

**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
SEPTEMBER 12, 2006 -- 7:00 P.M.**

All present joined in the Pledge to the Flag.

President Lohmann called the meeting to order.

ROLL CALL

PRESENT: President Lohmann and Trustees Rehborg, Kuhlman, Wehling, Peterson, Ahrendt and Heldt.

ABSENT: None.

STAFF PRESENT: Clerk Janett Conner, Chief Jeffrey Weissgerber, Treasurer Nelson Collins, Public Works employee Floyd Burger, Engineer Ray Koenig and Attorney Tim Kuiper.

GUESTS: Terry Gatlin from the Beecher Herald, Bill Byrns from the Daily Journal, George and Penny Obradovich, Barbara and Lloyd Alioto, Ronald Reichert, Joe Schudt, Todd Kraus, Kevin Rapacz, Alan Pieczul, Tom Stluka, Chuck Bruti, Brian and Danna Neville, Pam Stipanich, David Laster, Don Donaghue, Lee and Sally Meyers, Betty Wood, Bob and Vickie Polarek, Mr. & Mrs. Brian Cleary, Kathy Rago, Phillip Serviss, Scott Kausal, Tom Brislane, Jim Stancik, Dan Walsh, Jack Mayher, and Steve Gregory of Gregory Land Design.

President Lohmann asked for consideration of the minutes of the August 22, 2006 Board meeting. Trustee Rehborg made a motion to approve the minutes as written. Trustee Heldt seconded the motion.

AYES: (5) Trustees Rehborg, Kuhlman, Wehling, Ahrendt and Heldt.

NAYS: (0) None.

ABSTAIN: (1) Trustee Peterson.

Motion Carried.

CLERK'S REPORT: 1) A report on income received since the last meeting was provided. 2) A rough draft of the Village's fall newsletter was provided in the Clerk's packet for review. 3) A bill was presented for the Beecher Fourth of July Commission. Trustee Wehling made a motion to approve the bill from Cardinal Creek Golf Course in the amount of \$988.72 as listed on the Clerk's Report. Trustee Ahrendt seconded the motion.

AYES: (6) Trustees Rehborg, Kuhlman, Wehling, Peterson, Ahrendt and Heldt.

NAYS: (0) None.

Motion Carried.

The Board considered a request for referral to the Plan Commission for an expanded planned unit development in the Preserve at Cardinal Creek. President Lohmann explained the proposal. Jack Mayher and Steve Gregory of Gregory Land Design answered questions from the Board. They have been talking with Will County in regards to adding another entrance along Indiana Avenue for access to the development. It was also discussed to expand the existing golf cart path to be used as a possible emergency access if not granted an additional entrance by Will County. Audience members were given an opportunity to ask questions regarding the details of the proposal. Lloyd Alioto voiced objections to putting too many homes on a small amount of property. Brian and Danna Neville expressed concerns about losing value on their property with this type of density. Trustee Wehling wanted to take an additional look at the development agreement to see if these plans conform with the agreement before referring the proposal to the Plan Commission. Some Board members were looking for more information such as price ranges for the homes, product examples, etc. The matter was deferred until the September 26th Board meeting so Board members would have time to read the development agreement. The Board also asked the developer to provide a more detailed site plan and renderings of the product being proposed.

The Board considered authorizing the Village Attorney to draft an annexation agreement for Prairie Meadows Subdivision as proposed by Chuck Bruti. Mr. Bruti requested reconsideration of his project on the south end of Woodward Street. He explained his proposal and the 14 terms and conditions as attached to his proposal. Trustee Wehling asked about a second entrance to the development. Mr. Bruti responded that there was no way to obtain a second entrance. Trustee Ahrendt asked about the fee structure and the fees he agreed to. Engineer Koenig addressed concerns about the existing pond in his previous development that needs some work. After some discussion, Trustee Rehborg made a motion to authorize the Village Attorney to draft an annexation agreement for Prairie Meadows Subdivision. Trustee Peterson seconded the motion.

