

A PUBLIC HEARING TO APPROVE AN ANNEXATION WITH JOHN P. ZIMMERMAN AND JANET K. ZIMMERMAN, 3814 OLD FREEBURG ROAD, FREEBURG, ILLINOIS; AND JOSEPH C. JARVIS AND JACQUELINE RENEE JARVIS, 6301 COUNTRY SIDE LANE, FREEBURG, ILLINOIS; WILL BE HELD ON MONDAY, DECEMBER 20, 2021 AT 7:15 P.M., IN THE MUNICIPAL CENTER BOARD ROOM AT 14 SOUTHGATE CENTER, FREEBURG, ILLINOIS. BOTH PROPERTIES ARE BEING REZONED FROM SR-1 (SINGLE FAMILY RESIDENTIAL) TO A (AGRICULTURE)

**IN ACCORDANCE WITH EXECUTIVE ORDER 2020-07, THE PUBLIC
CAN PARTICIPATE THROUGH THE ZOOM CLOUD MEETING
APPLICATION AND CLICKING ON THE FOLLOWING LINK:**

<https://us02web.zoom.us/j/4478727673>

Meeting ID: 447 872 7673

We ask the public to mute their phone or mic until Public Participation
If you have any questions, please contact Matt Trout at mtrout@freeburg.com

Village Hall will be open to the public during this meeting

REGULAR BOARD MEETING AGENDA – DECEMBER 20, 2021 - 7:30 P.M.

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Minutes of Previous Meeting
 - 4 – 1. December 6, 2021 – Board Meeting Minutes – **Exhibit A**
5. Finance – None.
6. Treasurer’s Report
7. Attorney’s Report
8. ESDA Report – ESDA Report for December 20, 2021 – **Exhibit B**
9. Public Participation
10. Reports and Correspondence –
 - 10 – 1. Zoning Administrator’s Report for December 20, 2021 – **Exhibit C**
11. Recommendations of Boards and Commissions
 - 11 – 1. Combined Planning and Zoning Board Recommendation from December 14th meeting – **Exhibit D**
12. Contracts, Releases, Agreements and Annexations – see Ordinances
13. Bids
14. Resolutions
 - 14 – 1. Resolution #21-16: A Resolution Authorizing the Village to Accept and the Mayor to Execute an Agreement between the Village and Arthur J. Gallagher Risk Management Services – **Exhibit E**
15. Ordinances
 - 15 – 1. Ordinance #1728 – An Ordinance Authorizing the Execution of an Annexation Agreement for the Annexation of 3.00 Acres, More or Less, of Real Estate Owned by John P. and Janet K. Zimmerman Located in the County of St. Clair, State of Illinois – **Exhibit F**
 - 15 – 2. Ordinance #1729 – An Ordinance Annexing Certain Territory Commonly Known as the Zimmerman Property to and in the Village of Freeburg, St. Clair County, Illinois – **Exhibit G**
 - 15 – 3. Ordinance #1730 – An Ordinance Amending the Freeburg Zoning Ordinance for the Purpose of Rezoning Certain Property Commonly Known as the Zimmerman Property – **Exhibit H**
 - 15 – 4. Ordinance #1731 – An Ordinance Authorizing the Execution of an Annexation Agreement for the Annexation of 7.89 Acres, More or Less, of Real Estate Owned by Joseph C. and Jacqueline Renee Jarvis Located in the County of St. Clair, State of Illinois – **Exhibit I**
 - 15 – 5. Ordinance #1732 – An Ordinance Annexing Certain Territory Commonly Known as the Jarvis Property to and in the Village of Freeburg, St. Clair County, Illinois – **Exhibit J**
 - 15 – 6. Ordinance #1733 – An Ordinance Amending the Freeburg Zoning Ordinance for the Purpose of Rezoning Certain Property Commonly Known as the Jarvis Property – **Exhibit K**
 - 15 – 7. Ordinance #1734 – An Ordinance Annexing Certain Territory to the Village of Freeburg, St. Clair County, Illinois (WFRANCO, LLC dba Laugh and Learn) – **Exhibit L**
16. Old Business
17. New Business
18. Appointments

19. Committee Meeting Minutes/Recommendations
 - 19 - 1. Electric Committee Meeting – Wednesday, December 15, 2021 – 5:30 p.m. – **Exhibit M**
 - 19-1a. Recommend Step Increase to Level 3 for Paden Muskopf
 - 19 - 2. Water/Sewer Committee Meeting – Wednesday, December 15, 2021 – 5:45 p.m. – **Exhibit N**
 - 19-2a. Recommend Payment of TWM Invoice #72054 in the amount of \$1,659.75 – **Exhibit O**
 - 19-2b. Recommend Payment of Haier Plumbing & Heating Final Payment No.2 in the amount of \$35,137.40 – **Exhibit P**
 - 19-2c. Recommend Village Liability Insurance Renewal – see item #14-1
 - 19 - 3. Streets Committee Meeting – Wednesday, December 15, 2021 – 6:00 p.m. – **Exhibit Q**
 - 19-3a. Recommend Payment of TWM Invoice #70725 in the amount of \$1,377.05 – **Exhibit R**
 - 19-3b. Recommend Hire of Eric McDonald for the Water/Sewer Operator position and Cory Schaefer for the Worker position
20. Upcoming Meetings
 - 20 - 1. Closed in Observance of Christmas – Friday, December 24, 2021 and Monday, December 27, 2021
 - 20 - 2. Finance Committee Meeting – Wednesday, December 29, 2021 – 5:30 p.m.
 - 20 - 3. Legal/Ordinance Committee Meeting – Wednesday, December 29, 2021 – 5:45 p.m.
 - 20 - 4. Personnel/Police Committee Meeting – Wednesday, December 29, 2021 – 6:00 p.m.
 - 20 - 5. Closed in Observance of New Year’s Day – Friday, December 31, 2021
 - 20 - 6. Board Meeting – Monday, January 3, 2022 – 7:30 p.m.
21. Village President’s and Trustees’ Comments
22. Staff Comments
23. Adjournment

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

VILLAGE PRESIDENT

Seth Speiser

VILLAGE CLERK

Jerry Menard

VILLAGE TRUSTEES

Denise Albers

Michael Heap

Robert Kaiser

Mike Blaies

Ray Matchett, Jr.

Lisa Meehling

VILLAGE TREASURER

Bryan A. Vogel

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

PUBLIC WORKS DIRECTOR

John Tolan

POLICE CHIEF

Michael J. Schutzenhofer

ESDA COORDINATOR

Eugene Kramer

ZONING ADMINISTRATOR

Matt Trout

VILLAGE ATTORNEY

Weilmuenster Keck Brown, P.C.

**VILLAGE OF FREEBURG, ILLINOIS
BOARD MEETING MINUTES
MONDAY, DECEMBER 6, 2021 @ 7:30 P.M.**

CALL TO ORDER: Mayor Seth Speiser called the Regular Board Meeting to order at 7:30 p.m., on Monday, December 6, 2021, in the Freeburg Municipal Board Room. Presentation of the meeting was also conducted by Zoom video conferencing. Village Hall was open to the public.

PLEDGE OF ALLEGIANCE: Those present and the Board Members recited the Pledge of Allegiance.

ROLL CALL: Trustee Robert (Bob) Kaiser – here; Trustee Denise Albers – here; Trustee Ramon Matchett, Jr. – here; Trustee Elizabeth (Lisa) Meehling – here; Trustee James (Mike) Blaies – here; Trustee Michael (Mike) Heap – here; Mayor Seth Speiser – here; (7 present, 0 absent) Trustee Elizabeth (Lisa) Meehling present by Zoom video conferencing.

EXHIBIT A:

Mayor Speiser stated we have the minutes of the Regular Board Meeting Monday, November 15, 2021, for approval.

Trustee Denise Albers motioned to accept the minutes from the Regular Board Meeting Monday, November 15, 2021 and Trustee Ramon Matchett, Jr. seconded the motion. All voting aye, the motion carried.

EXHIBIT B:**FINANCE:**

Trustee (Chairperson) Denise Albers reported on the Finance Committee Meeting held on Monday, November 15, 2021 at 5:30 p.m.

- 1. REVISE OF BOARD LISTS:** Trustee Albers said we reviewed the Board List in our Finance Committee meeting. Trustee Albers said some items were questioned: Refund for an electric tap-in fee, emergency lights for a police vehicle, and repair blower at the west plant.
- 2. REVIEW OF INVESTMENTS:** Trustee Albers said we have no cd's coming due until 3/22.

Village of Freeburg Board Meeting Minutes

Monday, December 6, 2021

Page 1 of 6

TREASURER'S REPORT: None.

