

Village of Germantown Hills
Village Board Meeting Minutes

May 21, 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	12
Karl Figg – President	Present												
Elizabeth (Betsy) Cunningham	Present	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Nathan Henricks	Present	Y	Y	P	Y	Y	Y	Y	Y	Y	Y	Y	Y
Tom Eckstein	Present	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Ryan White	Present	Y	Y	Y	Y	Y	Y	N	Y	N	Y	N	Y
Heather Armistead	Present	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Sarah Diesel	Present	Y	Y	Y	Y	Y	Y	N	Y	N	Y	N	Y

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

Everyone stood and said the Pledge of Allegiance.

- 2. Approval of the Minutes of the Preceding Meeting and their Amendments**
a. April 16, 2026, Village Board Meeting

A motion was made by Elizabeth Cunningham to approve April 16, 2026, Village Board meeting minutes. The motion was seconded by Heather Armistead.

Karl Figg asked if there was any discussion.

Ryan White asked about how the recordings would be kept.

Karl Figg stated they would be linked to the Village’s YouTube channel.

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.

Melanie Meisner stated she had some minor concerns and wondered why there aren't committee meetings. She stated she thinks Parkside Subdivision would be a logical area to construct a sidewalk in order to get to the library and park as there is a lot of pedestrian traffic.

Karl Figg wanted to clarify she is welcome to contact the committee chairperson, or she can bring the topic up in a board meeting.

Cindy Guston, who owns the Pico De Gallo food truck, explained what happened on May 2nd in the Germantown Crossing shopping center. She had permission from the property owner to set it up on that day. The Germantown Hills Chamber was having their annual spring fling vendor sale. She stated she ended up being asked to leave due to concerns. Cindy noted she had some concerns about what happened that day and that other communities allow food trucks.

Tamra Watts, owner of the Liquor Shoppe stated she supports having food trucks in the shopping center as it helps drive people to the shopping center.

Mike Hinrichsen spoke on the concern with the e-bikes that have been in the community. He noted the State is looking at changing the regulations, but something needs to be done now before something happens. He asked the board to not wait on Springfield to make the changes but be active. He asked the board to consider an ordinance in order to fill the gap as he wants the kids to go back to school in one piece.

4. Current Agenda Items

a. Presentation on the Eagle Scout Park Project

Grant Williams attended the meeting to discuss his proposed Eagle Scout Project. Grant, who grew up in Germantown Hills, is seeking to give back to the community by building two small children's picnic tables. He proposed placing one table at J.R. White Park and the other at Oak Grove Park. Grant reviewed the project plans with the Board. The Board approved the construction of the two picnic tables using cedar wood, as proposed.

b. Heart of Illinois CEO Update

Bob Newman, CEO of Heart of Illinois, attended the meeting to thank the Board for their continued support of the program. He explained how the initiative allows participating youth to engage directly with professionals across various industries, providing hands-on experiences designed to spark entrepreneurial interest and skills.

c. Discussion on Potentially Amending the Village of Germantown Hills Code Regarding the Number of Liquor Licenses

Tamra Watts, owner of the Liquor Shoppe, attended the meeting to discuss her interest in opening a new business in the space formerly occupied by Subway. Before proceeding, Tamra was inquiring whether the Village Board would consider issuing an additional liquor license. She noted that she previously owned the Grille and currently owns the Liquor

Shoppe, where she has expanded the space to accommodate six gaming machines. She expressed interest in creating another gaming area in the new location, which would require a consumption license and include limited food service (not operating as a full restaurant or bar). Tamra confirmed that the new gaming machines would be restricted to individuals 21 years of age and older.

The Board indicated that additional information would be needed. The Village Attorney advised the Board against providing an advisory opinion without a complete and formal proposal.

d. Discussion and Approval of the use of Business Development District Funds for Germantown Crossing Improvements

Chris Cronk, on behalf of the property owners in the Germantown Crossing shopping center submitted applications for Business Development District funds to support several improvement projects proposed by the property owners. The proposed projects included:

- Repair of downspouts at a cost of \$6,185.00;
- Repair of the drainage ditch at a cost of \$7,464.00;
- Additional landscaping improvements in the shopping center island, including a stone sign and plants, at a cost of \$4,632.00; and
- Painting of all buildings at a cost of \$41,591.00

After discussion, the Board declined to approve the painting project, as it does not qualify as an allowable improvement under the Business Development District guidelines.

A motion was made by Elizabeth Cunningham to approve the use of Business Development District Funds for the downspouts, landscaping stone sign, and drainage ditch improvements. The motion was seconded by Nathan Henricks. Motion passed #2.

e. Update on the Electrical Aggregation

Nathan Henricks reported that the current electric supply rates have returned to levels comparable to those offered by Ameren. As a result, residents will be automatically returned to Ameren service, as there would be no financial benefit to locking in a rate at this time. Nathan noted that residents do not need to take any action, as the transition will occur automatically. The consultant will review the rates again in May of next year.