AYES: (2) Trustees Rehborg and Peterson.

NAYS: (3) Trustees Kuhlman, Wehling and Ahrendt.

ABSTAIN: (1) Trustee Heldt.

Motion Failed.

RECOGNITION OF GUESTS: Lee Meyers of 244 Maple complained about the largest east pond in Prairie Crossings. He stated that it is supposed to be a dry pond and it is never dry. Engineer Koenig will look into the matter and get back to him.

A. FINANCE AND ADMINISTRATION COMMITTEE

TREASURER'S REPORT: A copy of the Treasurer's report was provided to the Board for review and the Treasurer was present to answer questions.

A list of bills totalling \$362,023.69 to be paid were available for review. A summary of the list of bills was provided. Trustee Peterson made a motion to approve payment of the list of bills as presented. Trustee

Ahrendt seconded the motion.

AYES: (6) Trustees Rehborg, Kuhlman, Wehling, Peterson, Ahrendt and Heldt.

NAYS: (0) None.

Motion Carried.

A report from the Illinois Comptroller on the financial status of the Village compared to other communities our size in the State of Illinois was provided in the packet for review.

B. PUBLIC SAFETY COMMITTEE

The Police Department monthly report was provided for review.

Chief Weissgerber reported on the 9-11 memorial service held on Monday, September 11th at Firemen's Park. Approximately 65 people attended. He reported that the Beecher Part-Time Players provided a wonderful program.

Chief Weissgerber reported on the Emergency Services Disaster Agency (ESDA) Executive Board meeting held on August 31st. The Community Emergency Response Team (CERT) Program was a topic discussed at the meeting. Gwen Dean, Beecher ESDA Director, will contact the Will County ESDA and see about setting up a CERT Program in Beecher, possibly working with Washington Township.

The Tree Board met September 7th to discuss the proposed tree ordinance and to determine planting sites for the 2007 Fall tree planting program. Bids are being obtained for parkway trees and will be due October 3rd. The Tree Board will also offer the memorial tree program this year. There are three participants in the memorial tree fund this year.

Information was provided in the packet regarding the Emerald Ash Borer. Delmar Mueller's tree was photographed and the pictures were forwarded to the Illinois Department of Natural Resources (IDNR) for review. It was determined that he does not have the Emerald Ash Borer in his tree, but the tree will probably eventually die due to the type of borer it does have.

Trustee Kuhlman gave Board members a copy of the revised tree ordinance and asked them to read and provide comments at the next Board meeting.

C. STREETS AND ALLEYS COMMITTEE

Engineer Koenig provided an update on the Motor Fuel Tax (MFT) projects. The contracts have been sent to the Illinois Department of Transportation (IDOT) for approval and a preconstruction meeting will be held on September 21st. Work is expected to begin the week of September 16th and be completed by October

30th.

An update was provided on the Public Works position. Applications will be taken until September 15th. All applicants will take a written and physical agility test on September 30th at the Washington Township Center. Six finalists will be selected for interviews, which will be conducted on October 11th beginning at 6:00 p.m. Trustees Heldt, Kuhlman and Rehborg will be on the interview panel. A selection list will be made that evening and the new employee will start the week of October 30th.

An update was provided on the generator repair. According to Public Works employee Floyd Burger, there are two guys coming this week to work on the generator. (Public Works Superintendent Bud Cowger could not be present at the meeting due to an illness in the family.)

An update was provided on the Fairway Drive sidewalks.

West Nile Virus is of major concern and the Village is doing all it can to control mosquitoes. All inlets and ponds were larvicided with a 30-day brick on August 25th. Adult spraying occurred on August 31st. Another spraying is scheduled for September 15th. One more spraying will be scheduled for the end of September, if necessary.

