

Village of Germantown Hills
Village Board Meeting Minutes

February 19, 2026, 6:00 p.m.

- 1. Call to Order/Roll Call/Pledge of Allegiance-** Village President Karl Figg 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	Present	Y										
Elizabeth (Betsy) Cunningham	Present	Y	Y	Y	Y	Y	Y	Y				
Nathan Henricks	Absent	-	-	-	-	-	-	-				
Tom Eckstein	Present	Y	Y	Y	Y	Y	Y	Y				
Ryan White	Present	N	N	Y	Y	N	N	Y				
Heather Armistead	Present	A	Y	Y	Y	Y	Y	Y				
Sarah Diesel	Present	N	N	Y	Y	N	N	Y				

Also, in attendance:
 Chuck Urban, Village Attorney
 Taylor Casia, Village Attorney
 Zack Hecht, Superintendent of Public Works
 Emily Munday, CMT Engineer

Everyone stood and said the Pledge of Allegiance.

Karl Figg noted Nathan Henricks apologized for not being in attendance due to a family member passing away.

- 2. Approval of the Minutes of the Preceding Meeting and their Amendments**
a. January 15, 2026, Village Board Meeting

A motion was made by Elizabeth Cunningham to approve January 15, 2026, Village Board meeting minutes. The motion was seconded by Tom Eckstein.

Karl Figg asked if there was any discussion.

Betsy Cunningham referenced information provided at the prior meeting regarding legal requirements and examples from other municipalities for preparing minutes. She emphasized that minutes serve as a summary of proceedings rather than a verbatim transcription and include all legal requirements. She noted a prior comment from Ryan White expressing that the minutes looked good, but then followed by a no vote, and inquired whether any specific content in the minutes was disagreed with.

Ryan White expressed a preference against summaries and the use of terms such as "indicated," stating he did not wish to limit the Village to minimum standards.

Karl Figg referenced materials distributed at the previous meeting, which included examples of agendas and minutes from other municipalities, indicating these reflect accepted standards and common practices beyond the minimum requirements.

Betsy Cunningham pointed out that meetings are conducted via Zoom, available for viewing by those interested and suggested that if Ryan White wished to record meetings personally, he could do so, and questions about minutes could be addressed as needed. She reiterated that minutes are a required summary of the meeting.

Ryan White clarified he was not requesting verbatim minutes but rather that meetings be audio recorded. He noted that personal recordings could subject him to FOIA requests.

Ann Doubet noted that the minutes are separate from the meetings being audio recorded, as they are two different subjects. The minutes contain what is legally required. Recording the meetings would be a question for Board consideration.

Betsy Cunningham questioned Ryan that if there was a recording he would approve the minutes and Ryan said yes, he would.

Heather Armistead stated that she would abstain due to her absence from the prior meeting.

After discussion, roll call was taken. Motion passed #1.

3. **Public Comment**-Karl Figg stated for public comments 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. Karl 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. **Approval of the Oak Grove Park Phase 2 Engineering Agreement (Phase 2 Grant Improvements include the Trail, Restroom, and Flashing Crosswalk Signal at Fandel Rd)**

Emily Munday, CMT engineer explained the Oak Grove Park Phase 2 includes the second portion of the trail, restroom and flashing crosswalk signal at Fandel Road. Emily noted the small dog park will be a separate project as it is not eligible for grant funding.

Heather Armistead asked about the timing of the design.

Ann Doubet reminded CMT that the trail connection to the parking lot will need to be looked at as the Village is wanting to install a new park sign, but the sign location hasn't yet been confirmed. CMT will put the design together for review.

A motion was made by Heather Armistead to approve the Oak Grove Park Phase 2 Engineering Agreement. The motion was seconded by Elizabeth Cunningham.

Karl Figg asked if there was any discussion. Motion passed #2.

Betsy Cunningham inquired about the "Plan B" for completing the Oak Grove Park project, given that Ryan White and Sarah Diesel voted in opposition.

Sarah Diesel stated her right to vote no and stated she does not support the project.

Ryan White stated that he felt the Village was all over the place and that J.R. White Park should be addressed first since it needs upgrades. He questioned the Village's overall vision for Oak Grove Park and asked about the timeline for completion of the Oak Grove Park phases.

Ann Doubet reported that the Village has submitted multiple grant applications for J.R. White Park improvements, which were not approved, while grants for Oak Grove Park have been awarded. Discussions are ongoing about resubmitting a grant for J.R. White Park and pursuing some park improvements regardless of grant outcomes.

Betsy Cunningham stated the opportunity to get grants is where the Village would want to look in order to get help with funding the projects and save the Village money.

