

Village of Germantown
Meeting of the President and Board of Trustees
March 21, 2023

The regular monthly Board meeting of the President and Board of Trustees for the Village of Germantown was held on March 21, 2023 at 7:00 pm. Those present included the following: Village President Duane Ripperda, Clerk Dawn Lakenburg, Trustees: Ken Albers, Michael Albers, Ken Brauer, Roger Rickhoff, Brad Schroeder and Jerald Schroeder. Police Chief Jeff Wuebbles, Supt. Steve Mullins and Village Attorney Aaron Epplin were also present. Guests included Emily Calderon from Moran Economic Development and Justin VonderHaar of HMG.

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 Brad Schroeder. Motion carried.

Emily Calderon from Moran Economic Development was present. She reviewed with the Board the steps to develop TIF #3 and explained the feasibility study. After a brief discussion, Trustee Ken Brauer made a motion to adopt Resolution 2023-01, *A RESOLUTION DECLARING AN INTENT TO REIMBURSE CERTAIN REDEVELOPMENT PROJECT COSTS OF THE VILLAGE OF GERMANTOWN, CLINTON COUNTY, ILLINOIS*. Trustee Ken Albers seconded the motion and the motion carried.

Trustee Brad Schroeder made a motion to adopt Resolution 2023-02, *A RESOLUTION PROVIDING FOR A FEASIBILITY STUDY ON THE DESIGNATION OF AREAS AS REDEVELOPMENT PROJECT AREAS*. Trustee Roger Rickhoff seconded the motion and the motion carried.

Trustee Michael Albers made a motion to adopt Ordinance 2023-01, *AN ORDINANCE OF THE VILLAGE OF GERMANTOWN, ILLINOIS, AUTHORIZING THE ESTABLISHMENT OF TAX INCREMENT FINANCING "INTERESTED PARTIES" REGISTRIES AND ADOPTING REGISTRATION RULES FOR THESE REGISTRIES*. Trustee Ken Brauer seconded the motion and the motion carried.

Trustee Roger Rickhoff made a motion to place the Feasibility Study on file and to approve sending the study to all affected taxing districts. Trustee Ken Albers seconded the motion and the motion carried.

Justin VonderHaar of HMG was present with pay request #3 for the Water Filtration Plant Project. The request was in the amount of \$281,368.02. VonderHaar said the concrete work is complete and the tank and detention was also been installed. Pumps should be installed next month with a completion date coming in July 2023. VonderHaar said they have been impressed with Korte-Luitjohn.

President Duane Ripperda discussed the sewer plant road and the issues regarding ownership. It appears the properties owned by adjacent owners: Mike Zurliene and Ed Wuebbles have had incorrect property lines for many years. Wuebbles had his property surveyed and it looks like the property lines are off by several feet. The Wuebbles would like to purchase 12' from the next property (Ortman) and everyone chip in and pay to have the property lines changed for all 3 properties. A brief discussion was had and the topic tabled until more information could be given.

Police Chief Jeff Wuebbles, speaking as zoning administrator, explained a property discrepancy issue regarding a fence and/or shrubbery. It was decided this homeowner should apply for a variance with the Zoning Board of Appeals.

The Village will continue to search for a new Zoning Administrator.

Attorney Aaron Epplin presented and spoke about a lease for a Village owned storage building on Mill St. The lease is for 5 years with the Germantown Historical Society, they will insure the building. Trustee Jerald Schroeder made a motion to approve the lease agreement. Trustee Michael Albers seconded the motion and the motion carried.

Trustee Ken Brauer made a motion to approve the Motor Fuel Funds Resolution for Maintenance Under the Illinois Highway Code in the amount of \$75,475.00. Trustee Ken Brauer seconded the motion and the motion carried.

The Finance Committee will be reviewing and updating the employee handbook. Tabled.

Trustee Michael Albers, chairman of the Police & Health Committee, said the committee received several applications and interviewed 3 individuals to fill the full-time officer position and Chief position upon Jeff Wuebbles retirement. Two of the candidates have qualifying experience and the committee feels they would be a good fit for Chief and Officer positions. Trustee Ken Brauer made a motion to allow the Police & Health Committee to offer the positions to the individuals recommended for a salary of \$25/hr for the officer and \$30/hr for the Chief position. Trustee Roger Rickhoff seconded the motion and the motion carried.

Trustee Brad Schroeder, chairman of the Building & Equipment Committee, said the committee will meet to discuss current equipment and possibly taking down the trees in front of the Village Hall. Both trees are oaks and seem to have developed some sort of disease.

Trustee Ken Brauer, chairman of the TIF, Zoning & Subdivision Committee said the committee will meet to discuss requests from Cornerstone Bar, Kohlen Air Conditioning and Heating and Germantown Park District.

Trustee Ken Albers made a motion to adopt Ordinance 2023-02, *AN ORDINANCE AMENDING CHAPTER 8 OF THE REVISED CODE OF ORDINANCES OF THE VILLAGE OF GERMANTOWN, CLINTON COUNTY, ILLINOIS*. Trustee Jerald Schroeder seconded the motion and the motion carried.

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

Trustee Ken Albers then made a motion to adjourn the meeting. Trustee Jerry Schroeder seconded the motion and the motion carried. Meeting adjourned at 8:30pm.


