

**Village of Germantown Hills**  
**Village Board Meeting Minutes**

**August 17, 2023, 6:00 p.m.**

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

<b>Village President/Trustees</b>	<b>Roll Call</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>7</b>	<b>8</b>	<b>9</b>	<b>10</b>	<b>11 - 13</b>
Jeff DeGroot – President	Present	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Stephanie Chaon	Present	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	-
Heather Armistead	Present	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Nathan Henricks	Present	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Tom Eckstein	Absent	-	-	-	-	-	-	-	-	-	-	-
Karl Figg	Absent	-	-	-	-	-	-	-	-	-	-	-
Todd Rice	Present	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y

Also, in attendance:

Bill Streeter, Village Attorney

Rich Brecklin, Director of Public Works

Zack Hecht, Public Works

Chuck Urban, Village Attorney

Scott DeSplinter, Village Engineer

Everyone stood and said the Pledge of Allegiance.

**2. Minutes Approval**

**a. July 20, 2023, Village Board Meeting**

A motion was made by Stephanie Chaon to approve the July 20, 2023, Village Board meeting minutes. The motion was seconded by Nathan Henricks. **Motion passed #1.**

**3. Public Comments on Any Action Item on the Agenda-None**

**4. Public Comments on Any Non-Action Items-None**

**5. Current Agenda Items**

**a. Presentation of the Audit and Financial Report for FY 22-23**

Sandy Cook from CliftonLarsonAllen was in attendance to present the audit and financial report for FY 22-23. Sandy noted everything went well and thanked the village board.

**b. Approval of the Acceptance of the Bid for the Property Located at 512 Ten Mile Creek Rd**

One bid was received for the property located at 512 Ten Mile Creek Road from Deb Wernsman.

A motion was made by Stephanie Chaon to accept the bid in the amount of \$2,000 for the property located at 512 Ten Mile Creek Road. The motion was seconded by Todd Rice. **Motion passed #2.**

**c. Approval of An Ordinance Authorizing the Sale of Real Property (512 Ten Mile Creek Road in Germantown Hills, Illinois)**

A motion was made by Nathan Henricks to approve Ordinance #868 an Ordinance Authorizing the Sale of Real Property (512 Ten Mile Creek Road in Germantown Hills, Illinois). The motion was seconded by Heather Armistead. **Motion passed #3.**

**d. Approval of a Resolution Amending the Personnel Policy**

The personnel committee had recommended to the village board the revising of the personnel policy.

A motion was made by Todd Rice to approve Resolution #2023-05 a resolution Amending the Personnel Policy. The motion was seconded by Stephanie Chaon. **Motion passed #4.**

**e. Approval of the Planning Commission and ZBA Appointments**

Jeff DeGroot made the appointments of Margit Alderson and Julie Mawazini to the Zoning Board of Appeals and Paige Patel, Jim Willerton and John Taylor to the Planning Commission for another term.

A motion was made by Stephanie Chaon to approve the appointments to the Zoning Board of Appeals and Planning Commission. The motion was seconded by Nathan Henricks. **Motion passed #5.**

**f. Approval of the Bid to Remodel the Village Hall**

First Build Associates gave the village a bid on the remodel work in the amount of \$19,690.

A motion was made by Todd Rice to approve the bid in the amount of \$19,690. The motion was seconded by Nathan Henricks. **Motin passed #6.**

The village is purchasing flooring, base trim, paint, lighting, ceiling fan, bathroom cabinet and accessories.

A motion was made by Nathan Henricks to approve the purchases not to exceed \$10,000. The motion was seconded by Stephanie Chaon. **Motion passed #7.**

The village will need to get a dumpster for the construction material and a POD to store the village hall equipment while the construction is taking place.

**g. Discussion and Approval of Legal Action on Non-Payment on a Garbage Account and Nuisance Complaint on a Property in Whispering Oaks**

Chuck Urban noted he has drafted the complaints but will need to file the vehicles as a separate ordinance violation.

A motion was made by Todd Rice to approve the legal action on non-payment on the garbage account and nuisance complaint on the property in Whispering Oaks. The motion was seconded by Nathan Henricks. **Motion passed #8.**

**h. Discussion and Approval of the Selection Committee Members Recommendation on the RFQ for the Germantown Hills to Metamora Trail Engineering**

CMT has submitted a bid on the Germantown Hills to Metamora Trail for engineering. This will be on the next agenda for approval.