The board discussed that some grants are a 50/50 split while others are an 80/20 split.

Heather Armistead described the first two phases of Oak Grove Park and explained that subsequent phases incorporate community-requested amenities. She outlined the long-term vision to maintain a natural setting with a trail, highlighting resident requests for a walking trail and dog park as primary components. She noted that phases beyond 1 and 2 would be evaluated based on ongoing community needs and available funding, with potential adjustments. Heather stated over the years the Village has provided information and gathered feedback from the residents through Facebook, emails, sewer bills, mailers, public hearings and open houses.

Karl Figg referenced the Village's comprehensive plan as the guiding tool for decision-making for the Village.

Ryan White stated he prefers email communication due to his full-time job, family, and coaching commitments, and he also noted the lack of responses to his emails.

Board members indicated they were unclear on the emails referenced.

Ryan White noted that residents he speaks with do not support the current direction but would prefer to put money towards roads and sewers.

Several board members noted the Village is putting money into roads and sewers.

Heather Armistead noted she has no problem with the no votes but there has been limited discussion at meetings. There has been no discussion about Ryan and Sarah objecting to the improvements at Oak Grove Park.

Karl Figg stated he was unaware of the reasons for the "no" votes on Oak Grove Park as well.

Several board members noted the need to have discussions at board level. Betsy Cunningham stated having discussions helps us to get to common ground. She noted Sarah Diesel's prior suggestion during consideration of the burn ordinance (regarding adjacent property) but noted she voted against it.

Sarah Diesel explained her "no" vote was due to the fact she was going to break it with her own anticipated non-compliance with the ordinance.

Elizabeth Cunningham noted former Trustee Todd Rice as a good example of when voting no, he would provide some reasoning, even if you disagreed with him.

Ryan White stated he does not agree with Todd Rice's approach.

b. Approval of the 2026 Street Maintenance Engineering Agreement

Emily Munday explained the street maintenance engineering agreement.

A motion was made by Tom Eckstein to approve the 2026 Street Maintenance Agreement. The motion was seconded by Heather Armistead. Motion passed #3.

c. Approval of the 2026 MFT Authorization Documents (IDOT Forms to Approve the Village's Use of MFT Funds for this Year)

Emily Munday reviewed the MFT documents. The next steps will be to put together the bidding documents. IDOT will have to approve.

A motion was made by Heather Armistead to approve the 2026 MFT Authorization Documents (IDOT Forms to Approve the Village's Use of MFT Funds for this Year). The motion was seconded by Tom Eckstein. Motion passed #4.

d. Update & Discussion on the GH School Lot 309-A-Detention Basin Conveyance (Lot between Coventry Farm Subdivision & the School Bus Barn)

Zack Hecht reported that he had walked the property with representatives from CMT and Karl Figg to evaluate potential access points. He noted that the Village currently holds an easement for access, but a larger area may be required to facilitate proper maintenance of the property. Zack stated that he had contacted one of the adjacent homeowners regarding potential expansion or use of the area, but the resident expressed no interest. He indicated that once a suitable area is identified, the Village will need to coordinate with the school district for any necessary access arrangements.

Chuck Urban reported that the title work for the property has been completed and returned with nothing other than the standard exceptions, which are not matters of concern.

The Board discussed the existing easement in detail. Following discussion, the Board reached consensus to direct CMT to conduct a survey to precisely locate and identify the easement boundaries and the additional easement area that would be needed. CMT will also provide an estimated cost for this survey work.

5. Ongoing Agenda Items-

a. None

Karl Figg stated Sarah Diesel had sent an email to him that she didn't know what the four items on the agenda for January were about. Karl sent an email back but didn't get a response back from Sarah.

Sarah Diesel stated it is tax season, so she is busy.

Karl Figg explained the four items she had addressed. The first item was about the charitable donations which had been discussed in November and December with a decision in January. The second item was about the Business Grants, for which the Village Board gets a recommendation from the EDC on the grant requests which were made prior to the Village Board Meeting. The third item was the Village President appointment which doesn't require board action. The final item was concerning the detention basin that has been on Village Board agendas and the stormwater committee agenda that Sarah Diesel chairs.

Sarah Diesel stated she wants more specific details on the agenda, so everyone knows what is being discussed.

Karl Figg stated that everyone is busy, but trustees are on the board to serve the community, and they have been elected and are being paid by the Village residents. Karl noted he wouldn't think of coming to a meeting and saying I'm not prepared. If I'm not getting the information, then I would ask questions. The board is serving the community of Germantown Hills and all of us are paying everyone to be here and have an obligation to our residents.

