

Minutes of the Village of Waterman Board held at Village Hall 215 W. Adams St. Waterman, IL 60556 Tuesday, September 9, 2025

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

Roll Call: Feitlich, Radtke, Genslinger, Wade and Johanningsmeier were present. Pearson arrived at 6:42pm and Jay was absent.

Approve Agenda: Village President requested to move agenda item 15B to "Request for Consideration." Trustee Genslinger motioned to approve the agenda as amended. Trustee Johanningsmeier 2nd. Roll call vote passed 4/0.

Approve Meeting Minutes: Trustee Genslinger advised there was an error on committee assignments to amend. Trustee Genslinger motioned to approve the regular Board meeting minutes held on August 12, 2025, as amended. Trustee Johanningsmeier 2nd. Roll call vote passed 4/0.

Trustee Pearson motioned to approve the minutes of the Special Meeting held on September 2, 2025, Johanningsmeier 2nd with Wade abstaining. Rollcall vote passed 4/0.

Accept Council Approval Reports: Trustee Genslinger motioned to accept the Council Approval Reports as published. Trustee Radtke 2nd. Roll call vote passed 4/0.

Accept Petty Cash Report: Trustee Johanningsmeier motioned to approve the petty cash report as published. Trustee Radtke 2nd. Roll call vote passed 4/0.

Accept Treasurer's Funds Report: Trustee Johanningsmeier motioned to approve the Treasurer's Fund Report as published. Trustee Genslinger 2nd. Roll call vote passed 4/0.

Mayor's Report: Nothing

Request for Consideration: John McFarland with Lennar Homes was present to discuss the proposed Annexation Development Agreement for Deerfield Crossing. Trustee Johanningsmeier inquired about their responsibility of making the streetlights whole during development as it wasn't stated in the agreement. McFarland advised he would have it added. Trustee Johanningsmeier motioned to approve the Annexation Agreement contingent of this addition. Trustee Genslinger 2nd. Roll call vote passed 5/0.

Correspondence: Received a thank you letter from Waterman Lions for the police assistance at their annual tractor fest.

Public Comment: Nothing

Staff Reports

Chief Jemison – Presented the August Stats Report for the Board's review. PD is hiring part-time officers. Officer job posting was Officer Vandergrift received a letter of recognition for his extra assistance with special projects as well as a wage increase. Working on finalizing the evidence room transition. Officer Rehman has taken a full-time position with another department, and we wish him well in his new position.

Village Manager Nykaza – New administrative assistance starting October 10th. We are moving forward with the Kishwaukee Water Reclamation Project. A replacement slide has been ordered for the broken slide at Lions Park. This year's MFT project is completed. Metro West has been digging fiberoptics in town and they have hit three gas lines. Willett Hofmann is working on updating the zoning map. Feitlich and Nykaza attended the NIMA meeting where they discussed town wide interest in businesses and activities. We received a \$12,500 grant from DCCF which was created by a local agriculture lender.

Attorney Porter – Will update in closed session.

Public Works – Matt Conlin: Nothing

Minutes of the Village of Waterman Board held at Village Hall 215 W. Adams St. Waterman, IL 60556 Tuesday, September 9, 2025 - continued

Committee Reports

Water & Sewer – Adam Pearson: Nothing

Streets & Alleys – Arnie Johanningsmeier: Recommended that we create a required bond policy for all fiberoptic companies that bore in the village streets.

Public Safety - Arnie Johanningsmeier: Nothing

Buildings & Grounds – Alison Genslinger: Nothing

Finance & Personnel – Adam Pearson: Nothing

Economic Development – Sarah Radtke: Held meeting on August 27, 2025. Discussed possible TIF distribution opportunities. The previously distributed funds for the Waterman Café development have expired and the work is not complete. Therefore, we will have to recoup those funds. Looking to renovate the Community Building to make rentals more enticing. Looking to purchase land east of Muingan Park for extra parking, but owner was not interested.

Clerk Penton advised she requested a 1-year lease vs. a 3-year lease from HAP Industries for our holiday decorations because we have been unsatisfied with them recently. Penton will be researching purchasing decorations or finding more reliable rental options.

Zoning – Sarah Radtke: Updated on the August 27, 2025, meeting. Discussed the first draft of zoning map changes. Discussed the procedures and ordinances of the Zoning Board of Appeals and looking to combine with the Planning Commission members. Created an amended ordinance to update accordingly. Also discussed revising the variance application.

Special Hiring – (Unassigned): Nothing

Planning Commission – John Ecker: Discussed the ordinance amendments at the Zoning Meeting on August 27, 2025.

Regional Planning Commission – John Ecker: Nothing

Old Business: Nothing

New Business: Trustee Radtke motioned to adopt Ordinance 2025-06 – Amending Chapter 1, Chapter 2, & Chapter 9-Article A Planning Commission, Board of Appeals, Zoning Board of Appeals. Trustee Pearson 2nd. Roll call vote failed 5/0.

Trustee Genslinger motioned to enter executive session pursuant 5 ILCS 120/2 of the open meetings act to discuss the appointment, employment compensation, discipline, performance, or dismissal of specific employees pursuant to 5 ILCS 120/2 (C) 1 and (C) 11 to discuss litigation, when an action against, affecting or on behalf of the particular public body has been filed and is pending before a court, 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 session meeting pursuant to 5 ILCS 120/2 (c) (11). Trustee Pearson 2nd. Roll call vote passed 5/0.

Closed Session – Legal & Personnel

Attorney Neveu provided updates on open legal matters. Trustee Genslinger motioned to exit executive session. Trustee Pearson 2nd. Roll call vote passed 5/0.

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Adjournment:

Having no further business to conduct, Trustee Johanningsmeier motioned to adjourn the meeting at 8:27 p.m. Trustee Radtke 2nd. Vote passed unanimously. The next regular meeting will be held on Tuesday, October 14, 2025, at 6:30 p.m.

Respectfully submitted,

Abigail Penton, Village Clerk

Approved