Nathan explained that the Village's rates are due in part to its strong load factor. Germantown Hills maintains a higher load profile compared to many other communities, which helps keep rates competitive.

Karl Figg emphasized that the Village does not retain any of the savings generated through the aggregation program. All savings are passed directly back to the residents.

f. Approval of the Administrative Municipal Accounts for Energy Supply

Nathan Henricks explained the administrative municipal accounts rates received by the consultant.

A motion was made by Tom Eckstein to approve the Administrative Municipal Accounts rate at \$.09081 for the energy supply for 36 months. The motion was seconded by Heather Armistead. Motion passed #3.

g. Discussion on a Potential Easement for the Drainage Basin (Property located between Coventry Farm Subdivision and the School's Bus Barn)

Abbey Buehler, Village Engineer, reviewed the results of the survey completed on the drainage basin property near the school bus barn. The survey identified several challenges, including property corners located closer to the bus barn than anticipated, a tree obstructing the access area, grade changes requiring gravel, slope stabilization, a guardrail to provide equipment access, and a private shed located within the easement. Abbey stated that survey work has been paused while these issues and potential alternatives are evaluated. The Board discussed meeting with school representatives to explore possible cost-sharing opportunities before proceeding. Abbey will prepare a GIS detention easement alternatives map for discussion concerning the site before any further discussions.

h. Approval of Apparent low bidder for 2026 Street Maintenance – HMA Contract

Emily Munday, Village Engineer, stated the Village had received two bids on the asphalt road improvements. The apparent low bidder is Tazewell County Asphalt.

A motion was made by Nathan Henricks to approve the Apparent low bidder for the 2026 Street Maintenance-HMA Contract to Tazewell County Asphalt in the amount of \$172,348. The motion was seconded by Tom Eckstein. Motion passed #4.

i. Approval of Apparent low bidder for 2026 Street Maintenance – Chip Seal Contract

Emily Munday, Village Engineer, noted there was only one bid received for the chip and seal roadwork.

A motion was made by Heather Armistead to approve the Apparent low bidder for the 2026 Street Maintenance-Chip Seal Contract in the amount of \$169,918. The motion was seconded by Elizabeth Cunningham. Motion passed #5.

j. Approval of Phase III Construction Engineering for 2026 Street Maintenance

Emily Munday noted the need to amend the engineering agreement for the 2026 street maintenance work to include construction engineering.

A motion was made by Nathan Henricks to approve Phase III Construction Engineering for the 2026 Street Maintenance to include construction engineering. The motion was seconded by Ryan White. Motion passed #6.

k. Approval of the Engineering Agreement on the Holland Road Sidewalk (JR White Park to Bayside Drive)

Karl Figg reported that he personally visited the residents along Holland Road between J.R. White Park and Bayside Drive to discuss the Board's consideration of constructing a sidewalk along that section of roadway. He stated that the residents he spoke with were supportive of the proposed sidewalk project. Two residents were not home at the time of his visits and messages were left.

Betsy Cunningham stated that, during conversations with residents from the election period through the recent Spring Fling event, numerous individuals emphasized the importance of this sidewalk segment and indicated that they would like to see the Village move forward with the improvement.

A motion was made by Elizabeth Cunningham to approve the Engineering Agreement on the Holland Road Sidewalk (JR White Park to Bayside Drive). The motion was seconded by Heather Armistead. Motion passed #7.

i. Approval of the Engineering Agreement on the Oak Grove Park Trail Connection to Holland Road

Karl Figg stated that there has also been community interest in establishing a connection from the new Oak Grove Park to Holland Road to provide access to J.R. White Park.

Emily Munday noted that the Board would need to further evaluate what would be feasible to create that connection, as an easement would be required.

Ann Doubet stated that, because there is a new property owner, there may be an opportunity to discuss the possibility of obtaining an easement to facilitate the connection.

Following discussion, the Board agreed to contact the property owner regarding a potential easement before proceeding with an engineering agreement.

m. Approval of the Contractor Pay Request #2 for the Whispering Oaks Sewer Lining Project

All the Whispering Oaks sewer lining work has been completed, so this is the final payment.

A motion was made by Elizabeth Cunningham to approve the Contractor Pay Request #2 for the Whispering Oaks Sewer Lining Project. The motion was seconded by Tom Eckstein. Motion passed #8

n. Approval of the Resolution Committing Local Funds for the Transportation Alternatives Funding Program for the Germantown Hills to Metamora Trail Project (Engineering for Temporary Easement Acquisition/Drainage Study/Retaining Wall)

Ann Doubet stated that the Resolution pertains to the grant opportunity and would obligate the Village's local share of the project costs, to be paid from General Funds. She noted that the Village of Metamora has submitted a letter of support acknowledging its agreement with its portion of the grant obligation. The grant funding would be used for engineering services related to the Germantown Hills to Metamora Trail project, including the drainage study, easement acquisition, and retaining wall design.

