

Village of Germantown Hills

Village Board Meeting Minutes

July 7, 2022 5:00 p.m.

1. **Call to Order/Roll Call/Pledge of Allegiance-** Jeff DeGroot, Village President called the meeting to order at 5:00p.m.

Village President/Trustees	Roll Call	1	2	3	4
Jeff DeGroot – President	Present				
Stephanie Chaon (Electronic)	Present	Y	Y	Y	Y
Heather Armistead	Present	Y	Y	Y	Y
Nathan Henricks	Present	Y	Y	Y	Y
Tom Eckstein	Present	Y	Y	Y	Y
Karl Figg	Present	Y	Y	Y	Y
Todd Rice	Present	Y	Y	Y	Y

Also, in attendance:

Rich Brecklin, Director of Public Works

Bill Streeter, Village Attorney

Dan Mair, Germantown Hills School Superintendent

Everyone stood and said the Pledge of Allegiance.

2. **Discussion and Approval of a potential contribution to the School District for the purchase of a piece of property for a proposed development**

Jeff DeGroot noted this was a time sensitive issue as the school board meets Monday so if the village board was inclined to participate in the purchase of a piece of property the board needed to meet to discuss.

Jeff deferred.

3. **Approval of Resolution 2022-02 Authorizing the Emergency Purchase of a Caterpillar APS100 Generator**

The village has been paying \$3,000 a month for the rental of a generator at the German Hills lift station, so it was in the best interests of the village to purchase the generator. Rich Brecklin negotiated the purchase for the generator the village was already using.

A motion was made by Todd Rice to approve Resolution 2022-02 authorizing the emergency purchase of a Caterpillar APS100 generator in the amount of \$40,000. The motion was seconded by Heather Armistead. **Motion passed #1.**

Discussion and Approval of a potential contribution to the School District for the purchase of a piece of property for a proposed development

Jeff DeGroot noted there is 6.1-acre piece of property located adjacent to the GHAA property on the north side of Rt. 116 that is for sale.

Dan Mair indicated the property owners had approached Nathan Thomas, GHAA President to see if there was interest in purchasing the property since it was adjacent to the property for the proposed athletic complex. Dan had approached the realtor to see if the house is habitable and noted it had been habitable this past year but it doesn't appear that way. Dan stated he was not sure if there is any room on the asking price or not. They are currently asking \$180,000. There would also be demolition costs to remove the house.

Dan noted the school is hopeful and confident that the pedestrian crossing would be built from this property to the school property no matter what happens with the referendum on the athletic complex in November. Dan noted having the pedestrian crossing on this property will be a huge benefit in order to have a safe school crossing over Rt. 116 and a shorter walk from the intersection for students to the school. The pedestrian crossing will eliminate students crossing at the intersection, which is a huge safety concern. In addition, this will move the crossing to be directly across from the school and not on the church property. Dan stated having this property will help with the athletic complex plans if all goes well in November. The storage building could be moved and increased in size as the steering committee sees this as a huge benefit for the groups that plan on using the building. Dan noted having this additional green space in the community will be a huge asset for additional recreational opportunities.

Jeff DeGroot stated he appreciates additional green space in the community and is optimistic about the referendum in November but noted the need to have a good elevator speech for the residents for the purchase of the additional property.

Todd Rice stated he is 100% behind this and Dan Mair just identified all of the benefits. The benefits include green space for our community and to eliminate the safety concerns of the intersection and traffic along Rt. 116 from Whispering Oaks to the school. Todd also noted the additional economic benefits that the athletic complex will bring to our community once it is built. The village's property on the corner will be more attractive for future commercial development.

Dan Mair stated he has not asked the property owners about waiting until after November but he knows they are interested in selling the property soon.

Ann Sasso stated no matter what happens in November we still need the property for the pedestrian crossing and green space for the community. We have no other options left in the village and these 6 acres would be a larger green space area than J.R. White Park. There are so many recreational opportunities to consider for this land but the most important one is a safe crossing over Rt. 116 for the kids and community. The pedestrian crossing will be the village's responsibility for maintenance in the future.

Jeff DeGroot noted this with a good discussion and it was good for the board to know that the walkway would be planned either way.

Todd Rice noted the huge need to get this property and also would like to revisit the Fandel Road property again at the August meeting. Todd stated village residents want safe roads, a

good working sewer system and park space. The village doesn't have any more space left so we need to add green space when there's an opportunity available.

Nathan Henricks noted the main benefit is getting the pedestrian crossing built to eliminate safety concerns.

Dan Mair noted with the ITEP grant they scored well but the walkway needed to go somewhere towards a recreational aspect and be more shovel ready. This property will help with those items. The board discussed.

Bill Streeter indicated the intergovernmental agreement will need to allow for some kind of easement where the walkway ends and a covenant that the property will be used for recreational purposes. Bill noted there are options available if we need to work with the property owners for some time to make the purchase.

A motion was made by Todd Rice to approve a contribution of \$100,000 to the School District for the purchase of the property for a proposed development along with an intergovernmental agreement identifying an easement where the walkway ends and a covenant that the property will be used for recreational purposes. The motion was seconded by Nathan Henricks.

Motion passed #2.

4. Approval of the Planning Commission and ZBA Appointments

Jeff DeGroot made the appointments of Marty Clinch to the ZBA and Scott Kramer and Kyle Perry to the Planning Commission.

A motion was made by Nathan Henricks to approve the appointment of Marty Clinch to the ZBA and Scott Kramer and Kyle Perry to the Planning Commission. The motion was seconded by Tom Eckstein. **Motion passed #3.**

5. Adjournment-A motion was made by Nathan Henricks to adjourn the meeting at 5:32 p.m. The motion was seconded by Tom Eckstein. **Motion passed #4.**

Ann Sasso, Village Clerk