OLD BUSINESS:

1. Attorney Invoices: Trustee Albers said we reviewed the attorney's invoice.
2. Newsletter: Nothing to report.

EXHIBIT C:

NEW BUSINESS:

1. Employee Christmas Bonus: Mayor Speiser stated we have the Employee Christmas Bonus.

Trustee Denise Albers motioned to pay Employee Christmas Bonus full-time \$75.00 and part-time \$25.00 and Trustee Elizabeth (Lisa) Meehling seconded the motion. ROLL CALL: Trustee Denise Albers – aye; Trustee Elizabeth (Lisa) Meehling – aye; Trustee Michael (Mike) Heap – aye; Trustee James (Mike) Blaies – aye; Trustee Ramon Matchett, Jr. – aye; Trustee Robert (Bob) Kaiser – aye; (6 ayes, 0 nays, 0 absent). **All voting aye, the motion carried.**

TREASURER'S REPORT: None.

ATTORNEY'S REPORT: None.

EXHIBIT D:

ESDA REPORT: Mayor Seth Speiser called upon ESDA Coordinator Gene Kramer for his ESDA Report for December 6, 2021. Mayor Speiser stated Gene could not be here with us tonight. If you have any questions on his ESDA Report, please call him.

PUBLIC PARTICIPATION: None.

REPORTS AND CORRESPONDENCE:

EXHIBIT E:

ZONING ADMINISTRATOR'S: Mayor Speiser asked if anyone has any questions for Zoning Administrator Matt Trout on his Zoning Report for December 6, 2021. Zoning Administrator Matt said they are moving forward on the sewer plant. The material things on showing up for them to get started.

RECOMMENDATIONS OF BOARDS AND COMMISSIONS: None.

CONTRACTS, RELEASES, AGREEMENTS & ANNEXATIONS: None.

BIDS: None.

EXHIBIT F:

RESOLUTIONS:

Mayor Speiser stated we have Resolution #21-15, A Resolution for Participation in the State of Illinois Federal Surplus Property.

Trustee Ramon Matchett, Jr. motioned to adopt Resolution #21-02 by title only and Trustee Elizabeth (Lisa) Meehling seconded the motion. ROLL CALL: Trustee Ramon Matchett, Jr. – aye; Trustee Elizabeth (Lisa) Meehling – aye; Trustee James (Mike) Blaies – aye; Trustee Robert (Bob) Kaiser – aye; Trustee Michael (Mike) Heap – aye; Trustee Denise Albers – aye; (6 ayes, 0 nays, 0 absent). **All voting aye, the motion carried.**

ORDINANCES: None.

OLD BUSINESS: None.

EXHIBIT G:

NEW BUSINESS: Mayor Speiser stated we have Haier Plumbing Contractor's Application for Payment No. 5 in the amount of \$110,579.86.

Trustee Robert (Bob) Kaiser motioned to pay Haier Plumbing Contractor's Application No. 5 in the amount of \$110,579.86 and Trustee James (Mike) Blaies seconded the motion.

ROLL CALL: Trustee Robert (Bob) Kaiser – aye; Trustee James (Mike) Blaies – aye; Trustee Denise Albers – aye; Trustee Elizabeth (Lisa) Meehling – aye; Trustee Ramon Matchett, Jr. – aye; Trustee Michael (Mike) Heap – aye; (6 ayes, 0 nays, 0 absent). **All voting aye, the motion carried.**

EXHIBIT H:

NEW BUSINESS: Mayor Speiser stated we have Burns & McDonnell Invoice #113084-15REV in the amount of \$95,038.73.

Trustee Robert (Bob) Kaiser motioned to pay Burns & McDonnell Invoice#113084-15REV in the amount of \$95,038.73 and Trustee James (Mike) Blaies seconded the motion.

ROLL CALL: Trustee Robert (Bob) Kaiser – aye; Trustee James (Mike) Blaies – aye; Trustee Michael (Mike) Heap – aye; Trustee Denise Albers – aye; Trustee Ramon Matchett, Jr. – aye; Trustee Elizabeth (Lisa) Meehling – aye; (6 ayes, 0 nays, 0 absent). **All voting aye, the motion carried.**

APPOINTMENTS: None.

COMMITTEE MEETING REPORTS:

EXHIBIT I:

Legal/Ordinance Committee Meeting:

Trustee (Chairperson) Michael (Mike) Heap reported on the Legal/Ordinance Committee Meeting held on Monday, November 15, 2021 at 5:45 p.m.

The following item or items were talked about or discussed:

OLD BUSINESS:

1. Zoning Report/Nuisance Properties: Trustee Heap said Zoning Administrator Matt Trout reported 7 occupancy permits issued, and the following 1 building permits for a new home on Old Fayetteville Road. Zoning Administrator Matt Trout and Attorney Keck discussed the situation on Cardinal Court, and Attorney Keck will prepare a letter to be hand delivered by our police department.
2. Meadow Pines/Edison Estate Subdivisions: Trustee Heap said there is a house being framed out in Meadow Pines.

NEW BUSINESS: None.

GENERAL CONCERNS: Trustee Heap said Public Works Director John Tolan requested the home on State Street across from Midland be sent a letter regarding the limbs.

PUBLIC PARTICIPATION: None.

Mayor Speiser asked to have the retention pond be cleaned out. Zoning Administrator Matt Trout said this issue will be taken care of on Wednesday.

EXHIBIT H:

Personnel/Police Committee Meeting:

Trustee Ramon Matchett, Jr. reported on the Personnel/Police Committee Meeting held on Monday, November 15, 2021 at 6:00 p.m. in the absence of Trustee (Chairperson) Elizabeth (Lisa) Meehling

The following item or items were talked about or discussed:

POLICE:

OLD BUSINESS:

1. Explorer Program: Trustee Matchett said Chief Schutzenhofer advised this program is on hold for now. Attorney Keck commented he has not had a chance to review the information.

NEW BUSINESS:

1. Scott Stroud End of Probation Status: Trustee Matchett said Chief Schutzenhofer state Scott Stroud is a good employee and does not have any issues with him, and would like to end his probation statuses.

Trustee Ramon Matchett, Jr motioned Scott Stroud's be taking off of end of Probation status, and Trustee Elizabeth (Lisa) Meehling seconded the motion. ROLL CALL: Trustee Ramon Matchett, Jr. – aye; Trustee Elizabeth (Lisa) Meehling – aye; Trustee James (Mike) Blaies – aye; Trustee Michael (Mike) Heap – aye; Trustee Denise Albers – aye; Trustee Robert (Bob) Kaiser – aye; (6 ayes, 0 nays, 0 absent). **All voting aye, the motion carried.**

PERSONNEL:

OLD BUSINESS: None.

NEW BUSINESS: Nothing to report.

GENERAL CONCERNS: None.

PUBLIC PARTICIPATION: None.

UPCOMING MEETINGS:

- Joint Review Board Meeting – Wednesday, December 8, 2021 – 10:00 a.m.
- Combined Planning/Zoning Board – Tuesday, December 14, 2021 – 6:00 p.m.
- Electric Committee Meeting – Wednesday, December 15, 2021 – 5:30 p.m.
- Water/Sewer Committee Meeting – Wednesday, December 15, 2021 – 5:45 p.m.
- Streets Committee Meeting – Wednesday, December 15, 2021 – 6:00 p.m.
- Board Meeting – Monday, December 20, 2021 – 7:30 p.m.

VILLAGE MAYOR, VILLAGE CLERK & TRUSTEES' COMMENTS:

- Mayor Seth Speiser** – He said our county board member is going to resign his position. We will get in touch with Chairman Mark Kern and see who he is going to appoint.
- Trustee Robert (Bob) Kaiser** – No thank you.
- Trustee Ramon Matchett, Jr.** – No thank you.
- Trustee James (Mike) Blaies** – The Country Mart Christmas party was well attended
- Village Clerk Jerry Menard** – No thank you.
- Trustee Michael (Mike) Heap** – No thank you.
- Trustee Elizabeth (Lisa) Meehling** – Thanks to Country Mart for holding a wonderful event.
- Trustee Denise Albers** – No thank you.

STAFF COMMENTS:

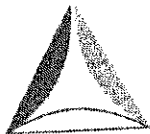
- Village Zoning Administrator Matt Trout** – Chamber holiday party will be Friday starting at 2:00 p.m. at Next Up, and we will have a ribbon cutting. Come join us for some fun.
- Village Administrator Tony Funderburg** – He will be on vacation from December 16th to the December 22nd. He will have his cell phone if anyone needs to get in touch with him. His son Landon got his first offer from Illinois State for Football.
- Public Works Director John Tolan** –
- Police Chief Mike Schutzenhofer** – No thank you.
- ESDA Coordinator Gene Kramer** –

Mayor Speiser said he and Elaine attended the St. Libory American Legion 100th Anniversary celebration on December 5. He and Elaine set at a table with some Freeburg veterans. It was a nice get together.

ADJOURNMENT: Mayor Seth Speiser called for a motion to adjourn the meeting.

Trustee Denise Albers motioned to adjourn the Regular Board meeting of Monday, December 6, 2021 at 7:47 p.m. and Trustee Elizabeth (Lisa) Meehling seconded the motion. All voting aye, the motion carried.


