

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

Village Board Meeting Minutes

August 28, 2014 - 6:00 p.m.

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

Village President Jeff DeGroot called the meeting to order at 6:00 p.m. and roll call was taken. Everyone stood and said the Pledge of Allegiance.

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	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				
Jim O’Laughlin	Present	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y				
Marty Clinch	Present	Y	Y	Y	Y	Y	Y	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				
Julia Miller	Present	Y	Y	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 Streater, Village Attorney
Scott DeSplinter, Village Engineer

3. Minutes Approval

a. July 24, 2014 Village Board Meeting Minutes

A motion was made by Jim O’Laughlin to approve the July 24, 2014 village board meeting minutes. The motion was seconded by John Ford. **Motion passed #1.**

b. August 14, 2014 Special Village Board Meeting Minutes

A motion was made by John Ford to approve the August 14, 2014 village board meeting minutes. The motion was seconded by Jim O’Laughlin. **Motion passed #2.**

2. Public Comments on Any Action Item on the Agenda

Jeff DeGroot noted the Village Ordinance states each person will be able to speak twice up to five minutes total.

The public comments are general comments and are not verbatim.

Melanie Meisner, 412 Mackenzie Place, asked about the proposed zoning amendments and what the specific amendments are that the board will be voting on. Bill Streeter read the proposed amendments to the Zoning Code.

Carolyn McGraith, 316 Holland Road, asked how the Zoning Board member could get the full impact of listening to the recording in order to cast his vote. Bill Streeter noted that State statute allows for this process.

Alfred Hinduja, 409 Jubilee Lane, asked why the laws are being changed since there was no application.

Jeff DeGroot indicated he and Marty Clinch had attended the ZBA hearing which brought about some questions and concerns that the Village may be too restrictive on the zoning regulations. He asked for Ann Sasso and Cassandra Schlatter to research other communities to see how we compare. The facts and data were looked at plus the need to move forward to be business friendly. Todd Rice had raised a point that we need to look at the setbacks in the residential district too since some of the ordinances are old.

Alfred Hinduja noted all of this happened after the variances were denied. Jeff noted the changes in the code are for the whole community and the Planning Commission and a majority of the Zoning Board of Appeals recommended approval of the changes.

Lisa Gann, Lourdes Road, stated we have good businesses in town and the need to look at the whole thing before you change the rules for one business. She noted the people have spoken and we don't care if Casey's comes just make it safer at the intersections. She noted concern of bringing something into the community we already have.

Jeff DeGroot indicated he has talked with Alfred and they have come to an understanding that competition is good and if everyone is competitive no one will go out of business. CMT is doing a traffic study to make sure we do what is needed at the intersections. The Village is taking action to address the traffic concerns. Jeff stated they had a Village town hall meeting with an open forum and very few residents showed up. The board wants the communication to continue.

Tonya Krus, 506 Bayside Drive, stated there have been people at every meeting lately that state they don't want Casey's and the board is not listening. She noted she would not be attending in the future if the board isn't going to listen.

Kitty Cullet, 705 Somerset, stated she agrees that businesses need to compete and feels both businesses will be able to accommodate the needs for the community but disagrees the board is not listening. Kitty noted she attends the meetings and appreciates that the board is listening and they are doing what the community asked them to do and that is to bring more business into our community. Kitty thanked the board.

Carolyn McGraith, 316 Holland Road, asked about getting a list of committee meeting dates. The Clerk explained the committees meet on an as needed basis but the Village could provide

a list of the regularly scheduled meetings. Meetings are posted at the Village hall and on the website.

Alfred stated he feels the laws are being changed for 400 Woodland Knolls only.

Julia Miller noted the intersections, traffic and safety have been discussed prior to Casey's coming to the Village and if more people attended meetings this would have been known. The Economic Development Council is discussing many things in order to make our entire community more attractive.

Melanie Meisner asked Todd Rice about whether or not he received the support emails. Ann Sasso stated most of the support was phones calls to the Village Hall but there were some emails sent in support.

Lisa Gann questioned why the Village wouldn't have made the road bigger ahead of time before bringing Casey's in and giving them more space to build.

Julia Miller stated the Village didn't solicit Casey's, they came to the Village. Todd Rice noted that he was told by people that Ricky's was telling people the Village solicited Casey's and we didn't. They also said Ricky's turned the credit card pump readers off in order to make them come in. Todd noted a year ago when Ricky's came to the board for the liquor licenses the comment that was made was business and competition is good even though Tamra from the Liquor Shoppe stated it would hurt her business.

Tonya Krus stated they are not opposed to Casey's coming here. The concern is the location due to the intersection being bad. She recommended having them build elsewhere in the Village and fix the road first.

Kitty Cullet asked if the traffic concerns are being addressed. Jeff DeGroot noted CMT, Village Engineer is addressing the traffic issues but it is too early to have a report since we don't have the complete data. John Ford noted the Village Board has been discussing what needs to be done with all of the intersections and couldn't do much with some because of some timing issues but they are being addressed.

