

Village of Germantown Hills

Village Board Meeting Minutes

December 11, 2025, 6:00 p.m.

- 1. Call to Order/Roll Call/Pledge of Allegiance-** Pro-tem Village President Nathan Henricks called the meeting to order at 6:00p.m.

| Village President/Trustees | Roll Call | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 |
|------------------------------|-----------|---|---|---|---|---|---|---|---|---|----|----|
| Karl Figg – President | Absent | | | | | | | | | | | |
| Elizabeth (Betsy) Cunningham | Present | Y | Y | Y | Y | Y | Y | Y | Y | | | |
| Nathan Henricks | Present | Y | Y | Y | Y | Y | Y | Y | Y | | | |
| Tom Eckstein | Present | Y | Y | Y | Y | Y | Y | Y | Y | | | |
| Ryan White | Present | N | N | Y | N | Y | N | N | Y | | | |
| Heather Armistead | Present | Y | Y | Y | Y | Y | Y | Y | Y | | | |
| Sarah Diesel | Present | N | N | Y | N | N | N | N | Y | | | |

Also, in attendance:

Chuck Urban, Village Attorney

Zack Hecht, Superintendent of Public Works

Everyone stood and said the Pledge of Allegiance.

- 2. Approval of the Minutes of the Preceding Meeting and their Amendments November 13, 2025, Village Board Meeting**

A motion was made by Heather Armistead to approve November 13, 2025, Village Board meeting minutes. The motion was seconded by Elizabeth Cunningham. Motion passed #1.

- 3. Public Comment-**Nathan Henricks read the guidance Karl Figg normally states for public comments. Nathan Henricks stated to please direct their comments to the Village board and not to people in the audience. All comments should be addressed to the board and there should be no personal attacks, and the board will refrain from responding. Nathan noted to restrict remarks to matters relevant to the governance of the Village and avoid repetitious statements. This is an opportunity for public comments and not discussion. Each speaker will be able to speak once for up to 5 minutes.

There were no public comments.

- 4. Current Agenda Items**

- a. Presentation and Discussion-Mars/Wars Robotics**

Hailey Krager and Sammy Hilst thanked the board for their previous support as a gold level sponsor with a \$2,000 donation. They explained what MarsWars does and how they support other groups. They shared their accomplishments in the past year.

Nathan Henricks noted the board wouldn't be making a decision on donations until the meeting in January.

b. Approval of the Tax Levy Ordinance for FY 25-26

Tom Eckstein stated the finance committee had made a recommendation to the Village Board. Tom explained the tax levy discussion from the finance committee. Tom reviewed what the 2024 levy was, the actual rate, actual funds received, the rate based on the EAV, actual expenses from FY 24-25, and the proposed 2025 levy and rate. Tom stated we aren't covering our restricted funds expenses and with the slight increase in the restricted funds it will help fund most of those accounts. Currently the general fund is having to cover the difference. Tom noted the proposed rate would be approximately \$18,000 more funds with an increase of 4.83% over last year. No truth-in-taxation hearing would be required. Because the assessed values rose approximately 9.3% residents will see a 4.1% Village rate reduction. The general corporate portion will drop from \$0.1320 to \$0.1248. Tom noted to be fiscally responsible we need to do this slight increase to fund the restricted funds as best we can but with the increased EAV the overall tax rate will go down.

Heather Armistead noted for approximately 8 years the Village has kept the total dollars the same which is not covering the restricted funds expenses. Heather Armistead explained that raising the levy amount slightly will help fund those accounts but still keep the tax rate down.

Nathan Henricks asked if there was any further discussion.

A motion was made by Elizabeth Cunningham to approve Ordinance #885 the Tax Levy Ordinance for FY 25-26. The motion was seconded by Tom Eckstein. Motion passed #2.

c. Approval of the 2026 Meeting dates for the EDC, Planning Commission and Village Board

Nathan Henricks noted the 2026 dates for the EDC, Planning Commission and Village Board meetings have been scheduled. Nathan asked if there was any discussion.

A motion was made by Tom Eckstein to approve the 2026 meeting dates for the EDC, Planning Commission and Village Board. The motion was seconded by Nathan Henricks. Motion passed #3.

d. Approval to Authorize the Village President to Sign the Standard IDOT Letter of Commitment for the Germantown Hills to Metamora Trail

Chuck Urban noted an additional paragraph 7 was added to the letter of commitment that notes the obligation is contingent on funding so that it doesn't bind the Village until funding is secured. IDOT also changed the map to show the jurisdictional boundary for each community. The Village has not heard back yet from IDOT. Chuck recommended the board authorize execution of the letter of commitment and send it to IDOT for approval.

Nathan Henricks asked the question if after the trail is built, if IDOT comes through and does construction or a repair would the Village be liable to restore the trail if there was

damage. Chuck stated this isn't the final document as there will be another agreement more specific to responsibilities, but we can ask the engineer if she has any knowledge or experience on how this is handled.

