

**Village of Germantown Hills
216 Holland Road, Village Hall
Germantown Hills, IL 61548
309-383-2209
www.germantownhillsillinois.org**

Village Board Meeting Minutes

July 24, 2014 - 6:00 p.m.

1. Call to Order/Roll Call/Pledge of Allegiance

Village President Jeff DeGroot was not in attendance. Village Trustee Jim, O'Laughlin called the meeting to order at 6:00 p.m. and roll call was taken.

2. Motion To Elect Jim O'Laughlin as Temporary Chairman of this meeting of the Village Board of Trustees

A motion was made by Brian Wysocki to elect Jim O'Laughlin as temporary chairman of this meeting of the Board of Trustees. The motion was seconded by John Ford. **Motion passed #1.**

Village President/Trustees	Roll Call	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Jeff DeGroot – President	Present																		
John Ford	Present	Y	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y			
Brian Wysocki	Present	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y			
Jim O'Laughlin	Present	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y			
Marty Clinch	Present	Y	Y	Y	Y	Y	Y	P	Y	Y	Y	Y	Y	Y	Y	Y			
Todd Rice	Present	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y			
Julia Miller	Present	Y	Y	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y			

Also Present:
Rich Brecklin, Superintendent of Public Works
Chuck Urban, Village Attorney
Bill Streeter, Village Attorney

3. Minutes Approval

a. June 26, 2014 Village Board Meeting Minutes

A motion was made by Marty Clinch to approve the June 26, 2014 village board meeting minutes. The motion was seconded by Julia Miller. **Motion passed #2.**

b. July 10, 2014 Special Village Board Meeting Minutes

A motion was made by Brian Wysocki to approve the July 10, 2014 village board meeting minutes. The motion was seconded by Todd Rice. **Motion passed #3.**

2. Public Comments on Any Action Item on the Agenda-None

3. Public Comments on Any Non-Action items

Jim O'Laughlin stated anyone wanting to speak should state their name and address and limit their comments with the number of persons that may want to speak.

Lisa Gann, Lourdes Road stated her concern with Casey's coming would be what it would do to the liquor store, 3 restaurants and gas station. She stated the need to keep our existing businesses and we need something like a grocery store instead of another convenience store. She stated she is not afraid of competition.

Jim O'Laughlin stated he wanted to make it clear that Casey's came to the village with a site plan to build.

Don Niemi, 705 Bayside Drive stated the village does need more business and sales tax revenue. He noted two concerns. One is the traffic problem and hopes that it will be looked at and how it will impact the shopping center. He also wants to make it if there are incentives that other businesses would be entitled to them also.

Carolyn McGraith, 316 Holland Road she didn't feel there was a need for another gas station when we have one.

Melanie Meismer, 412 Mackenzie Place noted a concern of an unfair competition and that either Casey's or Ricky's will go under and then we could be faced with an environmental issue with gas tanks in the ground.

Cathy Malson, 1392 Hickory Hills Road stated she doesn't want a Casey's and wants to see a family business thrive. She stated there is nothing in the village for seniors like Metamora has.

Randall Phillips, 402 Currant Drive stated having Casey's would destroy the corner and turn it into an ice patch and we need a grocery store.

Doug Peplowski, 516 Wedgewood Terrace stated having a Casey's there would be a gas station in less than 50 feet from each other. He asked the board if they had private or public relations with Casey's. The board and clerk stated they did not.

Tonya Krus, 506 Bayside Drive stated her major concern is the traffic and that we have everything we need in our community.

David Dintleman, 1009 Highland Court noted his concern is about the traffic. Ricky's has been supportive of the Veteran community and noted he would like to see a grocery store in the community.

Alfred Hinduja, owner of Ricky's explained the history of coming to Germantown Hills and buying a building that no one was interested in. He stated there isn't room for two gas stations and convenience stores. He stated there won't be any incentive for a grocery store to come to Germantown Hills if you allow Casey's. He stated this is the prime corner in Germantown Hills

for a community center not a gas station. He stated he wrote a letter in May to the village and received a letter back that nothing was happening with Casey's. He indicated the need to talk to your residents. Alfred stated they have 924 signatures against Casey's coming to Germantown Hills.

Dan Shuda, village resident stated Casey's would be great for our community. He noted back before the four lane highway Germantown Hills had 3 gas stations and we have a lot more people now. He noted no one said anything when 2nd Cinema and Pizza Place II left. He noted competition isn't bad.

