

**Village of Germantown**  
**Meeting of the President and Board of Trustees**  
**September 16, 2025**

The regular monthly Board meeting of the President and Board of Trustees for the Village of Germantown was held on September 16, 2025 at 7:00 pm. Those present included the following: Village President Duane Ripperda, Village Clerk Dawn Lakenburgs and Trustees: Ken Albers, Ken Brauer, Jarod Lohman, Brad Schroeder, Landon Schroeder and Jerald Schroeder were present. Police Chief Dean Darnall, Public Works Supt. Steve Mullins and Village Attorney Aaron Epplin were also present. Guests included John & Angie Feldmann, Talon Gebke and Gavin Gebke (Central High School students), and Gary Gebke.

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

John Feldmann began explaining that his current property at 407 Main Street was a previous commercial property and in 2014, the Village granted a Special Use Permit to use the property as residential. They are selling the property and want to confirm that the Special Use permit remains with property. Village Attorney Aaron Epplin explained the statute on Special Use Permits and agreed the Special Use stays with the property as long as the "use" (residential) stays the same.

Feldmann was also present to discuss Zoning Case 2025-01. Thomas Feldmann and Abby Hanna applied for a Map Amendment requesting the zoning on the property at 200 Munster Street be amended from Commercial to Residential. The Zoning Board of Appeals denied the request and the final decision is to be made by the Village Board. After a discussion, Trustee Brad Schroeder made a motion to allow the map amendment, changing the property from Commercial to Residential. Trustee Ken Brauer seconded the motion and the motion carried. Roll call vote showed the following Trustees voting "aye": Jerald Schroeder, Brad Schroeder. The following Trustees voting "nay": Ken Albers, Landon Schroeder, Ken Brauer and Jarod Lohman. The motion failed. Zoning on the property at 200 Munster remains Commercial. The Feldmann's then said they will be filing an application for a Special Use Permit for the property.

Germantown Elementary Supt. Robin Becker entered the meeting to discuss the TIF Fund Application submitted by the school for funding for the new gymnasium. She explained that the Capital Campaign Committee set out in 2023 to raise \$750,000, the shortfall of the estimated cost of the project. In 2024, Rockfest fundraiser raised \$375K, roughly 50%. She explained another Capital Campaign is to roll out early October in the hopes of bridging the gap. Becker said she is still hopeful of a spring start date. A brief discussion followed with Village President Duane Ripperda suggesting Becker come back near spring and then the Village can make a decision based on the remaining need. This was tabled for now.

President Duane Ripperda started with asking Supt. Steve Mullins about the incident of the individual who opened a fire hydrant without permission causing extreme dirty water in town. President Ripperda said he called all the neighboring Villages and they allow him to use their water. Mullins said had the individual asked, he too would have been allowed to open a specific hydrant that would not have disturbed the manganese in the lines. He did not ask permission and that was the issue. It wasn't that he couldn't use Village water, it was the way it was done.

President Ripperda then asked why Mullins hasn't flushed lines. If the lines were flushed regularly, the water wouldn't have been so dirty and sludgy as it was. Mullins said with so many water main breaks, a majority of the lines have been flushed. He did admit the lines weren't flushed last year and haven't been done yet this year due to their workload.

Ripperda inquired about the part-time maintenance employee hired to do beautification projects. He noticed he's been working on road projects. Mullins said due to the crazy curbing project this year and all the mishaps, he was needed to help the maintenance department. The part-time employee will move forward to work on beautification projects.

Police Chief Dean Darnall gave his report. He asked the Board about adopting a tow fee ordinance pertaining to cases involving long term storage of towed vehicles. Attorney Aaron Epplin will draft the ordinance for next month.

Supt. Steve Mullins gave his report. Oiling will be Sept. 25, 29 and 30. He also took care of getting a street light installed on Wesclin Road.

Trustee Jarod Lohman made a motion to designated Friday, October 31<sup>st</sup> for door-to-door Trick-or-Treating from 6:30-8:30. Trustee Landon Schroeder seconded the motion and the motion carried.

The Finance & Insurance Committee will meet to discuss employee health insurance renewal before next month's meeting.

Trustee Jarod Lohman, chairman of the Police & Health Committee, said the new contract for the trash pickup will be sent to Village Attorney Aaron Epplin for review. It will be on the agenda in October for adoption.

Clerk Dawn Lakenburges will prepare the Tax Levy Ordinance, raising property taxes the usual 4.8% before the required December approval.

Trustee Ken Albers, chairman of the Water & Sewer Committee, said the committee met and discussed the rate changes coming later this year. The rates have not changed in 5 years. Along with general water & sewer rate increase, the minimum usage charge will go from \$50 to \$65. This includes the increases for trash service. Attorney Aaron Epplin will prepare the ordinance adopting the new rates for next month. Rates to take affect 11-1-25.

Trustee Brad Schroeder, chairman of the Building & Equipment Committee, reported on the progress of the Village Hall. As work began to replace the soffit, siding etc. it was determined the roof was leaking and there was severe damage to the roof sheeting. Due to the speedy need, it was decided to change the sheeting and install a new roof. Kevin Kehrer Roof Co. was hired to install the new roof for \$11,300. It was also discovered in construction, the building had very little insulation so insulation was also installed. A discussion regarding the drop ceiling in the meeting room was also discussed. This was tabled.

Trustee Landon Schroeder presented an invoice from Affordable Concrete for \$6,370.00 for concrete work done on the curbing project. Trustee Jerald Schroeder made a motion to approve payment. Trustee Brad Schroeder seconded the motion and the motion carried.

Trustee Landon Schroeder asked about the Village's dangerous building ordinance. He discussed a couple properties in town. Attorney Aaron Epplin said he will send the owners of the Red Duece property a letter regarding weeds and the condition of the building. Epplin will also draft additions to the current nuisance ordinance as requested.

Attorney Aaron Epplin said he has been in contact with Netemeyer Engineering working on securing the documents for the Thomas Eversgerd family trust property. Tabled until next month and more information.

Trustee Jerald Schroeder made a motion to adopt Ordinance 2025-05, *AN ORDINANCE CREATING SECTION 1-2-125 OF ARTICLE II CHAPTER 1 OF THE REVISED CODE OF ORDINANCES OF THE VILLAGE OF GERMANTOWN, CLINTON COUNTY, ILLINOIS*. Trustee Ken Brauer seconded the motion and the motion carried.

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

Trustee Jerald Schroeder then made a motion to adjourn the meeting. Trustee Brad Schroeder seconded the motion and the motion carried. Meeting adjourned at 8:40 pm.



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