3. Public Comments on Any Non-Action items

Melanie Meisner informed the board about the Library District Board meeting on Tuesday, September 2nd at 4:00 p.m. at the Metamora Library. The Clerk will confirm there is a library link on the Village website.

Carolyn McGraith, 316 Holland Road, asked about Haddad's in West Peoria. Marty Clinch noted the Village has reached out to the owner.

Jeff DeGroot stated it is a testimony that Marty Clinch and the EDC is trying to bring commerce to Germantown Hills.

Doc Fandel asked about the progress on the drainage issue on his property and he would like to know where we are on the issue. The Village attorney will coordinate with Mr. Fandel's attorney on the status.

4. Current Agenda Items

- a. **Approval of An Ordinance Amending the Germantown Hills Village Code, Village of Germantown Hills, Illinois Regarding Zoning Regulations for Commercial Districts (permitted uses, regulations and standards regarding setbacks and off street parking requirements, as contained in Title 9, Chapter 7, Article A, Sections 2 & 3 of the Village Code).**

Ann Sasso reported that the Planning Commission and Zoning Board of Appeals had recommended approval of the Zoning Code amendments to the Village Board.

A motion was made by John Ford to approve Ordinance #736 An Ordinance Amending the Germantown Hills Village Code, Village of Germantown Hills, Illinois Regarding Zoning Regulations for Commercial Districts (permitted uses, regulations and standards regarding setbacks and off street parking requirements, as contained in Title 9, Chapter 7, Article A, Sections 2 & 3 of the Village Code). The motion was seconded by Marty Clinch. **Motion passed #3.**

- b. **Approval of the Revised Site Plan for The Villas-Fandel Farms Subdivision Outlot**

Bill Heaver was in attendance to discuss the site plan for The Villas in the Fandel Farm Subdivision Outlot B. Bill noted he has a person interested in purchasing the property from him. He would like to see if the building permit could be transferred to the new owner without additional fees and if the detention area needs to be built. The Planning Commission had previously recommended approval of the revised site plan with specific provisions for the drainage plan which included a detention pond. Jim O'Laughlin noted the engineers agreed a detention area was necessary. Bill stated he didn't want to have to construct the detention pond and if it was going to be required he would like to see if there could be some assistance. Jeff DeGroot noted concern about the drainage and didn't want this development to create silt or erosion for White Oak Lake. Jim O'Laughlin mentioned if the permit fee was waived he would have those funds to use towards the detention area. Bill Heaver stated it was going to cost him \$30,000 to do the detention area. Scott DeSplinter explained the detention area and how it was set up. John Ford mentioned a possible shared cost. The board agreed to have the street committee look at this issue and make a recommendation to the Village Board.

- c. **Discussion and Approval to allow the Transfer of the Zoning Permit for The Villas to a New Property Owner**

This will be discussed at the street committee meeting.

- d. **Discussion and Update on the Long Range Street Plan**

Todd Rice explained that the board decided to do a street facility plan similar to the process that was completed when we did the sewer facility plan. This will help the board stay ahead on planning of the roads each year.

Rich Brecklin stated the bid opening for the 2014 MFT program is on September 3rd.

- e. **Approval of the Engineering Agreement for the Woodland Knolls Traffic Study**

A motion was made by Brian Wysocki to approve the engineering agreement for the Woodland Knolls traffic study. The motion was seconded by Jim O'Laughlin. **Motion passed #4.**

f. Approval of Contractor's Application for Payment #6 for WWTP No. 1 Improvements

A motion was made by Jim O'Laughlin to approve the contractor's application for payment request #6 to River City in the amount of \$273,911.76. The motion was seconded by John Ford. **Motion passed #5.**

Jim O'Laughlin stated he had toured the sewer plant and the new concrete makes a huge difference.

g. Approval of Loan Disbursement Request #7 for WWTP No. 1 Improvements

A motion was made by Jim O'Laughlin to approve the loan disbursement request #7 in the amount of \$263,850.36. The motion was seconded by Brian Wysocki. **Motion passed #6.**

h. Discussion and Approval to pay Ann Sasso's Expenses to Attend the Economic Development Course in October

Carolyn McGraith, 316 Holland Road questioned the purpose of paying the expenses. Marty Clinch explained Ann is attending a class as the EDC Director that she received a scholarship for and is involved with many EDC activities for Germantown Hills. Brian Wysocki noted the Village also sends Rich Brecklin to classes in order to get added knowledge and value for the Village.

A motion was made by John Ford to approve Ann Sasso's expenses to attend the economic development course in October. The motion was seconded by Jim O'Laughlin. **Motion passed #7.**

i. Discussion on the Compliance of the Dumpster Enclosure Ordinance

Ann Sasso reported there are still several businesses that have not complied with the new dumpster ordinance or have not communicated with the Village that they are working on it. This was to be completed by September 1st. The board agreed to send a letter to the businesses noting we would like them to submit a dumpster enclosure plan by September 15th with final construction completed by October 1st.

j. Approval of the Purchase of a Radar Gun

Marty Clinch reported the Police Committee recommended the purchase of a new lidar radar gun not to exceed \$2,600.