Jerry Lynn Menard
Village Clerk



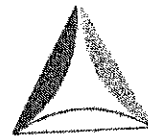
ESDA OFFICE: [618] 539-9996
VILLAGE HALL: [618] 539-5345

FREEBURG EMERGENCY SERVICES AND DISASTER AGENCY

Freeburg Emergency Management Agency

#14 SOUTHGATE CENTER
FREEBURG, IL 62243

111-1111



DIRECTOR:
[618] 539-3764
(cell) 618-799-0267

Report to Mayor and Village Board Dec. 20, 2021-Report

1. Conduct, from ESDA office, the St. Clair Co. ARES Communications Exercise at 6:30 pm to 8:00 PM involving surrounding counties ARES operator via the SCARC repeater. Exercise conducted on Dec. 7 & 14th.
2. Dec. 8, 2021, began advising both the Village Gov. officials as well as the Freeburg School systems concerning the potential for Severe Weather development for Friday Dec. 10th- due to the seriousness of this Severe Weather Development, I provided "updates" from our instrumentation and data from SPC.
3. Dec. 10th: participated in the H.A.R.N. (Hospital Amateur Radio Net,) exercise at 8:05 AM..
4. Dec. 10th: responded to request from Christ Our Savior Church, for additional PPE items - in this case- additional Face Masks.. Inventory from IEMA-St. Clair Co EMA to Freeburg EMA stock.
5. Dec. 10- Attended a Severe Weather Conference per Web seminar conducted by the NWS office in St. Louis as it related to the protected up coming severe weather outbreak for late night time period.
6. Initiated all Communication systems at 3:05 pm and requesting our Office Manager , Julie P., to initiate the telephone/email notifications concerning tornado watch #522. All additional response communications were set in motion on Dec. 10th and continued until 11:45 pm from the ESDA office. Full report summary prepared and sent to All Village Gov. trustees and the Mayor .
7. Dec. 14th - advised local Gov. and Mayor as well as all Freeburg Schools about the NWS issued High Wind Advisory to take affect on Dec 15 thru early Dec 16.
8. IESMArenewal insurance forms have been e-mailed to Freeburg ESDA volunteers starting Dec. 15th I will obtain and submit of ES Budget for renewal membership payments.
9. I have notified the Mayor and Village officials as well as the schools on the SPC data related to potential Severe Weather development for Wed. night late into early Thursday morning, threat of strong thunderstorm activity. Local public safety departments were also notified on this risk for late Wed/ early Thurs morning. . potential for "Derecho type" weather event.

Respectly submitted:
Eugene Kramer, Coord.

FREEBURG VILLAGE BOARD MEETING ZONING REPORT

December 20th, 2021

Matt Trout Zoning Administrator

I continue to send out letters, make phone calls, and follow up on letters sent out to properties that are in violation. I continue to monitor properties that have received letters.

We had two hearings at the December 14th Combined Board meeting. The Combined Board approved the recommendation of the 2 annexations to the Ag District at this meeting. In the board packet you will see the Memo from the meeting with more detail. Both annexations will be heard at 7:15 before the board meeting and will require Final Action from the Village Board.

Work at the sewer plant continues with the Influent Screening building, Administration Building, and Aeration Basin 2. Haier is starting to receive the materials needed to make progress forward. There are several crews on site each day working on several different areas. Please let me know if you would like to schedule a visit to the sewer plant.

At the close of the year, I will be working on a report for the totals of 2021 for your review.

December 1st through December 16th

7 -- Occupancy Permit

6 -- Permits

- 2 Electric Permit
- 1 Wrecking Permit
- 1 Commercial Structure
- 1 Shed
- 1 Deck

VILLAGE OF FREEBURG MEMORANDUM

DATE: December 15th, 2021
TO: Village of Freeburg Board
FROM: Matt Trout, Zoning Administrator
RE: Combined Planning and Zoning Board Meeting December 14th, 2021

On Tuesday December 14th, 2021, the above board held their monthly meeting.

At 6:00pm the Combined Planning and Zoning Board opened the meeting with a hearing for John & Janet Zimmerman to annex their property located at 3814 Old Freeburg Rd. into the Village of Freeburg's Ag district.

John Zimmerman started by mentioning that he would like to bring in the parcel at 3814 Old Freeburg Rd into the Village, but keep the property zoned Ag. He stated, along with the single family home on the property, but also have a field in which they grow hay for horses. The property is currently Ag in the County, but they would like to hook this property up to the new water line the village just installed. In order to do that, they have to annex the property. A short discussion took place with Mr. Zimmerman before a motion was made.

Gary Henning *motioned to recommend to the Village Board the approval of the rezoning to the Ag District and Gary Mack Secoded the motion.* **ROLL CALL VOTE:** Gary Henning - yes, Gary Mack - yes, Dirk Downen - yes, Terry Gamblin - yes, Rita Green - yes, Lee Smith - yes, and Steve Woodward - yes. With 7 yes votes and 0 no votes, the motion passed.

The Village Board will take final action on this motion at the December 20th, 2021 Village Board Meeting at 7:30 p.m.

The second hearing of the night dealt with another annexation requesting the Ag District. Joseph & Jacqueline Jarvis requested their property located at 6301 Country Side Ln be annexed into the Village's Ag District. Mr. Jarvis discussed his desire to annex into the Village due to their involvement and commitment to Freeburg. They also would like access to the water line that was installed on Country Side Ln a few years ago. In order to have access, they must annex the property. Board Member Henning brought up the use of the new large shed with asphalt driveway and parking area. Mr. Jarvis stated that it would not be used for his business or residential use. Zoning Administrator, Matt Trout discussed the documents forwarded on by St. Clair County Zoning Office. These are signed documents stating that the Jarvis' would not use this shed for business or residential. With no further questions or discussions, a motion was made.

Gary Henning *motioned to recommend to the Village Board the approval of the rezoning of the property to Ag and Terry Gamblin Secoded the motion.* **ROLL CALL VOTE:** Gary Henning - yes, Terry Gamblin - yes, Dirk Downen - yes, Lee Smith - yes, Rita Green - yes, Gary Mack - yes, and Steve Woodward - yes. With 7 yes votes and 0 no votes, the motion passed.

The Village Board will take final action on this motion at the December 20th, 2021 Village Board Meeting at 7:30 p.m.

cc: Seth Speiser, Mayor of Freeburg

RESOLUTION NO. 21-16**A RESOLUTION OF THE VILLAGE OF FREEBURG, ILLINOIS
AUTHORIZING THE VILLAGE TO ACCEPT AND THE MAYOR TO
EXECUTE AN AGREEMENT BETWEEN THE VILLAGE OF FREEBURG
AND ARTHUR J. GALLAGHER RISK MANAGEMENT SERVICES, INC.**

WHEREAS, Arthur J. Gallagher, Inc., has submitted its proposal dated December 14, 2021 to provide risk management services for the Village of Freeburg during the 2022 calendar year; and

WHEREAS, the Board of Trustees of the Village of Freeburg, Illinois believes it is in the best interest of the Village to enter into an agreement with Arthur J. Gallagher, Inc., to provide such professional services;

WHEREAS, the Board of Trustees of the Village of Freeburg, Illinois, believe it is in the best interest of the Village to renew its property and liability coverage with as noted in the renewal quote attached as "Exhibit A," and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE VILLAGE OF FREEBURG, ILLINOIS, THAT:

SECTION 1: The recitals set forth above hereby adopted are found to be true and correct and are incorporated by reference as if fully set forth herein.

SECTION 2: The Mayor of the Village of Freeburg, Illinois, is hereby authorized to execute the Agreement between the Village and Arthur J. Gallagher, Inc., a copy of which is attached hereto as "Exhibit A."

SECTION 3: This Resolution shall be in full force and effect after its passage and approval as provided by law.

SECTION 4: Any and all Resolutions, sections or subsections of Resolutions in conflict herewith are hereby repealed.

ADOPTED BY THE BOARD OF TRUSTEES OF THE VILLAGE OF FREEBURG, ILLINOIS, THIS 20th DAY OF DECEMBER, 2021.

RESOLUTION NO. 21-16 cont.

Vote Recorded:

AYES: _____

NAYS: _____

ABSENT: _____

Seth E. Speiser
Village President

ATTEST:

Jerry Menard
Village Clerk

Approval as to Legal Form:

Frederick W. Keck
Village Attorney
Weilmuenster, Keck & Brown, P.C.

