

Village of Germantown Hills
Special Village Board Meeting Minutes

May 31, 2018 6:00 p.m.

- 1. Call to Order/Roll Call/Pledge of Allegiance-** Mike Hinrichsen, Village President, called the meeting to order at 6:00 p.m.

Village President/Trustees	Roll Call	1	2	3	4	5	6	7	8	9	10	11	12	13 - 14
Mike Hinrichsen – President	Present													
Julia Miller	Absent	-	Y	Y	Y	Y	Y	Y	Y					
Amy Pace	Present	Y	Y	Y	Y	Y	Y	Y	Y					
Brian Wysocki-Electronic	Absent	Y	Y	Y	Y	Y	-	-	-					
Jim O’Laughlin	Present	Y	Y	Y	Y	Y	Y	Y	Y					
Marty Clinch	Present	Y	Y	Y	Y	Y	Y	Y	Y					
Todd Rice	Present	Y	Y	Y	Y	Y	Y	Y	Y					

Everyone stood and said the Pledge of Allegiance.

Also, in attendance:
 Bill Streater, Village Attorney
 Rich Brecklin, Superintendent of Public Works
 Scott DeSplinter, Village Engineer

The board agreed to let Brian Wysocki attend the meeting by electronic means due to being away for work purposes.

Mike Hinrichsen reminded the Village Board that this was a special meeting and no other items outside of what is on the agenda may be discussed.

2. Approval of the Wettstein Final Plat

Don Wettstein was in attendance. Ann Sasso explained to the board that the Planning Commission had approved allowing the plat to be considered under the abbreviated procedure for small subdivisions identified in the Village code.

A motion was made by Jim O’Laughlin to approve the Wettstein Final Plat. The motion was seconded by Marty Clinch. **Motion passed #1.**

3. Discussion and approval of any environmental investigations that may be necessary on the proposed real estate purchase

Scott DeSplinter noted he had performed an EDR search on the Lourdes Road property. The report showed an above ground tank but no other concerns were noted on the historical maps back to 1930. The biggest benefit was the aerial showed the property had been farm land

most of the time. Scott noted he and Rich had walked the property and didn't see any concerns.

The question is if the Board feels there are enough environmental concerns to do a phase 1 investigation for approximately \$3,000. Scott noted he has pointed out any potential risks he is aware of but it is up to the board.

Julia Miller arrived at 6:13 p.m.

The board discussed the timing issue and that if we do the phase 1 investigation there would be additional cost and we could risk the property being sold.

Scott stated the existing condition of the property will require the Village to maintain it or have someone farm it.

A motion was made by Jim O'Laughlin to not require any environmental investigations that may be necessary on the proposed real estate purchase. The motion was seconded by Marty Clinch. **Motion passed #2.**

4. Discussion and approval of the contract for sale of real estate between the Village of Germantown Hills and Heartland Bank & Trust Company and authorizing the Village Administrator to execute documents

Bill Streeter explained the Village would be paying \$55,000 for the 4.4 acres with \$5,000 down and are buying it as is with a closing date of June 8th.

A motion was made by Jim O'Laughlin to approval the contract for sale of real estate between the Village of Germantown Hills and Heartland Bank & Trust Company and authorizing the Village Administrator to execute documents. The motion was seconded by Marty Clinch. **Motion passed #3.**

5. Discussion and approval of initiating the meeting with IDOT on the ITEP Grant Award

The Village received a \$24,000 ITEP award in order to do the preliminary engineering on the Germantown Crossing Village Square Phase 1. IDOT requires an initial meeting to discuss. Scott DeSplinter noted the Village will get a lot of benefit out of the preliminary engineering being done ahead of time.

Mike Hinrichsen reported there are TAP funds through the Tri-County Planning Commission and there will be call for projects in June.

6. Discussion and approval of authorizing the blighted documentation being put together for the Business District Plan

Ann Sasso reached out to three consultants and the lowest cost was a bid from GPEDC of \$3,000-5,000. Jim Cummings felt the amount would end up being closer to the low end of the estimated cost.

Bill Streeter explained what needs to happen in order to access the additional sales tax and create a business district. The board discussed the proposed process.

A motion was made by Todd Rice to approve authorizing the bighted documentation being put together for the Business District Plan by GPEDC up to \$5,000. The motion was made by Julia Miller. **Motion passed #4.**

7. Discussion and approval on the upgrading of Thornridge lift station

Rich Brecklin explained all of the problems they have been having with the Thornridge lift station and would like to look to replace it with a different pump style. Rich noted an estimated cost of \$90,000 for the pump and installation.

Scott DeSplinter noted the lift station has been operating poorly and for the long term would recommend making the change to an immersible style pump which Rich prefers. Scott noted they would develop the standard on the design side and then the manufacturer will apply it to the pump to meet the operating point.

A motion was made by Jim O'Laughlin to approve upgrading the Thornridge lift station. The motion was seconded by Brian Wysocki. **Motion passed #5.**

Brian Wysocki had to leave the meeting at 7:01 p.m.

8. Discussion and approval of the cross-road culvert at Ten Mile Creek Road

Rich Brecklin reported the cross-road culvert at Ten Mile Creek Road is rotting out. The contractor for the new subdivision noticed it.

A motion was made by Jim O'Laughlin to approve the replacement of the cross-road culvert at Ten Mile Creek Road in the amount of \$8,250.00. The motion was seconded by Amy Pace. **Motion passed #6.**

9. Discussion on the Charitable Donation Policy

Mike Hinrichsen had put together a draft Charitable Donation Policy for board review. Mike would like any input on the policy so that it can be considered for approval at the June meeting. The board discussed.

10. Discussion and approval on replacing the roof at the Village Hall

Ann Sasso noted she had received 4 bids for replacing the roof at the Village Hall. The low bid was from First Build. If there's additional damage under the roof the repair will be time and materials.

A motion was made by Amy Pace to approve the bid from First Build in the amount of \$11,000 on the replacing of the roof at the Village Hall. The motion was seconded by Jim O'Laughlin. **Motion passed #7.**

11. Adjournment-A motion was made by Amy Pace to adjourn the meeting at 7:35 p.m. The motion was seconded by Todd Rice. **Motion passed #8.**

Ann Sasso, Village Clerk