

Minutes of the Village of Waterman Board held at Village Hall 215 W. Adams St. Waterman, IL 60556 Tuesday, June 9, 2026

The meeting was called to order at 6:30 p.m.

Roll Call: Feitlich, Genslinger, Johanningsmeier, Pearson, Jay, and Radtke were present.

Approve Agenda: Trustee Radtke motioned to approve the agenda as presented. Trustee Johanningsmeier 2nd. Roll call vote passed 5/0.

Approve Meeting Minutes: Trustee Genslinger motioned to approve minutes from Regular Meeting May 12, 2026. Trustee Jay 2nd. Vote passed 5/0. Trustee Johanningsmeier motioned to approve minutes from Special Board Meeting of May 14, 2026. Trustee Radtke 2nd. Vote passed 4/0 with Pearson and Genslinger abstaining.

Accept Council Approval Reports: Trustee Pearson motioned to accept the Council Approval Reports as published. Trustee Johanningsmeier 2nd. Roll call vote passed 5/0.

Accept Petty Cash Report: Trustee Johanningsmeier motioned to approve the Petty Cash Report as published. Trustee Pearson 2nd. Roll call vote passed 5/0.

Accept Treasurer's Funds Report: Trustee Pearson motioned to approve the Treasurer's Fund Report as published. Trustee Genslinger 2nd. Roll call vote passed 5/0.

Mayor's Report: Nothing

Request for Consideration: Nothing

Correspondence: Nothing

Public Comment: Nothing

Staff Reports

Chief Wig – Wig presented PD Stats from the county to the board for review. Wig discussed the need for updating the PD's vehicle and body cam systems. DeKalb County is going to be updating their communication system which means we will need to transition as well.

Village Manager Nykaza –The Spring Cleanup event in May was successful. Thank you to Vision Pickling for your \$250 donation towards the event. The alley that runs between the library and the railroad is set to get repaved next year. Lennar had their grand opening on May 31st. The gazebo project for Garfield Park is coming along and should be installed by end of July. Update on Rt 30 Letting list, has been working with village engineer for 2 years to finalize village getting on the letting list to get Rt 30 repaired. The hold ups have not been due to village issues. Rt. 30 is a state road, so IDOT is in charge of resurfacing. Looks like we are scheduled for letting list summer of 2027. Lion's park mulch will be delivered at the end of next week. Lions Club paid half. Thank you to the Lions! Nykaza discussed the renovation project at the Community Building and shared the following explanation.

Clarification for Waterman Community Center, 145 W. Lincoln Hwy, Waterman, IL. The building is owned and maintained by the Village of Waterman. The building is a designated Community Center in the heart of downtown Waterman used for rental space for meetings and private rental for parties.

The Village purchased the building from the Clinton Township Board. They were no longer able to maintain it, and an agreement was made with the Village. The purpose of the purchase was and still is to maintain the space as a community center for the Village of Waterman.

The building was in desperate need of updating. To make the space a more functional and usable space, the Village Board approved Tausch Construction to do the renovations of the front room and kitchen for the price of \$126,000. All proper permits were obtained for the project. It was brought to the village's attention early in the renovation that the Village may have not strictly complied with all the requirements surrounding soliciting bids for this project. The Village considered the

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Community Center project time sensitive and delaying this project is not in the best interest of the Village. The Illinois Municipal Code allows a Village to exempt a project from mandating bidding requirements upon a 2/3 votes of the trustees, which took place on February 23, 2026. Due to higher-than-expected prevailing wage requirements, the project would run over the original approved proposal. The village voted on March 10, 2026, to approve a revised scope of work to include only the front room. The kitchen portion of the project would be put out for public bid since it would exceed \$25,000. Sealed bid opening was May 6, 2026. The village received 2 sealed bids. Tausch Construction was the winning bid at \$40,000. This proposal will include prevailing wages. The board approved the bid at the board of trustees meeting on May 12, 2026. We will be requesting additional TIF funding in the amount of \$15,000 to cover the remaining quote for the construction and appliances for the kitchen renovation.

Attorney – Attorney Neveu advised Mr. Bhati's didn't show at court. Property taxes have still not been paid. Bhati's building permit application has been returned as "Does Not Comply" therefore, B&F is awaiting updated project specs.

Public Works – Nothing

Committee Reports

Water & Sewer – Adam Pearson: Nothing

Streets & Alleys – Arnie Johanningsmeier: Nothing

Public Safety - Arnie Johanningsmeier: Nothing

Buildings & Grounds – Alison Genslinger: Nothing

Finance & Personnel – Adam Pearson: Nothing

Economic Development – Sarah Radtke: Updated on the meeting from June 9th, 2026. Discussed TIF applications from the Trent Taylor, Matt Petersen, and updates at the Community Building.

Zoning – Sarah Radtke: Nothing

Special Hiring – Taylor Jay: Nothing

Planning Commission – John Ecker: Nothing

Regional Planning Commission – John Ecker: Nothing

Old Business: Nothing

New Business:

Trustee Pearson motioned to approve a TIF distribution in the amount of \$12,300.00 to Trent Taylor for the additional work needed on his current TIF project. Radtke 2nd. Roll call vote passed 5/0.