Premium Summary

The estimated program cost for the options are outlined in the following table:

LINE OF COVERAGE	EXPIRING PROGRAM		PROPOSED PROGRAM(S)	
	Premium TRIA Fire Only, can't be rejected Estimated Cost	ESTIMATED COST	PROGRAM 1	
Package – Property, IM, GL, Auto, Public Official E&O, Law Enforcement Liability, Umbrella		Atlantic Specialty Insurance Company (Intact) \$10,000 Umbrella Limit	Atlantic Specialty Insurance Company (Intact) \$4,000,000 Umbrella Limit No Law Enforcement Liability	\$110,466.00 \$534.00 \$111,000.00
Law Enforcement Liability Primary \$3M Limit	Premium Total Fees Estimated Cost TRIA Premium		Included in Package Greenwich Insurance Company (XL Group plc)	\$13,508.00 \$245.00 \$13,753.00 N/A
Excess Law Enforcement Liability \$2M excess \$3M	Premium Taxes Total Fees Estimated Cost		Included in Package Kinsale Insurance Company	\$8,000.00 \$286.00 \$50.00 \$8,336.00
Earthquake Only	Premium TRIA Premium	Atlantic Specialty Insurance Company (White Mountains Insurance Group)	Atlantic Specialty Insurance Company (White Mountains Insurance Group)	\$11,312.00 \$11,776.00 \$236.00
Equipment Breakdown	Premium	Liberty Mutual Fire Insurance Company (Liberty Mutual Holding Company, Inc.)	Liberty Mutual Fire Insurance Company (Liberty Mutual Holding Company, Inc.)	\$30,876.00
Cyber Liability	Premium Total Fees Estimated Cost TRIA Premium	BCS Insurance Company	BCS Insurance Company	\$5,322.00 \$100.00 \$5,475.00 \$53.00

LINE OF COVERAGE		EXPIRING PROGRAM ESTIMATED COST		PROPOSED PROGRAM(S) PROGRAM 1	
Crime	Premium	Hanover Insurance Companies	\$1,155.00	Hanover Insurance Company	\$1,155.00
Workers Compensation	Premium	Illinois Public Risk Fund	\$121,966.00	Illinois Public Risk Fund (Illinois Public Risk Fund)	\$113,641.00
	Total Fees		\$3,659.00		\$3,409.00
	Estimated Cost		\$125,625.00		\$117,050.00
	TRIA Premium		Included		Included
Total Estimated Program Cost With \$5M Umbrella			\$276,168.00		\$299,421.00

Excess Third Party Liability	Premium Taxes		Included in Package	Arch Specialty Insurance Company (Arch Insurance Group)	\$28,500.00
	Estimated Cost				\$1,019.00
	TRIA Premium				\$29,519.00
Total Estimated Program Cost with \$10M umbrella			\$276,168.00		\$750.00
					\$328,940.00

VILLAGE OF FREEBURG

ORDINANCE NO. 1728

**AN ORDINANCE AUTHORIZING THE EXECUTION OF AN ANNEXATION
AGREEMENT FOR THE ANNEXATION OF 3.00 ACRES, MORE OR LESS, OF
REAL ESTATE OWNED BY JOHN P. ZIMMERMAN AND JANET K.
ZIMMERMAN, LOCATED IN THE COUNTY OF ST. CLAIR, STATE OF
ILLINOIS**

December 20, 2021

Return To:

**Village of Freeburg
14 Southgate Center
Freeburg, IL 62243**

ORDINANCE NO. 1728

AN ORDINANCE AUTHORIZING THE EXECUTION OF AN ANNEXATION AGREEMENT FOR THE ANNEXATION OF 3.00 ACRES, MORE OR LESS, OF REAL ESTATE OWNED BY JOHN P. ZIMMERMAN AND JANET K. ZIMMERMAN LOCATED IN THE COUNTY OF ST. CLAIR, STATE OF ILLINOIS

WHEREAS, at least two-thirds (2/3) of the corporate authorities holding office believe it is in the best interest of the Village of Freeburg, St. Clair County, Illinois, to enter into a certain Annexation Agreement pertaining to property consisting of approximately 3.00 acres more or less as described in the Annexation Agreement attached as "Exhibit A" and commonly known as the Zimmerman property; and

WHEREAS, an Annexation Agreement has been drafted, a copy of which Agreement is attached hereto and incorporated herein as "Exhibit A;" and

WHEREAS, the Petitioners as described in the Annexation Agreement and/or the legal owners of record of the territory which is the subject of said Agreement are ready, willing and able to enter said Agreement and to perform the obligations as required thereunder; and

WHEREAS, the Village did, on the 20th day of December, 2021, hold and conduct a public hearing pursuant to notice and statute to discuss the Annexation Agreement; and

WHEREAS, all other statutory procedures provided in Division 15.1 of Article II of the Illinois Municipal Code, as amended, for the execution of said Agreement have been fully complied with.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF FREEBURG, COUNTY OF ST. CLAIR, STATE OF ILLINOIS, as follows:

SECTION 1: The recitals set forth above are true and accurate and incorporated herein by reference.

SECTION 2: That the Village hereby adopts and enters into the Annexation Agreement and the Village President be and he is hereby authorized and directed to execute, and the Village Clerk is directed to attest the Annexation Agreement attached hereto dated the 20th of December, 2021 (a copy of which is attached hereto and made a part hereof as "Exhibit A).

ORDINANCE NO. 1728 cont.

SECTION 3: That this Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

PASSED by the Board of Trustees of the Village of Freeburg, Illinois, this 20th day of December, 2021.

AYES _____	NAYS _____	ABSENT _____
AYES _____	NAYS _____	ABSENT _____
AYES _____	NAYS _____	ABSENT _____
AYES _____	NAYS _____	ABSENT _____
AYES _____	NAYS _____	ABSENT _____
AYES _____	NAYS _____	ABSENT _____

Vote recorded by:

Jerry Menard, Village Clerk

Approved by the Village President of the Village of Freeburg, St. Clair County, Illinois, this _____ day of December, 2021.

Seth E. Speiser, Village President

ATTEST:

Jerry Menard, Village Clerk

Approved as to Legal Form:

Village Attorney

ANNEXATION AGREEMENT

THIS ANNEXATION AGREEMENT ("Agreement") is made and entered into this 20th day of December, 2021, by and between John P. Zimmerman and Janet K. Zimmerman, 3814 Old Freeburg Road, Freeburg, Illinois, (hereinafter referred to as "Owners") and the VILLAGE OF FREEBURG ("Village"), a municipal corporation organization and existing under and by virtue of the laws of the State of Illinois by and through its Mayor and Village Trustees (collectively, "Corporate Authorities").

RECITALS

- A. Owners are the owner of record of certain parcels of real property situated in St. Clair County, Illinois, which are adjacent to the Village and are more particularly described in Exhibit "A," the legal description, attached hereto and made a part hereof (the "Parcel").
- B. The Parcel consists of approximately 3.00 acres and adjoins, abuts, and is contiguous to the corporate limits of the Village.
- C. The Parcel has not been annexed to any municipality and is currently situated within unincorporated St. Clair County, Illinois.
- D. The Parcel constitutes territory that is contiguous to and may be annexed to the Village, as provided under Section 7-1-1, *et seq.*, of the Illinois Municipal Code, 65 ILCS 5/7-1-1, *et seq.*
- E. Owners desire to have the Parcel annexed to the Village, on the terms and conditions provided herein and to qualify for such benefits or services as such annexation may so entitle it.
- F. The Corporate Authorities, after due and careful consideration, have concluded that the annexation of the Parcel to the Village would further the orderly growth of the Village, enable the Village to control the development of the Parcel, and serve the best interests of the Village.
- G. Pursuant to the provisions of 65 ILCS 5/11-15.1-1, *et seq.*, a proposed Annexation Agreement, in substance and form the same as this Agreement, was submitted to the Corporate Authorities and a public hearing was held on December 20, 2021 pursuant to notice, all as provided by statute and the ordinances of the Village.
- H. Any fire protection district, library district and other entity or person entitled to notice prior to annexation of the Parcel to the Village have been given notice thereof by the Village as required by law.

NOW, THEREFORE, in consideration of the promises and the mutual covenants and agreements herein contained, and in compliance with ordinances, codes, and regulations of the Village in effect as of the date of this Agreement, or as may hereinafter be enacted, subsequently, the Parties hereto hereby agree as follows:

1. **Statutory Authority.** The Parties hereto enter into this Agreement pursuant to and in accordance with the provisions of 65 ILCS 5/11-15.1-1, *et seq.*

2. **Annexation.**

- a) Concurrent with this Agreement, Owners have filed with the Village Clerk a Petition for Annexation of the Parcel to the Village, conditioned on the terms and provisions of this Agreement, which petition has been prepared, executed and filed in accordance with 65 ILCS 5/7-1-8, and the ordinance and other requirements of the Village. A copy of said Petition is attached hereto and made a part hereof as Exhibit "B."
- b) Owners have filed with the Village Clerk a Plat of Annexation which contains an accurate map of the Parcel, illustrated with the zoning district(s) Owners are seeking as a condition of annexation, which is attached hereto and made a part hereof as Exhibit "C" ("Annexation Plat").
- c) Subject to the terms of this Agreement, the Corporate Authorities shall hereinafter enact an ordinance annexing the Parcel to the Village ("Annexation Ordinance") which ordinance shall attach the Annexation Plat.

2. **Rezoning.** Upon the Effective Date of the Annexation Ordinance as set forth herein, the Village shall do the following:

- a) The Village shall adopt an ordinance zoning and classifying the Parcel as follows: "A" (Agricultural Use). The Parties acknowledge that prior to the effective date and execution of this Agreement, such public hearings as are necessary to enable the Village lawfully to grant said zoning classification as to the Parcel will have been conducted upon proper notice.
- b) Except as provided herein, all future changes in land use or related activity on the Parcel, if any, shall be subject to the applicable ordinances and laws authorizing or regulating such change or activity now in effect or as amended from time to time.