It was reported that the storm sewer on Penfield Street from Trim Creek west to Woodward Street is in danger of collapse. This is a 27" line that drains a large portion of the west side of the Village. The line was televised last month by Public Works and major areas of collapsed tile and fractures were discovered. The road is also sinking in spots over the sewer line. The worst section is the 445' from the creek west to the fire station drive. It would cost \$50,000 to slip line this section. Staff recommends that M&J Vactor jet and televise the sewer line and that the tapes be given to Baxter and Woodman for preparation of bid documents for the slip lining of the storm sewer. This project would then be let for bids and awarded in the early Spring. Trustee Heldt made a motion to authorize M&J Vactor to jet and televise the sewer line and the tapes be given to Baxter and Woodman for preparation of bid documents for slip lining of the storm sewer. Trustee Rehborg seconded the motion.

AYES: (6) Trustees Rehborg, Kuhlman, Wehling, Peterson, Ahrendt and Heldt.

NAYS: (0) None.

Motion Carried.

Public Works employee Burger reported that the Dunbar Street watermain has been put in. However, service lines have not started being put in yet.

D. SEWER AND WATER COMMITTEE

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

The Water Billing Register for the months of July and August were provided in the packet for review.

The Board considered an engineering services agreement with Baxter and Woodman for an amount not to exceed \$24,600 for design and observation of the Country Lane watermain replacement. A copy of the agreement was provided in the packet for review. The work will be bid in December for a January 15th start. Restoration will occur in April. The Village received a \$100,000 Community Development Block Grant (CDBG) for this project, which is estimated at \$165,000. The remaining

funds will come from the Capital Improvements Account. Trustee Rehborg made a motion to authorize the engineering services agreement not to exceed \$24,600 for design and observation of the Country Lane watermain replacement. Trustee Wehling seconded the motion.

AYES: (6) Trustees Rehborg, Kuhlman, Wehling, Peterson, Ahrendt and Heldt.

NAYS: (0) None.

Motion Carried.

The Board considered an engineering services agreement with Baxter and Woodman in the amount of \$80,000 for the design and observation of the construction of the well #5 pumphouse building and chemical injection equipment. This will include the design of a wellhouse used in Rochelle, Illinois, variable drive for a range of 250 gpm to 1,000 gpm, natural gas standby generator, and all chemical feeds. A copy of the agreement was provided in the packet for review. Trustee Rehborg made a motion to authorize the engineering services agreement with Baxter and Woodman in a amount not to exceed \$80,000. Trustee Kuhlman seconded the motion.

AYES: (6) Trustees Rehborg, Kuhlman, Wehling, Peterson, Ahrendt and Heldt.

NAYS: (0) None.

Motion Carried.

The Village Attorney met with staff for several hours in mid-August to review every word in the current water and sewer ordinance to clean up the ordinance to reflect current practice. The Attorney is re-writing the entire ordinance. The new ordinance will also include an automatic annual \$0.10 rate increase for both water and sewer. Attorney Kuiper reported that his office is working on updating Chapter 12 of the ordinances. The revised ordinances should be ready by the October 10th Board meeting.

Engineer Koenig provided updates on the following projects:

- A. Well #5 - The wellhouse and pump are currently being designed.
- B. Water System master plan - This plan is being funded by a surcharge being placed on new developments, which was agreed upon in 2005.
- C. Area #1 sewer rehab - The Village has not yet been billed the \$53,000 for this portion of the work, but the work has been completed. The Engineer is currently reviewing the tapes from the contractor to make sure that the lines were properly slip-lined. There is also \$51,937 in remaining manhole work and replacing two sections of broken pipe west of the tracks. A spreadsheet was provided in the packet for review.
- D. Area #2 sewer rehab investigation - This project has been completed. All sanitary sewers between Trim Creek and the railroad tracks have been cleaned and televised. The Engineer has submitted

a final report recommending \$315,425 in repairs. A spreadsheet was provided in the packet for review.

- E. Dunbar/Miller Streets watermain - This project is nearing completion and restoration is set to begin.

