A large part of the cost is the requirements of the Union Pacific Railroad which totals \$44,200. Also, much of this project is now proposed to be contracted out freeing up Public Works to do other work in town. This was for discussion only since we do not have the permits from the Union Pacific Railroad yet. This work is now scheduled for the spring of 2020 to stay out of the way of the farmers at harvest time. Village has already spent approximately \$32,000 on this project. It was questioned if the engineer had anticipated these costs. Railroad permit fees weren't anticipated. It was the consensus of the Board to follow through on the project. Money to come from Water and Sewer Debt Fund and be paid back by General Fund in a number of years. Trustee Kypuros made a motion to approve amended project budget in an amount not to exceed \$170,000 for the quiet zone to be paid from Water and Sewer Debt Fund with a "due to" for five years to be paid back by the General Fund. Trustee Basile seconded the motion.

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

NAYS: (0) None.

Motion Carried.

The results of the Illinois Municipal League Conference was provided by President Szymanski, Trustee Basile, Administrator Barber and Clerk Conner.

The following monthly reports were provided in the packet for review:

1. Building Department
2. Police Department
3. EMA
4. Code Enforcement
5. Water
6. Sewer
7. Water Billing Register

H. OLD BUSINESS

I. NEW BUSINESS

President Szymanski asked Trustees Wehling and Meyer to look into holding an advisory referendum on the ballot in spring 2020 for a Park District and see about getting grass roots efforts to get it going if the interest is there. This would be a Village-only referendum because we aren't allowed to include the Township in our referendum.

There being no further business to be discussed in regular session, Trustee Wehling made a motion to adjourn into Executive Session at 8:50 p.m. to discuss pending litigation and hiring of a new Public Works employee. Trustee Meyer seconded the motion.

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

NAYS: (0) None.

Motion Carried.

Trustee Meyer made a motion to return from Executive Session at 9:28 p.m. 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 authorizing the Village Attorney to draft an Ordinance imposing a moratorium on the collection of all water and sewer tap-in and cash in lieu of land fees for parks and schools and limiting the building permit fee for a single-family dwelling unit at \$1,500 for a 24-month period. Trustee Mazurek seconded the motion.

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

NAYS: (0) None.

ABSTAIN: (1) Trustee Wehling.

Motion Carried.

Trustee Kypuros made a motion to approve the hiring of Braden Baker as the new MMI Public Works employee. Trustee Mazurek seconded the motion.

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

NAYS: (0) None.

Motion Carried.

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

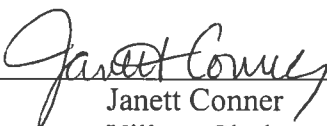
AYES: (6) Trustees Mazurek, Basile, Wehling, Kypuros, Meyer and Kraus.

NAYS: (0) None.

Motion Carried.

Meeting adjourned at 9:30 p.m.

Respectfully submitted by:



Janett Conner
Village Clerk