3. **Sanitary Sewer/Water/Electrical Service.**

- a) During the term of this Agreement, the Village agrees to allow the Owner to connect to the Village sanitary sewer system at Owner's option and Owner's expense, if and when sanitary sewer service becomes available to the Parcel. Upon expiration of this Agreement, Owner's connection obligations shall be governed by the applicable Village ordinances and policies. Any conflicting federal or state laws governing sanitary sewer connection shall supersede this paragraph.

- b) The Village agrees to allow the Owners to connect to the Village water system and to make that utility reasonably available to the Parcel. The Village agrees to extend a municipal water main to that area for the purpose of using said system to serve the Owners' primary residence only, via a private water line constructed by the Owners from the Parcel to the municipal water main. Said private water line construction shall comply with all standards set by the Village, and Village's Engineer of Record, IEPA, the American Water Works Association Standards of Denver, Colorado as amended from time to time, and/or other state, federal or local regulatory agencies in effect as of the date of this agreement, and further provided the Owner bears all costs related to construction of the private line including, but not limited to, cost of labor, material, design and engineering and easement acquisition. The Village will waive the fee for one water tap on provided that the owner connects to the water utility within one year of that utility service becoming available to the Parcel.
- c) During the term of this Agreement, the Village agrees to allow the Owner to connect to the Village electric system at Owner's option and Owner's expense, if and when electric service becomes available to the Parcel. Upon expiration of this Agreement, Owner's connection obligations shall be governed by the applicable Village ordinances and policies. Any conflicting federal or state laws governing electric system connection shall supersede this paragraph.
- d) The Village shall not be held responsible for its inability to install any utility, or for any loss or damage including consequential damage, or delay in installation, caused by strikes, riots, elements, embargoes, failure of carriers, inability to obtain material, or other acts of God, or any other cause beyond Village's reasonable control, including but not limited to the acquisition of easements, modifications of Facilities Planning Area boundaries, Illinois Environmental Protection Agency permits or any other governmental or regulatory permit or approval.

4. **Subdivision/Dedication of Improvements.**

- a) In the event the Owners subdivide or otherwise develop the Parcel, the Owners shall dedicate to the Village, the roadways, the public improvements, the water lines, sanitary sewers and the storm sewers by recording with the St. Clair County, Illinois Recorder, in a form acceptable to the Village, the appropriate subdivision plat which dedicates the public improvements as provided herein. Nothing herein shall require the Village to accept such improvements for maintenance or liability that are not in satisfaction of the Village's specifications or that have not been inspected, approved and accepted by the Village.

- b) The Owners shall grant to the Village nonexclusive utility easements ("Utility Easements") for maintenance and repair of the aforesaid utilities to be constructed on the Parcel and dedicated to the Village as shown on the Final Plat, and any other easements the Village may reasonably require for municipal purposes.
- c) The Owners shall pay all development fees including but not limited to green space fees, plat review fees, completion and maintenance security for dedicated public improvements and normal and customary building permits, relative to development of the Parcel as set forth in the Code of Ordinances of the Village of Freeburg, as amended from time to time.

6. Miscellaneous.

- a) Notwithstanding any other provision contained herein to the contrary, with respect to the Parcel, this Agreement shall be effective for a term of twenty (20) years from the date hereof, provided that any continuing obligations to the Village shall survive any termination or expiration to the extent consistent with 65 ILCS 5/11-15.1-1.
- b) This Agreement shall bind the heirs, successors, and assigns of the Owners, the Village, the Corporate Authorities and their successors in office. This Agreement shall inure to the benefit of the Parties hereof, their successors and assigns. This Agreement and the obligations of Owners hereunder shall be a covenant that shall run with the land, shall be a provision of any sale or other contract for transfer of interest in the Parcel, and may be recorded. Upon annexation, Owners shall comply with all ordinances of the Village, as adopted or amended from time to time.
- c) Nothing herein shall in any way prevent the alienation, encumbrance or sale of the Parcel or any portion thereof, and the new owner or owners shall be both benefited and bound by the conditions and restrictions herein expressed.
- d) Within thirty (30) days after the passage, approval and adoption of an ordinance of annexation by the Village, the text of this Agreement (or a suitable memorandum hereof) shall be recorded at the sole cost and expense of the Village in the Office of the Recorder of St. Clair County, Illinois.
- e) Except as otherwise expressly provided herein, Owners shall comply in all respects with the applicable provisions of the Village of Freeburg Municipal Code, whether or not any of such ordinances are amended after the date hereof.

- f) It is further agreed that any party to this Agreement, either in law or in equity, by suit, action, mandamus or other proceeding may enforce or compel the performance of this Agreement, or have other such relief for the breach thereof as may be authorized by law or that by law or in equity is available to them.
- g) It is understood by the Parties hereto that time is of the essence. It is further understood that upon the occurrence of a default of any of the provisions of this Agreement, which default continues for ten (10) days after a notice specifying such default is given the defaulting party, the injured party hereto may in law or in equity, by suit, action, mandamus or other proceeding, including specific performance, enforce or compel the performance of this Agreement by such defaulting party.
- h) The undersigned persons, whether signing individually, on behalf of a municipal corporation, or by an attorney-in-fact warrant themselves: (i) to be of lawful age, (ii) to be legally competent to execute this Agreement, (iii) to be fully authorized to execute this Agreement on behalf of themselves or the municipal corporation or other entity indicated below, and (iv) to have signed this Agreement on their own behalf or on behalf of such municipal corporation or other entity as their own free acts and deeds and/or the free acts and deeds of such municipal corporation or other entity after opportunity to consult with legal counsel.
- i) In the event any portion of this Agreement or part thereof shall be deemed invalid, such invalidity of said provision or part thereof shall not affect the validity of any other provision hereof.
- j) Unless stated otherwise herein, any notice required or permitted under this Agreement shall be in writing and shall be deemed given when mailed by registered or certified mail, return receipt requested, to the respective parties at their addresses listed below:

If to the Village:

Village of Freeburg, Illinois
Freeburg Municipal Center
14 Southgate Center
Freeburg, IL 62243
Attention: Mayor

With a copy to:

Mr. Fred Keck
Weilmuenster Keck and Brown, P.C.
3201 W. Main Street
Belleville, IL 62226

If to the Owner:

Mr. and Mrs. John Zimmerman
3810 Old Freeburg Road
Freeburg, IL 62243

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be executed as of the day and year first above written.

VILLAGE:

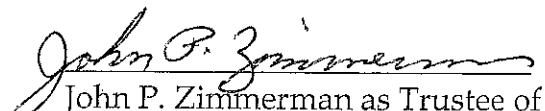
VILLAGE OF FREEBURG
A Municipal Corporation,
County of St. Clair
State of Illinois


ATTEST:

Jerry Menard
Village Clerk

Seth E. Speiser
Village President

OWNERS:


John P. Zimmerman as Trustee of
The John P. and Janet K.
Zimmerman Trust


Janet K. Zimmerman as Trustee of
the John P. and Janet K.
Zimmerman Trust

LIST OF EXHIBITS

- A. Legal Description of Parcel
- B. Petition for Annexation
- C. Annexation Plat

EXHIBIT A

Legal Description of Parcel

**3814 Old Freeburg Road
Freeburg, Illinois
P.I.N.: 14-18.0-100-013**

Part of Lot 7 of Survey 772, Claim 569, reference being had to the plat thereof recorded in the Recorder's Office of St. Clair County, Illinois in Plat Book "C" on page 313, the tract of land herein described lying in Township 1 South, Range 7 West of the Third Principal Meridian, St. Clair County, Illinois and being more particularly described as follows:

Commencing at an iron pin at the intersection of the southeast line of said Survey 772 with the south line of the fractional northwest quarter of Section 18 in said Township 1 South, Range 7 West; thence North 33 degrees 57 minutes East on the southeast line of Survey 772, a distance of 144.84 feet to a point on the southwest line of a strip of land thirty (30) feet in width conveyed to the Illinois Central Railroad Company by instrument recorded in Deed Book 632 on page 428 in said Recorder's Office; thence North 28 degrees 19 minutes West on the southwest line of said strip of land, a distance of 79.85 feet to the point of beginning, being a point on the northeasterly right-of-way line of County Highway 4 (also known as the OLD BELLEVILLE AND URBANA PLANK ROAD), reference being had to the plat thereof recorded in said Recorder's Office in Plat Book 53 on page 146; thence continuing North 28 degrees 19 minutes West on the southwest line of said strip of land, a distance of 275.33 feet to a point of curvature; thence northwesterly on the southwest line of said strip of land on a curve to the right having a radius of 3899.83 feet, an arc distance of 462.00 feet (chord = North 24 degrees 55 minutes 20 seconds West, 461.73 feet) to a point; thence South 39 degrees 56 minutes West, a distance of 366.09 feet to a point on the northeasterly right-of-way line of the above referenced County Highway 4; thence southeasterly on said right-of-way line on a curve to the right having a radius of 5762.65 feet, an arc distance of 164.21 feet (chord = South 55 degrees 00 minutes East, 164.21 feet) to a point of tangency; thence South 54 degrees 11 minutes East, on said right-of-way line, a distance of 225.10 feet; thence North 35 degrees 49 minutes East on said right-of-way line, a distance of 17.00 feet; thence South 54 degrees 11 minutes East on said right-of-way line, a distance of 287.56 feet to the point of beginning, containing 2.70 acres, more or less; ALSO, a triangular shaped tract of land described as follows: Beginning at the intersection of the easterly right-of-way line of the Illinois Central Railroad and the southeasterly line of Survey 772 and running thence northeasterly along said southeasterly line of Survey 772, a distance of 178 feet; thence West 175 feet, more or less, to the easterly right-of-way line of the Illinois Central Railroad; thence southeasterly along said right-of-way line to the point of beginning, containing 0.30 acres, more or less, containing in all 3.00 acres, more or less.

