

Village of Germantown
Meeting of the President and Board of Trustees
July 18, 2023

The regular monthly Board meeting of the President and Board of Trustees for the Village of Germantown was held on July 18, 2023 at 7:00 pm. Those present included the following: Village President Duane Ripperda, Clerk Dawn Lakenburges, Trustees: Ken Albers, Michael Albers, Ken Brauer, Roger Rickhoff, Brad Schroeder and Jerald Schroeder. Police Chief Jeff Wuebbles, and Village Attorney Aaron Epplin were also present. Supt. Steve Mullins was absent.

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

Village President Duane Ripperda reported the Germantown Historical Society has asked to use the Village owned building on Mill Street for a historical museum/reference room. After a brief discussion, it was tabled and sent to the Building Committee for review.

President Ripperda also informed the Board of some discussion regarding property adjacent to Village property being sold for a single-family residence. This too was tabled for more information.

Police Chief Jeff Wuebbles said the new chief, L. Dean Darnall, started on Monday, July 17th. Wuebbles feels Darnall will be a good fit for Germantown.

Wuebbles said they found a police vehicle up north at Morrow Brother Ford in Greenfield IL. Both Jansen Chevrolet and Jansen Ford were unable to find a 2023 Police vehicle and the Village could not wait for the 2024 models to come available. Trustee Brad Schroeder made a motion to increase the cost of the vehicle to \$48,515.00. Trustee Jerald Schroeder seconded the motion and the motion carried.

Water and Sewer Committee Chairman, Ken Albers, reported on behalf of Supt. Steve Mullins. The Filtration Plant has been delayed, waiting on material. The new sewer grinder has arrived and will be installed soon.

Trustee Ken Brauer, Chairman of the Zoning, Subdivision and TIF Committee, said the owners of Cornerstone Bar have signed their TIF agreement. The Village will reimburse up to \$13,000 of TIF eligible expenditures on their project. Trustee Jerald Schroeder made a motion to adopt Resolution 2023-05, *A RESOLUTION AUTHORIZING AN AGREEMENT WITH CORNERSTONE BAR, LLC FOR A REDEVELOPMENT PROJECT UTILIZING TAX INCREMENT FINANCING*. Trustee Ken Albers seconded the motion and the motion carried.

Attorney Aaron Epplin presented the Board with a property contract with Tom Eversgerd to purchase property adjacent to the Debris Yard. An earnest check of 10%, or \$4500, is included in

tonight's bill pay. Trustee Mike Albers made a motion to approve the purchase in the amount of \$45,000. Trustee Ken Albers seconded the motion and the motion carried.

Trustee Ken Brauer also reported that TIF 3 is final after the Board passes the following Ordinances.

Trustee Ken Brauer made a motion to adopt Ordinance 2023-06, *AN ORDINANCE AMENDING THE GERMANTOWN TAX INCREMENT FINANCING I REDEVELOPMENT PROJECT AREA, REMOVING CERTAIN PARCELS FROM SAID PROJECT AREA*. Trustee Jerald Schroeder seconded the motion and the motion carried.

Trustee Ken Albers made a motion to adopt Ordinance 2023-07 *AN ORDINANCE APPROVING THE GERMANTOWN TAX INCREMENT FINANCING III REDEVELOPMENT PLAN AND REDEVELOPMENT PROJECT*. Trustee Roger Rickhoff seconded the motion and the motion carried.

Trustee Jerald Schroeder made a motion to adopt Ordinance 2023-08 *AN ORDINANCE DESIGNATING THE GERMANTOWN TAX INCREMENT FINANCING III REDEVELOPMENT PROJECT AREA*. Trustee Michael Albers seconded the motion and the motion carried.

Trustee Ken Brauer made a motion to adopt Ordinance 2023-09 *AN ORDINANCE ADOPTING TAX INCREMENT FINANCING*. Trustee Brad Schroeder seconded the motion and the motion carried.

Trustee Michael Albers made a motion to pay all bills as presented. Trustee Brad Schroeder seconded the motion and the motion carried.

Trustee Jerald Schroeder then made a motion to adjourn the meeting. Trustee Ken Brauer seconded the motion and the motion carried. Meeting adjourned at 7:40pm.