E. PUBLIC BUILDINGS, PROPERTIES, PARKS AND RECREATION COMMITTEE

Trustee Wehling met with IDNR representatives on September 11th pertaining to the OSLAD Grant, and the meeting went well.

Rain is pushing the Welton Stedt Park project back. Construction should begin towards the end of September.

The Nantucket Cove Park plan is being designed. The architect met with Montalbano Homes and is working on the plan.

Clerk Conner provided a draft copy of the Fall Newsletter with her Clerk's Report.

The Board considered adopting a municipal facilities plan for the location of the Village Hall and Police station. Option A placed the Village Hall and Police station at Gould Street and Indiana Avenue, and Public Works at Town Center Road and Indiana Avenue. Option B placed all facilities on a 5.5 acre parcel at Town Center Road and Indiana Avenue. Trustee Wehling made a motion to adopt Option B to place all facilities on 5.5 acres at Town Center Road and Indiana Avenue. Trustee Rehborg seconded the motion.

AYES: (4) Trustees Rehborg, Wehling, Peterson and Heldt.

NAYS: (2) Trustees Kuhlman and Ahrendt.

Motion Carried.

An update from the Will County Forest Preserve on the expansion of the Goodenow Forest Preserve and a five-year plan was provided in the packet for review. Acquisition of land is occurring to connect our bike trail at Eagle Lake Road with the Forest Preserve and eventually the Crete bike trail system.

The Crete Park District invited all village officials to a meeting on the future of parks and recreation in the Crete area on Thursday, September 14th at 6:00 p.m. at the Park District office, 515 First Street. A copy of the invitation was provided in the packet for review.

F. PLANNING, BUILDING AND ZONING COMMITTEE

Results were provided from the Architectural Review Committee meeting held on August 28th. Much progress has been made and the Committee is set to make some recommendations to the Plan Commission at its September 28th meeting. A copy of the working draft of an outline of the codes was provided in the

packet for review.

The Board considered establishing a review committee for the Building and Site Improvement Grant Program. The Village Board approved this \$2,000 per applicant grant program and allocated \$20,000 this fiscal year. 10 applications are expected soon. The Economic Development Coordinator who was supposed to administer this program is no longer with the Village. A copy of the grant application form was provided in the packet for review. President Lohmann stated that he has received applications for a property that is in a residential neighborhood. He would like to only provide this type of grant to properties that have or are eligible for a business license. Would this grant apply to properties that are not currently habitable such as Bud VonAlvon's building on Gould Street? Three applications have been received. He felt all are worthy but each should be considered on a case-by-case basis. Trustee Ahrendt volunteered to serve as Economic Development Grant Review Committee person, along with Administrator Barber, for reviewing all Building and Site Improvement Grant applications. President Lohmann made the appointment of Trustee Ahrendt and Administrator Barber to the committee.

The Board considered a request for Building and Site Improvement Grant Program funds in the amount of \$2,000 from Magic Moon Productions, Inc. for the restoration of the Les Myrick building located at the corner of Reed Street and Penfield Street. A copy of the application from Joanne Buchmeier was provided in the packet for review. If approved, the Treasurer will issue the check for the Village President to hold to hold pending completion of the improvements. Trustee Ahrendt made a motion to approve payment to Magic Moon Productions, Inc., in the amount of \$2,000 for the restoration of the building at the corner of Reed and Penfield Street. Trustee Wehling seconded the motion.

AYES: (6) Trustees Rehborg, Kuhlman, Wehling, Peterson, Ahrendt and Heldt.

NAYS: (0) None.

Motion Carried.

