

Village of Germantown
Meeting of the President and Board of Trustees
April 15, 2025

The regular monthly Board meeting of the President and Board of Trustees for the Village of Germantown was held on April 15, 2025 at 7:00 pm. Those present included the following: Village President Duane Ripperda, Village Clerk Dawn Lakenburgs and Trustees: Ken Albers, Michael Albers, Ken Brauer, Roger Rickhoff, and Brad Schroeder. Trustee Jerald Schroeder, Police Chief Dean Darnall, Public Works Supt. Steve Mullins and Village Attorney Aaron Epplin were absent. Guests included Jarod Lohman and Landon Schroeder, newly elected Village Trustees and Rhonda Breslin of Republic Services.

The minutes of the previous month's meetings were available for review. A motion to approve the minutes as presented was made by Trustee Roger Rickhoff, seconded by Trustee Michael Albers. Motion carried.

Village President, Duane Ripperda, began by reporting on the lawsuit the Village is in pertaining to mesothelioma case of a former worker who worked on the water tower project 40+ years ago. Attorney Aaron Epplin received a settlement offer from the attorneys handling the case. After a brief discussion, Trustee Michael Albers made a motion to settle the case for a payment of \$5,000. Trustee Brad Schroeder seconded the motion and the motion carried.

A discussion on the property purchased from the Leon Albers family trust was next. The adjacent farmer would like to lease the property not being used by the Village for the "Welcome" sign. President Ripperda said Kohrmann Bricklayers offered to donate any brick work needed for sign. It was agreed to have attorney Aaron Epplin draft a lease.

Rhonda Breslin from Republic Services joined the meeting. Rhonda expressed the desire to negotiate a new contract. The current contract with Republic Services expires Nov. 1, 2025. Trustee Michael Albers said the Finance Committee discussed at a committee meeting and agreed to negotiate and not bid the service. Trustee Ken Brauer made a motion to forego the bidding process and negotiate a new contract. Trustee Ken Albers seconded the motion and the motion carried.

A discussion regarding the Germantown Improvement Committee and the pros and cons of taking the committee on as a Village Committee. After a brief discussion, the issue was sent to the Street & Sidewalk Committee for review.

Trustee Brad Schroeder made a motion to move forward with legal action on a rental property not conforming to the Home Occupancy requirement for rental and bond for deed properties. Trustee Michael Albers seconded the motion and the motion carried.

A discussion on a property followed. Complaints were made by neighbors regarding pests and rodents. Police Chief Dean Darnall did a wellness check on the house as the back door had been standing open for several days, possibly weeks. The house was vacant but was in total dishevelment. He also found a faucet wide open and water running. This will be sent to Attorney Aaron Epplin to see what legal action the Village can do.

Trustee Michael Albers, Finance Committee, said the Committee met and approved changes to the 2025 Budget and the 2026 Budget. Trustee Ken Brauer made a motion to approve the revised FY 2025 Budget as presented. Trustee Brad Schroeder seconded the motion and the motion carried. Trustee Brad Schroeder then made a motion to approve the FY 2026 Budget as presented. Trustee Ken Brauer seconded the motion and the motion carried.

Trustee Michael Albers said the Finance Committee also agreed to the following for employee raises over the next three years: Yr 1 – 5%, Yr 2 - 5%, Yr 3 – 3%, Trustee Brad Schroeder then made a motion to approve the salary increases. Trustee Ken Albers seconded the motion and the motion carried.

Part-time summer help was discussed. It was suggested by the GIC to entertain the idea of summer help to keep up on edging the major sidewalks in town and just general lawn projects. The Finance Committee discussed and agreed to advertise. Trustee Michael Albers made a motion to give Supt. Steve Mullins authority to hire a part-time summer person to help the maintenance department. Trustee Ken Brauer seconded the motion and the motion carried.

In Police Chief Dean Darnall's absence, Clerk Lakenburgs said Chief Darnall asked about ordering new radios as previously discussed. Trustee Ken Albers made a motion to purchase new police radios not to exceed \$15,000. Trustee Ken Brauer seconded the motion and the motion carried.

Trustee Ken Albers, Chairman of the Water/Sewer Committee said the committee met to discuss an ordinance pertaining to leak credits for customers who have had water leaks. The Committee will send Attorney Aaron Epplin the bullet points of what they want the ordinance to say. This was tabled for next month.

Trustee Ken Albers said the surveying for well 6 & 7 is still ongoing and should have more information soon on a start date and cost. He also said the maintenance department is still doing preliminary camera work on sewer lines for the next capital improvement project.

Trustee Brad Schroeder spoke about the streetlight poles on Munster. Supt. Mullins found some replacement lamps but the cost was pretty high. Trustee Roger Rickhoff said he will look some more and report next month.

B. Schroeder said the sidewalks on Main are still on schedule for this year.

Trustee Ken Brauer, chairman of the TIF Committee, said the committee will meet to discuss two applications. Kohnen Air Conditioning & Heating requested a TIF grant for pouring a concrete parking area and the Germantown Legion requested money to resurface the parking lot. This was tabled for next month.

Trustee Mike Albers made a motion to adopt Resolution 2025-02, *A RESOLUTION AUTHORIZING THE ALLOCATION OF TAX INCREMENT FINANCING FUNDS FOR REPLACEMENT OF A SEWER LIFT STATION*, Trustee Ken Brauer seconded the motion and the motion carried. Resolution provides for \$50,000 of TIF funds to be used for replacement of Pleasant Acres lift station.

Trustee Ken Brauer made a motion to adopt Resolution 2025-03, *A RESOLUTION AUTHORIZING THE ALLOCATION OF TAX INCREMENT FINANCING FUNDS FOR WATER WELL 6 & 7*

DEVELOPMENT, Trustee Brad Schroeder seconded the motion and the motion carried. Resolution provides for TIF funds to be used for part of the new water well development.

Trustee Roger Rickhoff made a motion to adopt Resolution 2025-04, *A RESOLUTION AUTHORIZING THE ALLOCATION OF TAX INCREMENT FINANCING FUNDS FOR REPAIR AND REFURBISH VILLAGE OWNED STREET LIGHTS*, Trustee Brad Schroeder seconded the motion and the motion carried. Resolution provides for funding to paint and refurbish Village owned street lights on Munster St.

Trustee Brad Schroeder made a motion to adopt Ordinance 2025-03, *AN ORDINANCE AMENDING CHAPTER 8 OF THE REVISED CODE OF ORDINANCES OF THE VILLAGE OF GERMANTOWN, CLINTON COUNTY, ILLINOIS*. Trustee Roger Rickhoff seconded the motion and the motion carried. The ordinance amends the establishment of rental property and installment sale property inspection program and occupancy permits.

Trustee Ken Brauer made a motion to pay all bills as presented. Trustee Roger Rickhoff seconded the motion and the motion carried.

Trustee Roger Rickhoff then made a motion to adjourn the meeting. Trustee Ken Albers seconded the motion and the motion carried. Meeting adjourned at 8:05 pm.


