

**VILLAGE PRESIDENT**  
Seth Speiser

**VILLAGE CLERK**  
Jerry Menard

**VILLAGE TRUSTEES**  
Mathew Trout  
Dean Pruett  
Elizabeth Niebruegge  
Lisa Meehling  
Ray Matchett, Jr.  
Mike Blaies

# VILLAGE OF FREEBURG

**FREEBURG MUNICIPAL CENTER**  
14 SOUTHGATE CENTER, FREEBURG, IL 62243  
PHONE: (618) 539-5545 • FAX: (618) 539-5590  
Web Site: www.freeburg.com

**VILLAGE ADMINISTRATOR**  
Tony Funderburg

**VILLAGE TREASURER**  
Bryan A. Vogel

**PUBLIC WORKS DIRECTOR**  
John Tolan

**POLICE CHIEF**  
Stanley Donald

**VILLAGE ATTORNEY**  
Weilmuenster Law Group, P.C

June 25, 2015

## NOTICE

### COMMITTEE AS A WHOLE MEETING VILLAGE OF FREEBURG

A Committee as a Whole Meeting of the Village of Freeburg will be held at the Municipal Center, Executive Board Room, **Tuesday, June 30, 2015, at 5:30 p.m.**

### COMMITTEE AS A WHOLE MEETING AGENDA

- I. Items to be Reviewed
  - A. Old Business
    1. Approval of May 27, 2015 Minutes
  - B. New Business
    1. Executive Session to Discuss Litigation and Potential Litigation, 5 ILCS 120/2-(c)(11)
    2. IML Conference
    3. High School Use of Pool
  - C. General Concerns
  - D. Public Participation
  - E. Adjourn

At said Committee Meeting, the Village Trustees may vote on whether or not to hold an Executive Session to discuss the selection of a person to fill a public position [5 ILCS, 120/2 – (c)(3)]; litigation [5 ILCS, 120/2 - (c)(11)] personnel [5 ILCS, 120/2 – (c) (1)]; real estate transactions [5 ILCS, 120/2 - (c)(5)]; or collective negotiating matters between the public body and its employees or their representatives [5 ILCS 120/2 (C)(2)]; discussion of executive session minutes, 5 ILCS, 120/2 – (C)(21)



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COMMITTEE AS A WHOLE MEETING  
Wednesday, May 27, 2015  
5:30 p.m.

The Committee as a Whole Meeting was called to order at 5:34 p.m. on Wednesday, May 27, 2015, by Mayor Seth Speiser. Members present were Mayor Seth Speiser, Trustee Mike Blaies, Trustee Ray Matchett, Trustee Lisa Meehling, Trustee Elizabeth Niebruegge, Trustee Dean Pruett, Trustee Matt Trout, Public Works Director John Tolan, Village Clerk Jerry Menard, Village Administrator Tony Funderburg and Office Manager Julie Polson. Guests present: see attached list.

## A. OLD BUSINESS:

1. Approval of March 30, 2015 Minutes: Trustee Matt Trout motioned to approve the March 30, 2015 minutes and Trustee Elizabeth Niebruegge seconded the motion. All voting yea, the motion carried.

## B. NEW BUSINESS:

1. Occupancy Permit Inspections: Mayor Speiser called this meeting for all of the landlords in town. Over the past year, we've discussed an occupancy permit inspection process. Annie from St. Clair County from Zoning is here to discuss their program. He advised nothing yet is set in stone. Annie advised how the program works. The Village would have nothing to do with the inspections. They would all be done by the county. Either the owner or agent of the property will call the County for an inspection, in either a rental or sales situation. The Village will be notified of all the inspections done, and we will be told how many occupants can occupy the home. They don't address code violations, and only inspect the one called to do. We would have to adopt their property maintenance code. A house and duplex would cost \$100, mobile home, \$75, reinspection, \$50, and apartments, \$50. The inspection checklist was provided to everyone present.

Mayor Speiser said the inspection is being looked at as more as a safety feature, for example, GFIs, carbon monoxide and smoke detectors. Annie confirmed they are not a whole house inspector. Their inspection process is safety driven. Mayor Speiser brought up egress windows in apartment bedrooms. If it is a safety hazard, St. Clair County would require the change be made. The landlords are concerned that St. Clair County decides what the safety issue is.

Many of the residents asked what kind of problem we are trying to fix. They also wanted to know why we are setting blanket rules for everyone instead of just the bad landlord. Dave Favre said we are the best town to do business in. He said it's an inconvenience to wait for inspections, and there is a loss of rent because of this. Administrator Funderburg said we aren't

Committee as a Whole Meeting  
Wednesday, May 27, 2015  
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trying to solve a problem. He further explained a question came up, and it is our job as elected officials to check into it.

Trustee Niebruegge stated this came up during a review of the code book, and further said we to be proactive and don't want to wait until an unfortunate accident. She said this is just day one of the process to figure things out. Tony also wanted to say we invited St. Clair County to be here, they did not ask for this meeting. Trustee Niebruegge again stated it was decided to look into so that if there are unsafe properties, this forces them to become safe. If they are already safe, there isn't an issue.

Trustee Trout asked the turnaround time, and Annie advised they have 1.5 inspectors with a 1-week turnaround. Mrs. Tadlock said a renter has a lot of rights to handle their safety concerns. She doesn't feel it's necessary because they keep their homes safe. She doesn't understand the need and thinks it would be a great expense. Paul Anderson said none of the people here have derelict properties and this would add unnecessary fees. If we want to do something serious about helping the town, do something about where the landlord is responsible for a renter that skips out. He also wants the rates to be looked at. Larry Hoffman bought units in Freeburg because he admires it. It's a small town without a lot of bureaucracy and doesn't see a problem here.

Mayor Speiser said this is the reason why we had the meeting, so we could listen to the landlords to get their input and opinions on this topic. He reiterated this is the first step, he appreciates everyone coming in and voicing their opinion. The topic of renters leaving unpaid bills was brought up and Administrator Funderburg said he is willing to sit and talk to any landlords about this. He stated we are following the laws. There may be other things we can do, and need to find the right thing. Mayor Speiser thanked everyone for attending.

- C. **GENERAL CONCERNS:** None.
- D. **PUBLIC PARTICIPATION:** Mayor Speiser advised this will be discussed at next month's Legal/Ordinance committee meeting. He appreciated everyone coming out. Zoning Administrator Henning said everyone at St. Clair County Zoning Dept., has been very helpful for him.
- E. **ADJOURN:** *Trustee Elizabeth Niebruegge motioned to adjourn at 6:10 p.m. and Trustee Matt Trout seconded the motion. All voting yea, the motion carried.*



Julie Polson  
Office Manager