Permanent parcel number: 14-18.0-100-013

Commonly known as: 3814 Old Freeburg Road, Freeburg, IL 62243

PETITION FOR ANNEXATION (Zimmerman)

To: The Mayor and Board of Trustees
of the Village of Freeburg
St. Clair County, Illinois

The Petitioners, John P. Zimmerman and Janet K. Zimmerman, respectively state under oath:

1. Petitioners are the sole legal and equitable owners of record of the following described land (hereinafter sometimes referred to as the "Tract"), to-wit:

Part of Lot 7 of Survey 772, Claim 569, reference being had to the plat thereof recorded in the Recorder's Office of St. Clair County, Illinois in Plat Book "C" on page 313, the tract of land herein described lying in Township 1 South, Range 7 West of the Third Principal Meridian, St. Clair County, Illinois and being more particularly described as follows:

Commencing at an iron pin at the intersection of the southeast line of said Survey 772 with the south line of the fractional northwest quarter of Section 18 in said Township 1 South, Range 7 West; thence North 33 degrees 57 minutes East on the southeast line of Survey 772, a distance of 144.84 feet to a point on the southwest line of a strip of land thirty (30) feet in width conveyed to the Illinois Central Railroad Company by instrument recorded in Deed Book 632 on page 428 in said Recorder's Office; thence North 28 degrees 19 minutes West on the southwest line of said strip of land, a distance of 79.85 feet to the point of beginning, being a point on the northeasterly right-of-way line of County Highway 4 (also known as the OLD BELLEVILLE AND URBANA PLANK ROAD), reference being had to the plat thereof recorded in said Recorder's Office in Plat Book 53 on page 146; thence continuing North 28 degrees 19 minutes West on the southwest line of said strip of land, a distance of 275.33 feet to a point of curvature; thence northwesterly on the southwest line of said strip of land on a curve to the right having a radius of 3899.83 feet, an arc distance of 462.00 feet (chord = North 24 degrees 55 minutes 20 seconds West, 461.73 feet) to a point; thence South 39 degrees 56 minutes West, a distance of 366.09 feet to a point on the northeasterly right-of-way line of the above referenced County Highway 4; thence southeasterly on said right-of-way line on a curve to the right having a radius of 5762.65 feet, an arc distance of 164.21 feet (chord = South 55 degrees 00 minutes East, 164.21 feet) to a point of tangency; thence South 54 degrees 11 minutes East, on said right-of-way line, a distance of 225.10 feet; thence North 35 degrees 49 minutes East on said right-of-way line, a distance of 17.00 feet; thence South 54 degrees 11 minutes East on said right-of-way line, a distance of 287.56 feet to the point of beginning, containing 2.70 acres, more or less; ALSO, a triangular shaped tract of land described as follows: Beginning at the intersection of the easterly right-of-way line of the Illinois Central Railroad and the southeasterly line of Survey 772 and running thence northeasterly along said southeasterly line of Survey 772, a distance of 178 feet; thence West 175 feet, more or less, to the easterly right-of-way line of the Illinois Central Railroad; thence southeasterly along said right-of-way line to the point of beginning, containing 0.30 acres, more or less, containing in all 3.00 acres, more or less.

Permanent parcel number: 14-18.0-100-013

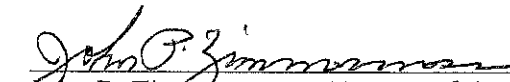
Commonly known as: 3814 Old Freeburg Road, Freeburg, IL 62243


2. The tract is not situated within the limits of any municipality but is contiguous to the Village of Freeburg.
3. That Petitioners represent they are the sole electors residing on the tract.
4. It is the desire of the Petitioners and it would be in the best interest of the Village of Freeburg, Illinois, that said tract be annexed to the Village of Freeburg, Illinois, and made a part thereof, with the zoning classification of "A" (Agricultural District).

WHEREFORE PETITIONERS RESPECTFULLY REQUEST:

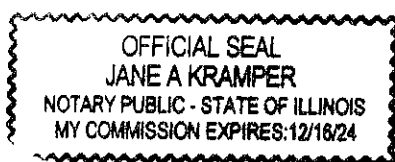
1. That the above-described tract be annexed to the Village of Freeburg by ordinance of the President and Board of Trustees of the Village of Freeburg pursuant to Section 7-1-8 of the Illinois Municipal Code of the State of Illinois as amended (65 ILCS 5/6-1-8).
2. That such other action be taken as is appropriate in the premises.

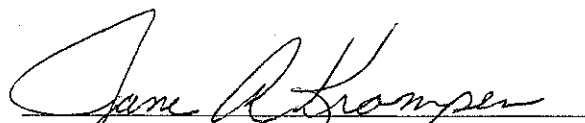
Dated this 27 day of October, 2021.


John P. Zimmerman as Trustee of the John P.
and Janet K. Zimmerman Trust


Janet K. Zimmerman as Trustee of the John P.
and Janet K. Zimmerman Trust

Subscribed and sworn to before me this, 27 day of October, 2021.



