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**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
AUGUST 12, 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, Chief of Police Greg Smith and Treasurer Donna Rooney.

GUESTS: George Schuitema, Mike McDonnell and Art VanBaren.

President Szymanski asked for consideration of the minutes of the July 15, 2019 Board meeting. Trustee Meyer made a motion to approve the minutes as written. Trustee Basile seconded the motion.

AYES: (4) Trustees Mazurek, Basile, Wehling and Kraus.

NAYS: (0) None.

ABSTAIN: (2) Trustees Kypuros and Meyer.

Motion carried.

REPORTS OF VILLAGE COMMISSIONS

The next Beautification meeting is scheduled for Tuesday, August 13th.

The next 4th of July meeting is scheduled for Wednesday, August 14th at the Village Hall.

The Youth Commission meetings are held the third Wednesday of each month.

The next Historic Preservation meeting will be held on August 21st at the Depot.

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 Mazurek 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 \$202,186.34 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 discussed a revised investment policy which would remove the requirement that a financial institution must have a physical presence in the Village, so the Treasurer can consider other investment offers.

RESOLUTION #2019-08 – A Resolution approving a revised investment policy. Trustee Basile made a motion to adopt Resolution #2019-08. Trustee Kypuros seconded the motion.

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

NAYS: (0) None.

Motion carried.

President Szymanski appointed Todd Kraus, Scott Wehling and Joe Tieri to the Police Commission. These were missed with the annual appointments. Trustee Kypuros made a motion to approve President Szymanski's appointments. Trustee Mazurek seconded the motion.

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

NAYS: (0) None.

Motion carried.

The Board considered a development agreement with Dutch American Foods with the use of TIF incentives. Trustee Kypuros explained that the Ad Hoc Committee has been meeting with the VanBaren's regarding their proposal to build an 18,000 square foot industrial building in the business park valued at \$1,000,000. The improvements requested were then presented to the Village Planner to determine TIF eligibility. The VanBaren's would like to repay the increment amount over eight years. The project will add to the Village's EAV which will benefit the tax base. The Village will also waive some tap-in and other fees for the project, according to Trustee Kypuros. The project will create approximately 20 new jobs. They will bring in receipts for everything that's done on the project.

ORDINANCE #1312 – An Ordinance approving a development agreement with Dutch American Foods with the use of TIF incentives. Trustee Kypuros made a motion to approve Ordinance #1312. Trustee Meyer seconded the motion.

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

NAYS: (0) None.

Motion carried.

Art VanBaren thanked the Village Board for all they have done for him when originally locating his business in Beecher and what has recently been done to help him expand his business.

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The Board considered a request from Castletown Homes to convert three townhome lots from two story with basements to ranch style on concrete slabs. This would be a minor modification of the Planned Unit Development (PUD). Mike McDonnell was present and explained that the seniors that have been interested in his homes wanted ranch homes without basements. Trustee Mazurek made a motion to approve a request to convert three townhome lots from two story with basements to ranch style on concrete slabs. Trustee Meyer seconded the motion.

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

NAYS: (0) None.

Motion carried.

Trustee Kypuros made a motion to authorize payment in the amount of \$684,986.00 to I.H.C., pending receipt of IEPA loan funds. A copy of invoice #9 was provided in the packet for review. 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 authorizing payment in the amount of \$30,806.54 to Baxter and Woodman Engineers for progress payment on wastewater treatment plant construction management upon receipt of IEPA loan funds. 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 to approve a proposal with Perino Brothers in the amount of \$10,000 for concrete ramps for the new building at 533 Reed Street. 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 to approve a proposal for the patching of Village streets due to watermain repairs with Quality Paving in the amount of \$6,348. Two proposals were received: Quality Paving and Wirkus Paving. Trustee Meyer seconded the motion.

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

NAYS: (0) None.

Motion carried.

NEW BUSINESS

The Board discussed placing a moratorium on all tap-in and impact fees for residential building permits on existing improved lots. Trustee Kypuros explained TIF fund created an opportunity to bring more business to Beecher. He would like to make building permit and tap-in fees more affordable to spur new home building. The empty lots in Nantucket Cove are for sale again so this would be a good time to change the fees to help get those lots built. To build a new home in Beecher, builders currently have to pay an average of \$12,000-\$14,000 in building permit, tap-in and impact fees. He would like to convince the school district to give up their impact fees and have

the Village give up impact, tap-in and park fees to spur growth in the Village. Trustee Wehling asked if there would be a time frame for this. Trustee Kypuros said Nantucket Cove couldn't have a time frame if subdivision is marketed as a whole based on this change in fees but there would need to be a time frame on others. The school has been approached about this and have indicated so far that they would not be interested in this proposal but it hasn't come before the full school board yet. There needs to be further discussions between the Village and School Board regarding this. Trustee Kypuros would like the School Board to hear the information directly from the Village Board. Consensus of Board agreed to further look into the tap-in and impact fees and do research on other area communities for comparison and come up with a proposal. The Village can also put together an incentive package that can be provided to builders and owners of empty lots to try and spur building on empty lots. Staff will work on this.

Clerk Conner asked for approval for the Knights of Columbus to sell Tootsie Rolls for their Annual Intellectual Disabilities Drive to be held September 20-22. There were no objections from the Board.

VILLAGE PRESIDENT REPORT

President Szymanski provided updates on the following:

Railroad quiet zone: The Village has applied for permits with railroad and have purchased material for the zone. The driveway near the grainery will need to be moved after harvesting season is over and then can move forward, if the permit is approved by the railroad.

South Suburban Airport: Was on the news recently as an e-commerce airport.

Goodenow Road bridge: Project is supposed to be completed by the end of August.

MISCELLANEOUS REPORTS

The following reports were provided in the packet for review:

1. Letter to Buchmeier regarding their building on Penfield Street.
2. Letter to John Spomar about his building on Reed Street.

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

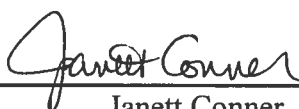
AYES: (6) Trustees Mazurek, Basile, Wehling, Kypuros, Meyer and Kraus.

NAYS: (0) None.

Motion carried.

Meeting adjourned at 7:55 p.m.

Respectfully submitted by:



Janett Conner
Village Clerk