A motion was made by Nathan Henricks to approve the Resolution Committing Local Funds for the Transportation Alternatives Funding Program for the Germantown Hills to Metamora Trail Project (Engineering for Temporary Easement Acquisition/Drainage Study/Retaining Wall). The motion was seconded by Heather Armistead. Motion passed #9.

o. Approval of the Woods at Germantown Hills Letter of Credit Reduction (Retainage for Remaining Subdivision Requirements)

CMT has recommended a letter of credit reduction for the Woods at Germantown Hills Subdivision. The retainage is for the completion of the sidewalks, as all other work has been completed.

A motion was made by Tom Eckstein to approve the Woods at Germantown Hills Letter of Credit Reduction (Retainage for Remaining Subdivision Requirements). The motion was seconded by Elizabeth Cunningham. Motion passed #10.

5. Ongoing Agenda Items

- a. None

6. Presentation of Bills

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

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

A motion was made by Tom Eckstein to approve the general, sewer and audit bills. The motion was seconded by Nathan Henricks. Motion passed #11.

7. Reports of Standing Committees

a. Finance-Tom Eckstein reviewed the fund balances. The total funds balance is currently approximately \$4.7 million, as we had to pay out approximately \$400,000 on the sewer lining project. Tom noted he would be meeting with Ann Doubet to go over the budget and then we will have a finance committee meeting to discuss.

b. Streets/Equipment-Nathan Henricks noted there has been some concern over the e-bikes.

Ryan White stated the SRO at the school and Captain Wright are discussing this issue. The board discussed the community concerns on e-bikes and scooters. The board agreed to move forward and have Ann Doubet draft an ordinance for the board's consideration duplicating the State's requirements. Ryan White will work with the Sheriff's office on what their plans are.

c. Personnel- Betsy Cunningham stated Will Smith has started working for the Village for the summer.

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

e. Parks- Heather Armistead reported that she met with Rich Brecklin, Zack Hecht, and Ann Doubet regarding Phase 2 of the Oak Grove Park project. She stated that the bid opening is scheduled for July and that potholing will be needed to verify the locations of the existing water and sewer lines.

Heather noted that, in reviewing the budget, the Board will need to determine which projects can move forward once additional cost estimates are obtained. She stated that the Village is considering improvements to the sign area at Oak Grove Park similar to the seating area completed at Veterans Park. The Village is also seeking estimates for improvements at J.R. White Park, as updating the park has been identified as an important priority. She will be scheduling a committee meeting.

f. Sewer-Betsy Cunningham they are getting a proposal for the lift station on Fandel Road.

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

h. Economic Development Council-Ann Doubet stated the Chamber's Coffee with a cop is on June 10th and the ITEP grant opens up August 1st. We will need to have a meeting to discuss.

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 there are still post-office issues here and there, as a village resident came in with a sewer bill from April 2025.

c. Public Works-Zack Hecht noted they started working on storm sewer inspections and have inspected about 50% and have started grinder pump p.m.'s. The culvert on Jerry Avenue has been replaced. They are going to start road work and will be renting a milling machine. The street sweeper has had some issues, and it is getting more difficult to get some parts. Colten Smith was able to find the part to fix it.

d. Village Attorney-Chuck Urban stated the board would need to schedule a Special Village Board meeting, so that he can provide an update. The board agreed to have a meeting on June 4th at 5:00 p.m.

e. Village President- Karl Figg provided clarification regarding the food truck that was present during the recent Chamber event. The Germantown Hills Chamber felt the lower food sales were because of the competition from the food truck. Karl stated that he spoke with the manager of Nena Ace to determine whether permission had been granted for the food truck to operate there, and the manager felt bad regarding the situation.

Karl noted that the Village currently does not have an ordinance regulating food trucks, but he was going to ask the Economic Development Council (EDC) to discuss the issue and provide a recommendation to the Village Board.

Betsy Cunningham, who was also present at the Chamber event, shared her perspective on the circumstances surrounding the matter.

Karl Figg also reported that he had taken photographs with Anna Peplowski, a Germantown Hills resident and silver Olympic medalist, in front of the new signs installed at the entrances to the Village. He stated that an announcement regarding the new signs had been prepared and included with the monthly sewer bills distributed to residents.

10. Communications to the Board-None

11. Adjournment-Next regular meeting: June 18, 2026-A motion was made by Tom Eckstein to adjourn the meeting at 9:00 p.m. The motion was seconded by Elizabeth Cunningham. Motion passed #12.

Ann Doubet, Village Clerk