The Board considered a request for \$884.38 in Building and Site Improvement Grant funds from Cups on the Corner, located at 500 Indiana Avenue. This is for the installation of windows on the building. A copy of the application was provided in the packet for review. If approved, the Treasurer will issue the check for the Village President to hold to hold pending completion of the improvements. The applicant is entitled to apply for additional grant funds in the coming year as long as the total amount requested is below \$2,000. Trustee Ahrendt made a motion to approve payment to Cups on the Corner located at 500 Indiana Avenue, in the amount of \$884.38 for the installation of windows under the Building and Site Improvement Grant program. Trustee Heldt seconded the motion.

AYES: (6) Trustees Rehborg, Kuhlman, Wehling, Peterson, Ahrendt and Heldt.

NAYS: (0) None.

Motion Carried.

The Board considered a request for \$825.00 in Building and Site Improvement Grant funds from Laura Voss of the Beecher Dollar Store Plus for the installation of an illuminated sign. A copy of the application was provided in the packet for review. If approved, the Treasurer will issue the check for the Village President

to hold to hold pending completion of the improvements. The applicant is entitled to apply for additional grant funds in the coming year as long as the total amount requested is below \$2,000. Trustee Ahrendt made a motion to approve payment to Laura Voss of the Beecher Dollar Store Plus for installation of an illuminated sign in the amount of \$825.00. Trustee Heldt seconded the motion.

AYES: (6) Trustees Rehborg, Kuhlman, Wehling, Peterson, Ahrendt and Heldt.

NAYS: (0) None.

Motion Carried.

Engineer Koenig provided updates on the following subdivision issues:

- A. Construction has begun on the John Knuth strip mall and drainage improvements need to be made at the back end of his property. A second revision letter has been sent out and a meeting was held with John Knuth discussing the recommendations. The developer complied with the concepts and will comply with the grading requirements.
- B. Status was provided on the MGM Development lift station electrification. ComEd needs to coordinate their team to get the work done.
- C. The Prairie Pointe North Homeowner's Association is still not happy with the condition of their retention pond. A copy of their letter was provided in the packet for review. Staff and the Engineer are meeting with these residents to resolve their concerns.
- D. John Lotton will redo the swale in the Hunter's Chase West ponds, once the crops are out of the field, since the ponds have been failing to drain.
- E. Permits were received, signed and returned to IDOT for the pedestrian crossing lights at Church Road and Dixie Highway.
- F. Status was provided on the Montalbano Homes wet bottom ponds draining to an undersized 6" pipe at the Rietveld farm.
- G. The second detention pond can now be dug at the Knuth mini-warehouse location.
- H. The final lift will be installed in the rest of the original Hunter's Chase Subdivision once it stops raining.
- I. The foundations in Hunter's Chase East have been verified as being the correct height.
- J. John Lotton and Bob Phillippe will take care of the gap in the sidewalk on Church Road once it stops raining and the land dries out.
- K. Engineer Koenig reported on the rear yard flooding off of a farm field in the 200 block of Pine Street in Prairie Crossings. This is a result of a broken storm sewer line which was installed by the developer outside of an easement and ripped up by a homeowner by accident. No one can enter the private property to make the repair. Chuck Bruti agreed to put an inlet at the backyard of 218 Pine Street.
- L. Engineer Koenig reported on the Prairie Crossings unit #1 wet bottom pond silting in and erosion issues.
- M. Larry and Irene Martisek have granted the Village permission to enter their property and fill in with black dirt to an elevation which would allow their ponding water to drain. Trustee Kuhlman asked why the Village would pay for this. Engineer Koenig stated that he believed this was an existing condition that was not caused by Phillippe Builders' developments.

G. VILLAGE PRESIDENT'S REPORT

No President's report was provided.

There being no further business, President Lohmann asked for a motion to adjourn. Trustee Heldt made a motion to adjourn the meeting. Trustee Peterson seconded the motion.

AYES: (6) Trustees Rehborg, Kuhlman, Wehling, Peterson, Ahrendt and Heldt.

NAYS: (0) None.

Motion Carried.

Meeting adjourned at 9:14 p.m.

Respectfully submitted by:

Janett Conner
Village Clerk