Trustee Johanningsmeier motioned to approve a TIF distribution in the amount of \$16,206.00 to Matt Petersen. Trustee Genslinger 2nd. Roll call vote passed 5/0.

Trustee Genslinger motioned to approve a TIF distribution to cover \$12,000.00 towards the Community Building Kitchen Renovation project. Trustee Genslinger 2nd. Roll call vote failed 0/5.

Closed Session – Trustee Genslinger motioned to enter executive session at 7:41 pm to discuss the appointment, employment compensation, discipline, performance, or dismissal of specific employees pursuant to ILCS 120/2 (c)(1).

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Discussion on litigation, when an action against, affecting or on behalf of the particular public body has been filed and is pending before a court or administrative tribunal, or when the public body finds that an action is probable or imminent, in which case the basis for the finding shall be recorded and entered into the minutes of the closed meeting pursuant to 5 ILCS 120/2(c) (11). Discussion of minutes of meetings lawfully closed under this Act, whether for purposes of approval by the body of the minutes or semi-annual review of the minutes as mandated by Section 2.06,. Pursuant to 2(c)(21). Trustee Pearson 2nd roll call vote passed 5/0. Trustee Genslinger motioned to exit executive session at 7:35 pm. Trustee Pearson 2nd. Roll call vote passed 5/0.

New Business continued:

Trustee Jay motioned to approve Closed Session Minutes from the Special Hiring Committee meeting of 10/14/24. Trustee Radtke 2nd. Roll call vote passed 3/0 with Trustees Jay, Radtke, and Pearson abstaining.

Trustee Jay motioned to release Closed Session Minutes from the Special Hiring Committee meeting of 10/14/24. Trustee Radtke 2nd. Roll call vote passed 5/0.

Trustee Jay motioned to approve Closed Session Minutes from the Public Safety Committee meeting of 9/9/24. Trustee Radtke 2nd. Roll call vote passed 2/0 with Trustees Genslinger, Pearson, and Jay and President Feitlich abstaining.

Trustee Jay motioned to release Closed Session Minutes from Public Safety Committee meeting of 9/9/24. Trustee Radtke 2nd. Roll call vote failed 0/5.

Trustee Jay motioned to approve Closed Session Minutes from the Special Hiring Committee meeting of 8/7/24. Trustee Radtke 2nd. Roll call vote passed 2/0 with Trustees Radtke, Pearson, Genslinger, and Jay abstaining.

Trustee Jay motioned to release Closed Session Minutes from the Special Hiring Committee meeting of 8/7/24. Trustee Radtke 2nd. Roll call vote passed 5/0.

Trustee Jay motioned to approve the Closed Session Minutes as amended from the Finance & Personnel Committee to Public Safety Committee meeting of 6/25/24. Trustee Radtke 2nd. Roll call vote passed 2/0 with Trustees Genslinger, Pearson, and Jay and President Feitlich abstaining.

Trustee Jay motioned to release Closed Session Minutes from the Public Safety Committee meeting of 6/25/24. Trustee Radtke 2nd. Roll call vote failed 0/5.

Trustee Jay motioned to approve Closed Session Minutes from the Special Hiring Committee meeting of 6/17/24. Trustee Radtke 2nd. Roll call vote passed 2/0 with Trustees Radtke, Pearson, Genslinger, and Jay abstaining.

Trustee Jay motioned to release Closed Session Minutes from the Special Hiring Committee meeting of 6/17/24. Trustee Radtke 2nd. Roll call vote failed 0/5.

Trustee Jay motioned to approve Closed Session Minutes from the board meeting of 6/11/24. Trustee Radtke 2nd. Roll call vote passed 3/0 with Trustees Pearson, Johanningsmeier, and Jay abstaining.

Trustee Jay motioned to release Closed Session Minutes from the board meeting of 6/11/24. Trustee Radtke 2nd. Roll call vote failed 0/5.

Trustee Jay motioned to approve Closed Session Minutes from the Public Safety Committee meeting of 6/3/24. Trustee Radtke 2nd. Roll call vote passed 2/0 with Trustees Genslinger, Johanningsmeier, Pearson, and Jay abstaining.

Trustee Jay motioned to release Closed Session Minutes from the Public Safety Committee meeting of 6/3/24. Trustee Radtke 2nd. Roll call vote failed 0/5.

Trustee Jay motioned to approve Closed Session Minutes from the board meeting of 5/14/24. Trustee Radtke 2nd. Roll call vote passed 4/0 with Trustee Jay abstaining.

Trustee Jay motioned to release Closed Session Minutes from the board meeting of 5/14/24. Trustee Radtke 2nd. Roll call vote failed 0/5.

Adjournment:

Having no further business to conduct, Trustee Pearson motioned to adjourn the meeting at 7:49 p.m. Trustee Johanningsmeier 2nd. Vote passed unanimously. The next regular meeting will be held on Tuesday, July 14, 2026, at 6:30 p.m.

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Respectfully submitted,

Abigail Penton, Village Clerk

Approved