Darlene Ford, 710 Grandview Way stated she is for Casey's. Ricky's stated they needed their full liquor license in order to make it. Roger Mohn years ago said it could affect his business but Ricky's said competition is good. Tamra Watts, from the Liquor Shoppe stated it would hurt her business but a year ago Ricky's wanted to be able to sell small bottles and stated competition is good. Darlene noted Metamora has three gas stations that they support. If Ricky's has 924 people that are going to be loyal to them than that is great there shouldn't be any problems. The village can support two gas stations and this will help draw a grocery store to our community and we need to support this.

Jim O'Laughlin reminded the audience there is no vote on this matter but this is time for the public to give comments. Casey's came to the village and Ricky's has a variance on their property too. Bill Streeter stated Casey's could build tomorrow if they want to but because of the shape of the lot and where they want to put the building they have submitted an application for a variance. The Planning Commission recommended the variance and now it will go to the ZBA for consideration.

Keith Phelps stated disappointment that the grocery store left and that he is not sure there is anything they can do but that a new building better be built union.

Bob Sutton, 526 Wedgewood Terrace noted concern about traffic and the variances being requested. The village has some discretion on how they want to approach some issues with Casey's if they want to.

Al Galva, 615 Bayside Drive noted his concern is with the traffic and the handling of the additional traffic.

Stephanie Clinch, 317 Pinecrest Drive stated she has another concern to discuss with the amount of fireworks that were set off in Whispering Oaks Subdivision and the amount of debris. Jim O'Laughlin noted the best thing would be to call Woodford County if there are concerns.

Deb Beschoner, 315 Pinecrest Drive noted the similar complaint about the fireworks.

Jim O'Laughlin indicated the EDC and village board is working very hard on economic development issues for our community as a whole.

Robert Baer, 1212 Winterberry questioned the board on having control as to what businesses can come into the village. Attorney Bill Streeter noted the zoning ordinance has uses that will not allow certain types of businesses in the village.

Alan Roberts, Far Hills Drive noted that over the years other businesses have been stopped from coming in. John Ford noted the board has never turned a business away but there were other issues involved and the same privileges would be there for Casey's as there are for Ricky's.

Ann Trower, 802 Holland Road noted concern over the board not being able to control what business comes into the village and this should be changed.

Todd Rice stated the Planning Commission has made a recommendation to the ZBA that they will consider.

4. Current Agenda Items

a. Approval of a Resolution to adopt the Village of Germantown Hills Comprehensive Plan update 2014

A motion was made by John Ford to pass Resolution 2014-06 A Resolution to adopt to the Village of Germantown Hills Comprehensive Plan Update 2014. The motion was seconded by Jim O'Laughlin. **Motion passed #3.**

b. Approval on the Revision of the Subdivision Ordinance Section 10-3-5, Boundary Map

A motion was made by John Ford to pass Ordinance #735 An Ordinance amending the Germantown Hills Village Code , Village of Germantown Hills, regarding Subdivisions. The motion was seconded by Marty Clinch. **Motion passed #4.**

c. Approval of the Intergovernmental Agreement for Animal Control Services

A motion was made by Brian Wysocki to approve the intergovernmental agreement for animal control services. The motion was seconded by Julia Miller. **Motion passed #5.**

d. Discussion on Regulations in Regards to Trailer Coaches

John Ford noted a concern about trailer coaches being parking indefinitely in some subdivisions that don't have active homeowners Associations and wondered if we should look at our ordinance. The Clerk will check on some proposed regulations from other communities.

e. Approval on the 2014 MFT Resolution and Bid Packages

Scott DeSplinter discussed the 2014 MFT program.

A motion was made by Todd Rice to approve the 2014 MFT Resolution and bid packages. The motion was seconded by John Ford. **Motion passed #6.**

f. WWTP No. 1-Approval for Contractors Application for Payment #5

A motion was made by Brian Wysocki to approve the contractor's application for payment request #5 to River City in the amount of \$180,844.11. The motion was seconded by Julia Miller. **Motion passed #7.**

There will be a sewer committee meeting in August.

g. WWTP No. 1-Approval for Loan Disbursement #7

A motion was made by Brian Wysocki to approve the loan disbursement request #7. The motion was seconded by John Ford. **Motion passed #8.**

h. 2014 Lighting Improvement Project-Approval of Construction Phase Engineering Services

A motion was made by Jim O'Laughlin to approve the construction phase engineering services for the 2014 lighting improvement project not to exceed \$2500. The motion was seconded by Julia Miller. **Motion passed #9.**

i. Approval to Authorize the Purchase of a New Truck and Equipment

A motion was made by Marty Clinch to authorize the purchase of a new truck from Geiser Ford in the amount of \$43,291.30 and new equipment from Koenig Body in the amount of \$22,783.00. The motion was seconded by Todd Rice. **Motion passed #10.**

j. Approval to Acquire Available Germantown Hills Domain Names

A motion was made by Todd Rice to approve the village acquiring the available domain names in the amount of \$131.70 for a two year period. The motion was seconded by Julia Miller. **Motion passed #11.**