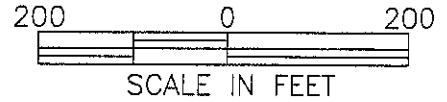

Notary Public

ANNEXATION PLAT




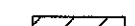
ORDINANCE NO. 1729

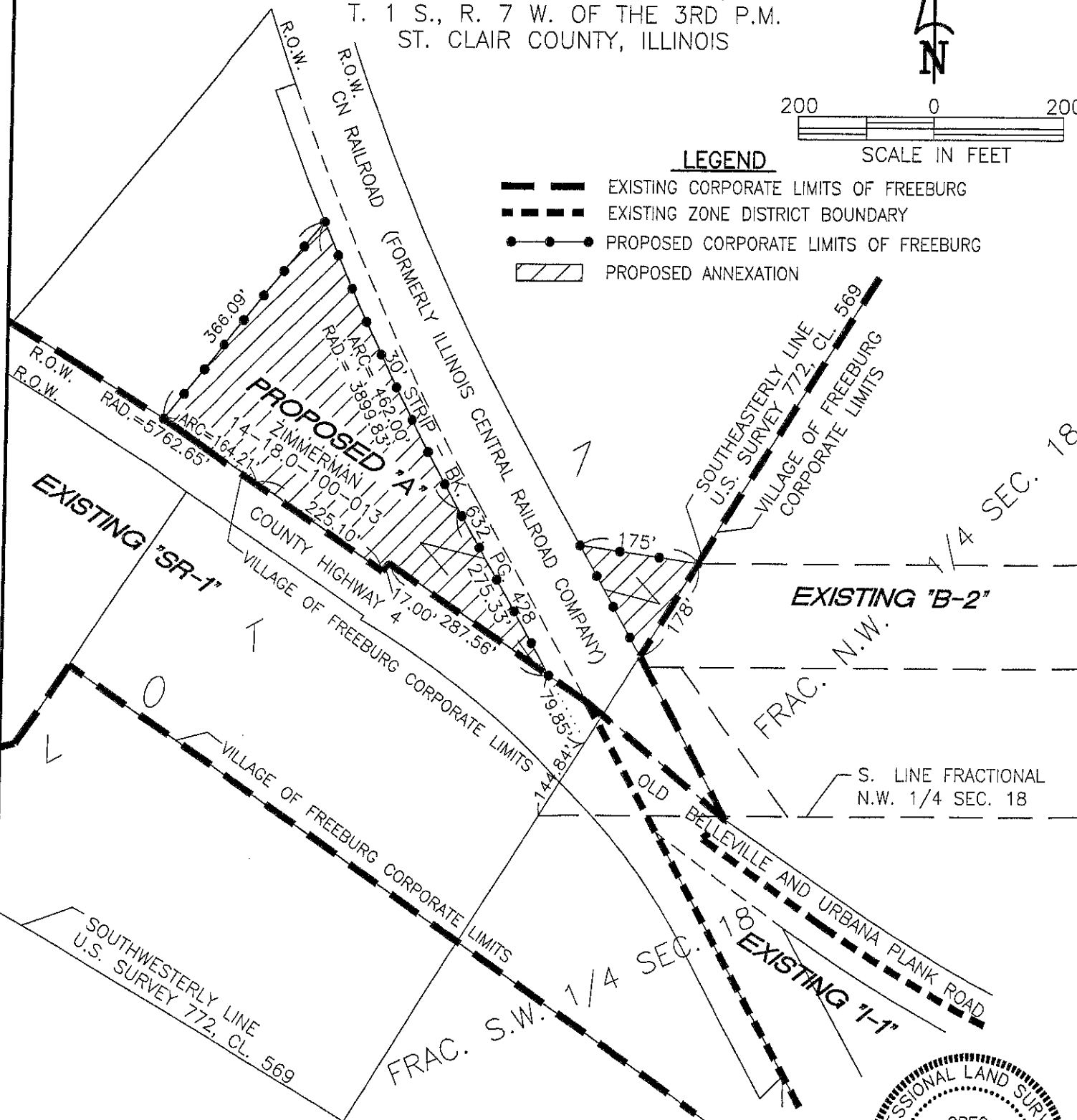
FREEBURG, ILLINOIS

PART OF LOT 7 OF U.S. SURVEY 772, CLAIM 569
T. 1 S., R. 7 W. OF THE 3RD P.M.
ST. CLAIR COUNTY, ILLINOIS



LEGEND

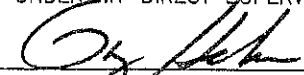
-  EXISTING CORPORATE LIMITS OF FREEBURG
-  EXISTING ZONE DISTRICT BOUNDARY
-  PROPOSED CORPORATE LIMITS OF FREEBURG
-  PROPOSED ANNEXATION



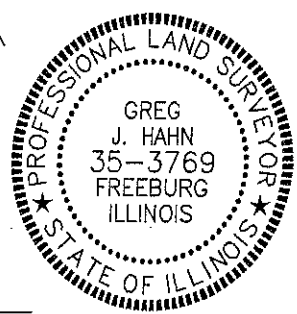
VOLKERT

4 INDUSTRIAL DRIVE
FREEBURG, IL 62243
618.539.3178
IL DESIGN FIRM # 184.004027

I DO HEREBY CERTIFY THAT THIS ANNEXATION PLAT HAS BEEN PREPARED UNDER MY DIRECT SUPERVISION

 11-4-2021

GREG J. HAHN, I.P.L.S. NO. 3769 DATE
LICENSE EXPIRATION DATE: 11/30/2022



VILLAGE OF FREEBURG

ORDINANCE NO. 1729

**AN ORDINANCE ANNEXING CERTAIN TERRITORY COMMONLY
KNOWN AS THE "ZIMMERMAN PROPERTY" TO AND IN THE
VILLAGE OF FREEBURG, ST. CLAIR COUNTY, ILLINOIS**

December 20, 2021

Return To:

**Village of Freeburg
14 Southgate Center
Freeburg, IL 62243**

ORDINANCE NO. 1729

AN ORDINANCE ANNEXING CERTAIN TERRITORY COMMONLY KNOWN AS THE "ZIMMERMAN PROPERTY" TO AND IN THE VILLAGE OF FREEBURG, ST. CLAIR COUNTY, ILLINOIS

WHEREAS, the property owners of certain territory, which is not within the corporate limits of any municipality, but which is contiguous to the Village of Freeburg, have filed a written Petition with the Village of Freeburg requesting that said territory be annexed to the Village of Freeburg, Illinois, a copy of which is attached hereto as "Exhibit A;" and

WHEREAS, the property owners are all of the electors, and, electors, John P. Zimmerman and Janet K. Zimmerman are residing on said territory; and

WHEREAS, the map attached hereto, marked "Exhibit B," is an accurate map of said territory so sought to be annexed; and

WHEREAS, in compliance with the Laws of the State of Illinois providing therefore, notice was given to the Trustees of the Freeburg Fire Protection District, the Freeburg Township Supervisor, the Trustees of Freeburg Township and the Highway Commissioner of Freeburg Township, in the manner provided by Statute, and all required notices have heretofore been given as required by law concerning the petition for annexation of this territory to the Village of Freeburg;

WHEREAS copies of such notices and affidavits of service of notices will be recorded in the Office of the Recorder of Deeds of St. Clair County; and

WHEREAS, all petitions, documents, and other necessary legal requirements are in full compliance with the statutes of the State of Illinois, specifically 65 ILCS, para. 5/7-1-1.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF FREEBURG, COUNTY OF ST. CLAIR, STATE OF ILLINOIS, as follows:

SECTION 1: That the following territory be and the same is hereby annexed and made a part of the Village of Freeburg, Illinois, in accordance with the Petition duly filed with the Village of Freeburg, requesting annexation:

See legal description attached hereto as "Exhibit C"

SECTION 2: That the described territory of land be and the same is hereby established in the zoning classification of "SR-1" as an automatic zoning classification upon annexation. Said classification shall apply to the territory described as it has been established and is classified for zoning in the Village of Freeburg, St. Clair County, Illinois. The Village shall, however, as a condition of annexation pass and approve an ordinance rezoning the territory "A" (Agricultural).

ORDINANCE NO. 1729 cont.

SECTION 3: That the map attached hereto marked "Exhibit B," and made a part hereof, which is found to be an accurate map of the annexed territory, shall be filed of record with this Ordinance.

SECTION 4: That the Village Clerk is hereby directed to record with the St. Clair County Recorder of Deeds and to file with the County Clerk a certified copy of this Ordinance, together with the exhibits appended to this Ordinance.

SECTION 5: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 6: This Ordinance shall be in full force and effect from and after its passage, approval and publication as required by law.

PASSED by the Board of Trustees of the Village of Freeburg, Illinois, this 20th day of December, 2021.

AYES _____	NAYS _____	ABSENT _____
AYES _____	NAYS _____	ABSENT _____
AYES _____	NAYS _____	ABSENT _____
AYES _____	NAYS _____	ABSENT _____
AYES _____	NAYS _____	ABSENT _____
AYES _____	NAYS _____	ABSENT _____

Vote recorded by:

Jerry Menard, Village Clerk

Approved by the Village President of the Village of Freeburg, St. Clair County, Illinois, this 20th day of December, 2021.

Seth E. Speiser, Village President

ATTEST:

Approval as to Legal Form:

Jerry Menard, Village Clerk

Village Attorney

PETITION FOR ANNEXATION (Zimmerman)

To: The Mayor and Board of Trustees
of the Village of Freeburg
St. Clair County, Illinois

The Petitioners, John P. Zimmerman and Janet K. Zimmerman, respectively state under oath:

1. Petitioners are the sole legal and equitable owners of record of the following described land (hereinafter sometimes referred to as the "Tract"), to-wit:

Part of Lot 7 of Survey 772, Claim 569, reference being had to the plat thereof recorded in the Recorder's Office of St. Clair County, Illinois in Plat Book "C" on page 313, the tract of land herein described lying in Township 1 South, Range 7 West of the Third Principal Meridian, St. Clair County, Illinois and being more particularly described as follows:

Commencing at an iron pin at the intersection of the southeast line of said Survey 772 with the south line of the fractional northwest quarter of Section 18 in said Township 1 South, Range 7 West; thence North 33 degrees 57 minutes East on the southeast line of Survey 772, a distance of 144.84 feet to a point on the southwest line of a strip of land thirty (30) feet in width conveyed to the Illinois Central Railroad Company by instrument recorded in Deed Book 632 on page 428 in said Recorder's Office; thence North 28 degrees 19 minutes West on the southwest line of said strip of land, a distance of 79.85 feet to the point of beginning, being a point on the northeasterly right-of-way line of County Highway 4 (also known as the OLD BELLEVILLE AND URBANA PLANK ROAD), reference being had to the plat thereof recorded in said Recorder's Office in Plat Book 53 on page 146; thence continuing North 28 degrees 19 minutes West on the southwest line of said strip of land, a distance of 275.33 feet to a point of curvature; thence northwesterly on the southwest line of said strip of land on a curve to the right having a radius of 3899.83 feet, an arc distance of 462.00 feet (chord = North 24 degrees 55 minutes 20 seconds West, 461.73 feet) to a point; thence South 39 degrees 56 minutes West, a distance of 366.09 feet to a point on the northeasterly right-of-way line of the above referenced County Highway 4; thence southeasterly on said right-of-way line on a curve to the right having a radius of 5762.65 feet, an arc distance of 164.21 feet (chord = South 55 degrees 00 minutes East, 164.21 feet) to a point of tangency; thence South 54 degrees 11 minutes East, on said right-of-way line, a distance of 225.10 feet; thence North 35 degrees 49 minutes East on said right-of-way line, a distance of 17.00 feet; thence South 54 degrees 11 minutes East on said right-of-way line, a distance of 287.56 feet to the point of beginning, containing 2.70 acres, more or less; ALSO, a triangular shaped tract of land described as follows: Beginning at the intersection of the easterly right-of-way line of the Illinois Central Railroad and the southeasterly line of Survey 772 and running thence northeasterly along said southeasterly line of Survey 772, a distance of 178 feet; thence West 175 feet, more or less, to the easterly right-of-way line of the Illinois Central Railroad; thence southeasterly along said right-of-way line to the point of beginning, containing 0.30 acres, more or less, containing in all 3.00 acres, more or less.