A motion was made by Heather Armistead to Authorize the Village President to Sign the Standard IDOT Letter of Commitment for the Germantown Hills to Metamora Trail. The motion was seconded by Elizabeth Cunningham. Motion passed #4.

e. Approval of the An Ordinance Implementing a Municipal Grocery Service Occupation Tax for the Village of Germantown Hills (A state mandated change effective 2026, which Maintains the Existing 1% Rate via Local Collection)

Tom Eckstein noted the finance committee had recommended the approval of the grocery tax ordinance. Tom noted this is not a new tax. The statewide grocery sales tax expires January 1, 2026. In order to keep it municipalities must pass an ordinance authorizing the local implementation of a 1% locally imposed grocery sales tax to the Illinois Department of Revenue (IDOR), by April 1 for July 1 implementation. The Illinois Municipal League played an integral role following the elimination of the statewide grocery tax. IML has recommended municipalities adopt the ordinance. The tax will go into effect July 1st.

Karl Figg noted most municipalities are passing the ordinance.

Julia Miller explained what was collected within the local tax category in addition to groceries. These funds are distributed all over the state.

Ryan White noted that it was stated if we didn't implement the tax now, it wouldn't look good to do it later.

A motion was made by Tom Eckstein to Approve Ordinance #886 an Ordinance Implementing a Municipal Grocery Service Occupation Tax for the Village of Germantown Hills (A state mandated change effective 2026, which Maintains the Existing 1% Rate via Local Collection). The motion was seconded by Heather Armistead. Motion passed #5.

5. Ongoing Agenda Items

a. Village Board review of the Journal Entry Report-The journal entries are the revenues and transfers entered each month. The monthly journal report (treasurer's report) was presented to the board for review.

6. Presentation of Bills

a. General/Sewer/Audit/Business District/MFT Bills

Nathan Henricks asked if there were any questions about the bills.

Heather Armistead asked if the open house costs were going to be split with Metamora. Ann noted they would be.

A motion was made by Elizabeth Cunningham to approve the general bills. The motion was seconded by Nathan Henricks. Motion passed #6.

A motion was made by Heather Armistead to approve the sewer bills. The motion was seconded by Tom Eckstein. Motion passed #7.

7. Reports of Standing Committees

a. Finance-Tom Eckstein reminded the board to review the journal entry report (treasurer's report). Tom stated the Village received the full grant reimbursement of \$670,000. Tom reported that the general fund balance is currently approximately \$2.5 million, sewer fund is approximately \$1.9 million; sewer reserves are \$391,000 and the MFT is \$269,000. Total is a little over \$5 million.

b. Streets/Equipment-Nathan Henricks thanked the employees for their good job on the roads.

c. Personnel- Betsy Cunningham had nothing new to report.

d. Police-Ryan White stated he would be scheduling a committee meeting.

e. Parks-Heather Armistead stated there was a park committee meeting. The connection between the two Oak Grove Parks was discussed, and a new sign for the park.

f. Sewer-Betsy Cunningham noted there was a sewer backup on Thanksgiving, but it was taken care of by the employees.

g. Storm Water-Sarah Diesel had nothing new to report. Chuck Urban stated he was still waiting for some information.

h. Economic Development Council-There was no Chamber meeting this month.

8. Reports of Special Committees-Nothing new to report.

9. Reports of Officers

a. Zoning Officer/Village Clerk/Village Administrator-Ann Doubet noted there is a fence violation for an encroachment onto someone else's property that will be sent first of the year. There have been several solar permits issued. We just received the special signs for Anna Peplowski for each end of the Village that will be installed weather permitting. The Wi-Fi had to be upgraded at the Village Hall. The new maps will be ordered once some final changes are made.

b. Public Works-Zack Hecht stated the new employee did well with the snow plowing. Zack is waiting to hear on a date from Hoerr on the sewer lining. Zack started to look at the streets for the MFT program. He noted we are doing well on the salt for the roads.

Heather Armistead asked if the Village is proactive on inspecting the lines.

Zack Hecht stated they perform manhole inspections and if there is a concern the line can be televised and cleaned.

c. Village Attorney-Chuck Urban read the letter from the State's Attorney addressing the outcome and conclusion of a case that was filed by a resident against the Village.

In regards to the State Police Investigation:

I am writing this letter at your request regarding my review of an Illinois State Police ("ISP") investigation into allegations made against the Village. I have reviewed ISP reports and interview videos. Further, I met with the investigator at least twice and had several emails and phone calls with him regarding this matter. I concur with the investigator's findings that no criminal misconduct was found, and we will be closing this on our end.

Sincerely, Erik R. Gibson State's Attorney

This was related to a citizen-driven complaint about the budget adjustment that was made last fiscal year. The Village fully complied and the State's Attorney has concurred there is no misconduct.

Elizabeth Cunningham stated there has been a lot of time and effort with this investigation and she would be interested in knowing since tax dollars were spent on the attorney and staff hours if there is a way for the Village to be reimbursed.

d. Village President-Karl Figg was not in attendance.

10. Communications to the Board-None

11. Adjournment-Next regular meeting: January 15, 2026-A motion was made by Tom Ecskein to adjourn the meeting at 6:56 p.m. The motion was seconded by Elizabeth Cunningham. Motion passed #8.

Ann Doubet
Village Clerk