A motion was made by Brian Wysocki to purchase a radar gun not to exceed \$2,600. The motion was seconded by Todd Rice. **Motion passed #8.**

k. Approval of a Resolution Approving an Abatement of Real Estate Tax Levy on New Improvements within an Enterprise Zone

Ann Sasso reported on the Enterprise Zone Status.

A motion was made by John Ford to approve Resolution #2014-07 a Resolution approving an Abatement of real estate tax levy on new improvements within an enterprise zone. The motion was seconded by Marty Clinch. **Motion passed #9.**

I. Discussion and Possible Action Based Upon the Smoke Testing Findings

Rich Brecklin reported they identified several areas of concern from the smoke testing. The board reviewed pictures. They are still waiting on the full report which will be discussed at the next sewer committee meeting.

m. Discussion and Approval to Execute the Electric Service Agreement with Homefield Energy for a Term Starting in September 2014 and Ending in June 2016

Ann Sasso reported when the electric service agreement for the residential customers was renewed the Village agreement did not get included.

A motion was made by Julia Miller to execute the electric service agreement with Homefield Energy for a term starting in September 2014 and ending in June 2016. The motion was seconded by Todd Rice. **Motion passed #10.**

5. Ongoing Agenda Items-None.

6. Presentation of Bills

a. General

A motion was made by Jim O'Laughlin to approve the general bills. The motion was seconded by Brian Wysocki. **Motion passed #11.**

b. Sewer

A motion was made by Brian Wysocki to approve the sewer bills. The motion was seconded by John Ford. **Motion passed #12.**

c. Audit

A motion was made by Jim O'Laughlin to approve the audit bill. The motion was seconded by Marty Clinch. **Motion passed #13.**

d. MFT-None

7. Reports of Standing Committees

a. Finance

John Ford stated he would be scheduling a finance committee meeting in the next couple of weeks.

b. Streets/Equipment

Todd Rice stated he will be scheduling a street committee meeting soon. Todd asked about the disposal of some old equipment. Rich Brecklin will get an inventory of the equipment so Bill Streeter can draft an ordinance.

c. Personnel

Jim O’Laughlin reported one employee is gone due to surgery and we are waiting to hear when he will be able to return to work. The temporary lead position worked out well but it was only for a short time period.

d. Police

Marty Clinch stated there was a committee meeting this evening. Deputy Marc Wright was in attendance. Deputy Wright along with Deputy Boone will be taking care of the Germantown Hills contract hours. Some different ideas were discussed in regards to traffic calming devices and additional signage. Jim O’Laughlin recommended the default speed limit for the Village be set at 25 mph in the subdivisions unless otherwise posted. This will be discussed at a street committee meeting.

e. Parks

Julia Miller stated they will be lighting the flags soon. Jeff DeGroot noted he has received several compliments on the J.R. White Park improvements. Todd Rice recommended having a lighting ceremony once the electrical is in place.

f. Sewer

Brian Wysocki noted he would be scheduling a sewer committee meeting in September.

g. Economic Development Council

Ann Sasso reported the Chamber mentioned looking at Christmas banners for the Village. The Peoria Metro Group has been meeting on the Enterprise Zone and it is such a great opportunity to have Germantown Hills to be included in the application with East Peoria, Washington and Tazewell County. Ann Sasso will be attending a luncheon later in September to receive the scholarship award for the economic development course from the Illinois Development Council.

8. Reports of Special Committees-None

9. Reports of Officers

a. Zoning Officer

Village Clerk-Ann Sasso reported the following:

State Police-Ann continues to check on the progress with the State Police on the signing of the document in order to complete the annexation. This piece of property is not going to be included in the enterprise zone but can be added later.

Comprehensive Plan-We received the final copies of the comprehensive plan which will be distributed.

Sewer Software-Cassandra Schlatter found a new sewer software program that she feels will be a good fit for the Village. This can be discussed at the next sewer committee meeting.

Drainage-There are a couple of drainage issues that the street committee may need to address.

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

Sewer-The smoke testing pictures were viewed and discussed. An update was given on the WWTP No. 1 Sewer improvement project.

Rich attended a certification class on sewer lining and inspections.

Parks-The border is done and the grass is coming up at J.R. White Park. The flag lighting should be done in a week or two. The gazebo can't be moved out of the park but it can be moved elsewhere in the park.

Streets-The MFT 2014 bid opening is on September 3rd at 1:00 p.m. The streets have been swept again in Fandel Farm Subdivision. The new truck is being built so we hope to have it before the snow falls.

c. Village Attorney

Bill Streeter had nothing new to report.

d. Village President

Jeff DeGroot had nothing new to report.

10. Communications to the Board-None.

11. Adjournment

A motion was made by Todd Rice to adjourn the meeting at 7:43 p.m. The motion was seconded by John Ford. **Motion passed #14.**

Ann Sasso
Village Clerk