6. Presentation of Bills

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

Karl Figg asked if there were any questions about the bills.

Ann Doubet explained the first of the month bills that are paid include utility bills, bills for contracted services, and bills for contracted agreements.

Tom Eckstein explained that the Village has made the last payment on the Anker Lane repayment for the right in/right out and one of the EPA loans will be paid off later this year.

A motion was made by Elizabeth Cunningham to approve the general bills. The motion was seconded by Tom Eckstein. Motion passed #5.

A motion was made by Tom Eckstein to approve the sewer bills. The motion was seconded by Heather Armistead. Motion passed #6.

7. Reports of Standing Committees

a. Finance-Tom Eckstein reminded the board to review the journal entry report (Treasurer's Report). Tom reported on the current account balances. The general fund balance is currently approximately \$2.3 million; sewer funds are approximately \$2 million; sewer reserves are \$391,000 and the MFT is just under \$300,000. Total is approximately \$5.1 million.

b. Streets/Equipment-Nathan Henricks was not in attendance.

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

d. Police-Ryan White had nothing new to report.

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

f. Sewer-Betsy Cunningham noted Hoerr is done with the first part.

Zack Hecht stated the next phase is to put liners in the first week of March. Zack noted one pump seal went bad on a lift station.

g. Storm Water-Sarah Diesel had nothing new to report.

h. Economic Development Council-Ann Doubet updated the board on the following: Business Community Improvement Grant Update-A review of the grant information determined that the total expended amount was lower than originally projected. Per the updated figure confirmed by Britney Durst, the reimbursement is \$1,238.77, leaving \$3,301.06 available for Fiscal Year use.

The Germantown Crossing Shopping Center strip owner is wanting to purchase and install new garbage cans and benches. The property owner inquired whether Business District Fund dollars could be used for this project. If Business District Fund dollars cannot be utilized, the center will instead submit the invoice for reimbursement through the Business Community Improvement Grant.

Grocery Tax-The Village has received formal acknowledgement from the State confirming receipt of the Village's grocery tax ordinance.

TIF District-Ann Doubet is checking on the possibility of a TIF District.

Chamber of Commerce Events- The Chamber Pork Chop Event and Vendor Sale are scheduled for Saturday, May 2nd.

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

9. Reports of Officers

a. Zoning Officer-Nothing new to report.

b. Village Clerk/Village Administrator-Ann Doubet noted the following:

Project Updates:

GH to Metamora Trail-The engineer anticipates finalizing construction plans later this year. Nine temporary easements are needed. The original agreement did not include fees for plats,

negotiation, or compliance paperwork. CMT will need to know how the Village wants to handle easements and the timeline for those may extend past the end of year.

Pedestrian Bridge design work continues, with ongoing coordination with utility companies. Once the engineering team is confident in the final bridge design and IDOT has reviewed the draft project report, a public meeting will be scheduled. If all proceeds as planned, project completion is projected for July 2026.

Oak Grove Park Phase 2-The dog park component will be designed and developed as a separate project, as grant funds are not eligible for that portion of the project.

Comprehensive Plan Survey-The survey was distributed to the Planning Commission and Village Board. Public comments remained open until March 5th. The draft Comprehensive Plan will now proceed to the Planning Commission and Village Board for review and approval at their March meetings.

Active Transportation Plan-The Tri-County Planning Commission has assumed responsibility for completing the plan, resulting in no additional cost to the Village. The Village was originally scheduled to contribute \$10,000 toward the project.

Germantown Hills Fire District has issued a burn ban and the Community Cleanup Day is scheduled for the week of May 18th.

c. Public Works-Zack Hecht noted Hoerr is doing the cleaning and sewer lining in Whispering Oaks. Zack reported about a grinder pump misuse and that the Village gave notice to the resident that if it happens again there will be a fine. Village policy is to not come back in if it is after 5:00 p.m. unless there is water backing up. The resident stated that water was coming into the house when it was not.

There have been a couple of meetings on the sewer plant #1 rehab. IDOT is reviewing the sidewalk at Rt 116 and Ten Mile Creek Road. Zack noted new batteries were purchased for the portable radar signs and he is putting a form together for the storm sewer.

d. Village Attorney-Chuck Urban had nothing new to report.

e. Village President-Karl Figg had nothing more to report.

10. Communications to the Board-None

11. Adjournment-Next regular meeting: March 19, 2026-A motion was made by Heather Armistead to adjourn the meeting at 7:30 p.m. The motion was seconded by Tom Eckstein. Motion passed #7.

Ann Doubet, Village Clerk