A motion was made by Heather Armistead to recommend approval of CMT on the RFQ that was submitted for the Germantown Hills to Metamora Trail engineering. The motion was seconded by Stephanie Chaon. **Motion passed #9.**

**i. Discussion and Approval on Garbage Rates**

Todd Rice noted the need to look at the garbage rates as they have not changed in three years, but our costs have increased each year.

Ann noted we have been going in the hole, but the board had decided not to raise the rates until later this year when the rate changes in October.

Todd Rice stated he recommended increasing the garbage rate so that we do not have to raise it for another three years. Todd indicated the need to show all the benefits the residents are getting with the garbage services compared to other areas. The village residents' garbage benefits include free electronic recycling drop off, three landscape waste pickups each year, free landscape drop off, two free community cleanup days each year, and free recycling.

A motion was made by Nathan Henricks to increase the garbage rate to \$21.00 per month starting in November. The motion was seconded by Heather Armistead. **Motion passed #10.**

**6. Ongoing Agenda Items-None**

**a. Village Board review of the Journal Entry Report-**Ann noted the journal entries are revenues and transfers entered each month. The journal report was reviewed by the board.

**7. Presentation of Bills**

**a. General/Sewer/Audit/Business District/MFT Bills-** A motion was made by Stephanie Chaon to approve the General, Sewer, Audit and Business District bills. The motion was seconded by Nathan Henricks. **Motion passed #11.**

**8. Reports of Standing Committees**

**a. Finance-**Stephanie Chaon had nothing new to report.

Ann noted in terms of the business district funds we may want to look at the vacant lot possibility in Germantown Crossing for a potential space. Many communities are looking for spaces to allow pop-up businesses and special events.

Rich stated there is also a sewer line that may need to be addressed within the shopping center.

Jeff DeGroot noted a concern about keeping the business district going and the need to determine what the funds can be used for. Otherwise, the business district can be ended.

Todd Rice indicated the need to keep some funds for sidewalk maintenance. Plus, the sidewalk from the library to Woodland Knolls and down Anker Lane will not be constructed until next year.

Stephanie Chaon left at 6:49 p.m.

**b. Streets/Equipment**-Todd Rice stated we have two new trucks.

**c. Personnel**-Nathan Henricks noted Patti Yost has resigned due to another opportunity. We will be looking for a new Assistant Bookkeeper/Treasurer.

**d. Police**-Karl Figg was not in attendance.

**e. Parks**-Heather Armistead had nothing new to report.

**f. Sewer**-Nathan Henricks had nothing new to report.

**g. Storm Water**-Tom Eckstein was not in attendance.

**h. Economic Development Council**- Ann Doubet noted the Chamber is renting the old Country Financial space and will get artists to pay a \$100 monthly fee to display their art to help offset the rent and utilities. The Chamber is going to have the space remodeled for approximately \$8,000 and have to pay rent and utilities for approximately \$1,700 a month. The Farmer's Market is going well.

**9. Reports of Special Committees**-Nothing new to report.

## **10. Reports of Officers**

**a. Zoning Officer/Village Clerk/Village Administrator**-Ann Doubet stated the Caterpillar Trail solar permit has been issued.

Metamora-Germantown Hills Rotary Club is going to ask for a grant for two benches at MTCO Park. The school will supplement the difference. An old plat showed an old building on it so it held up the contractor getting started, but now construction should be starting soon. The rotary signs were placed by the trees that were donated by the rotary club.

The school is going to look at applying for a safe route to school grant for the pedestrian crossing and trail.

**b. Director of Public Works**-Rich Brecklin stated a new truck is getting set up with a plow. The asphalt milling went well along with the patching of some roads. Rich noted he and Ann had attended the natural hazard mitigation meetings.

**c. Village Attorney**-Bill Streeter and Chuck Urban had nothing new to report.

**d. Village President**-Jeff DeGroot noted an ESDA meeting would be scheduled in October.

## **11. Communications to the Board-None**

**12. Adjournment-Next regular meeting: September 21, 2023-**A motion was made by Nathan Henricks to adjourn the meeting at 7:16 p.m. The motion was seconded by Todd Rice. **Motion passed #12.**

Ann Doubet, Village Clerk