5. Ongoing Agenda Items-None.

6. Presentation of Bills

a. General

A motion was made by Brian Wysocki to approve the general bills as amended. The motion was seconded by Marty Clinch. **Motion passed #12.**

b. Sewer

A motion was made by John Ford to approve the sewer bills. The motion was seconded by Jim O'Laughlin. **Motion passed #13.**

c. Audit

A motion was made by John Ford to approve the audit bill. The motion was seconded by Jim O'Laughlin. **Motion passed #14.**

d. MFT-None

7. Reports of Standing Committees

a. Finance

John Ford stated he would be scheduling a finance committee meeting in August.

b. Streets/Equipment

Todd Rice reported there is some old equipment the village could look at disposing. Rich Brecklin will get an inventory of the equipment so the procedure to dispose can be started.

Todd indicated he had received some calls about how much the playground is being used at J.R. White Park and several compliments since the improvements have been made.

c. Personnel

Jim O’Laughlin reported one employee is gone due to surgery and the part time summer person walked out on the village with no notice. Jim noted concern on whether or not we have enough man power for the work load. John Ford recommended looking at hiring another full time person. Jim noted this will be discussed at the next personnel meeting.

d. Police

Marty Clinch stated he will be scheduling a meeting to discuss police concerns. There is going to be a different deputy taking over the Germantown contract and he would like to sit down with the committee to discuss needs and expectations. The cost to increase the contract by twenty hours is approximately \$500 more a month.

e. Parks

Julia Miller stated Rich Brecklin had done the organizing of the park improvements. She noted it has been fun to see all the kids using the park. She stated we will be looking at ways to get funding for the bike/walkway.

f. Sewer

Brian Wysocki stated there is a lot of progress that is being made at the sewer plant and he had visited the site yesterday.

There is a 3 day sewer training in Peoria that Rich would like to attend. The board agreed that Rich Brecklin or an alternate could attend.

g. Economic Development Council

Marty Clinch noted tonight through many comments that were made there have been some clear misconceptions. Several people stated they want a grocery store and that Casey's will hurt our chances. This is so not true. People are starting to see what Germantown Hills is working on and Casey's came to us. We want to be business friendly and we can't pick and choose who comes into the village if they meet our zoning code. We need to do our due diligence to have responsible businesses.

Ann Sasso reported on the TWG meeting that was held at Metamora Fields. We gathered members from the FFCI, EDC and TWG groups for a meeting. John Ford reported he had talked with Metamora Mayor Ken Maurer about some combined efforts between Metamora and Germantown Hills. Jim O'Laughlin stated he was impressed with the speakers and they highly respect both Marty Clinch and Ann Sasso.

8. Reports of Special Committees-None

9. Reports of Officers

a. Zoning Officer

Village Clerk-Ann Sasso reported the following:

The TWG meeting went well at Metamora Fields. We received many positive comments about the outing.

Several complaint letters were sent regarding burning of green grass and the parking of trailers and trucks.

CEFCU is giving their engineer permission to give the initial site survey to the village engineer as a part of the review of the right in/right out along Rt. 116.

There is a scholarship for the basic economic development course held through SIUE. Kim Uhlig, Morton's Business Development Director is willing to sponsor and recommend Ann Sasso for the scholarship. The board would need to agree to cover any other expenses.

A draft of the audit has been sent for review.

Many village residents have called in supportive of Casey's opening their business in Germantown Hills. Several business owners have also called in stating their support and indicating how much this will help our community.

b. **Superintendent of Public Works**-Rich Brecklin reported the following:

We are still working on the proposed locations of the village welcome signs and Rich is working with the company that is making the sign on design and location.

Rich noted some drainage concerns he is addressing with residents.

The sewer plant improvement project is going great and there will be an informational meeting on August 18th on the smoke testing project. A letter will be sent to the residents that will be impacted by the testing.

c. **Village Attorney**

Bill Streeter stated he is looking at demolition ordinance.

d. **Village President**

Jeff DeGroot was not in attendance.

10. **Communications to the Board**-None.

11. **Adjournment**

A motion was made by Todd Rice to adjourn the meeting at 7:49 p.m. The motion was seconded by Marty Clinch. **Motion passed #15.**

Ann Sasso, Village Clerk