Permanent parcel number: 14-18.0-100-013

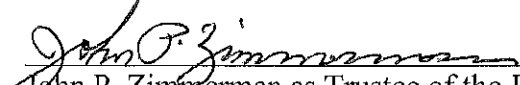
Commonly known as: 3814 Old Freeburg Road, Freeburg, IL 62243

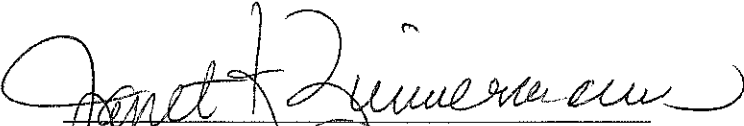
2. The tract is not situated within the limits of any municipality but is contiguous to the Village of Freeburg.
3. That Petitioners represent they are the sole electors residing on the tract.
4. It is the desire of the Petitioners and it would be in the best interest of the Village of Freeburg, Illinois, that said tract be annexed to the Village of Freeburg, Illinois, and made a part thereof, with the zoning classification of "A" (Agricultural District).

WHEREFORE PETITIONERS REPSECTFULLY REQUEST:

1. That the above-described tract be annexed to the Village of Freeburg by ordinance of the President and Board of Trustees of the Village of Freeburg pursuant to Section 7-1-8 of the Illinois Municipal Code of the State of Illinois as amended (65 ILCS 5/6-1-8).
2. That such other action be taken as is appropriate in the premises.

Dated this 27 day of October, 2021.


John P. Zimmerman as Trustee of the John P.
and Janet K. Zimmerman Trust


Janet K. Zimmerman as Trustee of the John P.
and Janet K. Zimmerman Trust

Subscribed and sworn to before me this, 27 day of October, 2021.




Notary Public

EXHIBIT C

Legal Description of Parcel

**3814 Old Freeburg Road
Freeburg, Illinois
P.I.N.: 14-18.0-100-013**

Part of Lot 7 of Survey 772, Claim 569, reference being had to the plat thereof recorded in the Recorder's Office of St. Clair County, Illinois in Plat Book "C" on page 313, the tract of land herein described lying in Township 1 South, Range 7 West of the Third Principal Meridian, St. Clair County, Illinois and being more particularly described as follows:

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Permanent parcel number: 14-18.0-100-013

Commonly known as: 3814 Old Freeburg Road, Freeburg, IL 62243

EETITION FOR ANNEXATION)
OF TERRITORY KNOWN AS THE)
ZIMMERMAN PROPERTY)
3814 OLD FREEBURG ROAD)
TO THE VILLAGE) ORDINANCE NO. 1729
OF FREEBURG, ILLINOIS)

AFFIDAVIT

STATE OF ILLINOIS)
) ss.
COUNTY OF ST. CLAIR)

Affiant, JULIE POLSON, being first duly sworn on her oath, states:

1. That she is the Office Manager for the Village of Freeburg, Illinois.
2. That the territory sought to be annexed, and fully described in Exhibit "A" lies within the following fire protection district: Freeburg Fire Protection District.
3. That on December 2, 2021, Affiant sent notices in writing by certified mail to the following Freeburg Board of Township Trustees:

Phil Krieg, 203 S. Richland, Freeburg, IL 62243
Scott Kraus, 203 S. Richland, Freeburg, IL 62243
Marianne Recker, 203 S. Richland, Freeburg, IL 62243
Nolan Shook, 203 S. Richland, Freeburg, IL 62243
4. That on December 2, 2021, Affiant sent a notice in writing by certified mail to the Township Supervisor: Charles H. Hill, 203 S. Richland, Freeburg, IL 62243;
5. That on December 2, 2021, Affiant sent a notice in writing by certified mail to the Township Clerk: Tony Miller, 203 S. Richland, Freeburg, IL 62243;
6. That on December 2, 2021, Affiant sent a notice in writing by certified mail to the Township Highway Commissioner: Dale A. Recker, 203 S. Richland, Freeburg, IL 62243;
7. That on December 2, 2021, Affiant sent a notice in writing by certified mail to the St. Clair County Highway Department: 1415 N. Belt West, Belleville, IL 62226;

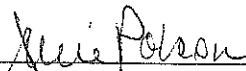
8. That on December 2, 2021, Affiant sent a notice in writing by certified mail to the Freeburg Area Library: 407 S. Belleville, Freeburg, IL 62243;

9. That on December 2, 2021, Affiant sent a notice in writing by certified mail to the Freeburg Fire Protection District: 410 W. High Street, Freeburg, IL 62243;

10. That receipts were returned to Affiant showing delivery of notices to Charles Hill, Dale Recker, Tony Miller, Phil Krieg, Scott Kraus, Marianne Recker and Nolan Shook on December 6, 2021.

11. That no Return Receipts were received from Freeburg Area Library and Freeburg Fire Protection District.

Further Affiant sayeth naught.



Julie Bolson
Office Manager

Subscribed and sworn to before me this 16 day of December, 2021.



Notary Public



VILLAGE OF FREEBURG

ORDINANCE NO. 1730

**AN ORDINANCE AMENDING THE FREEBURG ZONING
ORDINANCE FOR THE PURPOSE OF REZONING CERTAIN
PROPERTY COMMONLY KNOWN AS THE ZIMMERMAN PROPERTY**

December 20, 2021

Return To:

**Village of Freeburg
14 Southgate Center
Freeburg, IL 62243**

ORDINANCE NO. 1730

**AN ORDINANCE AMENDING THE FREEBURG ZONING ORDINANCE
FOR THE PURPOSE OF REZONING CERTAIN PROPERTY
COMMONLY KNOWN AS THE ZIMMERMAN PROPERTY**

WHEREAS, the Village of Freeburg, St. Clair County, State of Illinois, presently has in force The Freeburg Zoning Ordinance, which is contained in the Freeburg Municipal Code, as amended from time to time; and

WHEREAS, the Village Combined Planning and Zoning Board has complied with the provisions of 65 ILCS 5/11-13-14 and Article 40-23-1 of the Freeburg Zoning Ordinance regarding amendments of regulations and zoning districts by holding a public hearing on December 14, 2021 to consider the request for a rezoning of certain property owned by John P. Zimmerman and Janet K. Zimmerman, pursuant to notice as required by statute; and

WHEREAS, the property owners of certain property commonly known as the Zimmerman Property consisting of 3.00 acres in the Village of Freeburg, Illinois have filed an application for rezoning the Property from SR-1 to A (Agricultural);

WHEREAS, the map attached hereto, marked Exhibit A, is an accurate map of the property so sought to be rezoned and such rezoning shall be in accordance with the boundaries indicated on the map;

WHEREAS, as a result of said hearing, the Combined Planning and Zoning Board has made a recommendation to the Village Board that it approve the request for rezoning to A;

WHEREAS, the Board of Trustees has considered the recommendation of the Combined Planning and Zoning Board and has determined that it is in the best interest of the public health, safety and welfare and in compliance with the powers conferred upon the Village and the objectives and purposes set out in 65 ILCS 5/11-13-1, to adopt an amendment to the Freeburg Zoning Ordinance for the purpose of rezoning the Zimmerman Property to allow A uses in accordance with the map attached hereto as Exhibit A; and

NOW THEREFORE BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF FREEBURG, ST. CLAIR, COUNTY, ILLINOIS, AS FOLLOWS:

Section 1: The Village of Freeburg Zoning Ordinance is hereby amended to change the zoning classification from Residential (SR-1) to A (Agricultural) on a tract of land consisting of approximately 3.00 acres in accordance with the map attached hereto as Exhibit A and as more particularly described herein on Exhibit B.

See legal description attached hereto as Exhibit B and incorporated herein as if fully set forth.

Section 2: That all other provisions of said Zoning Ordinance, as amended from time to time, shall remain unchanged and in full force and effect except as specifically amended by this Ordinance.

ORDINANCE NO. 1730 cont.

Section 3: If a court of competent jurisdiction declares any provision of this Ordinance unconstitutional or invalid, that decision shall not affect the validity of the remainder of this Ordinance.

Section 4: This Ordinance shall be effective upon its passage, signing and publication as required by law.

PASSED by the Board of Trustees of the Village of Freeburg, Illinois, this 20th day of December, 2021.

AYES _____

NAYS _____

ABSENT _____

ABSTAIN _____

Approved this _____ day of December, 2021.

Seth E. Speiser
Village President

ATTEST:

Jerry Menard, Village Clerk

Approved as to Legal Form:

Frederick W. Keck
Weilmuenster, Keck & Brown, P.C.

ANNEXATION PLAT

ORDINANCE NO. 1729

FREEBURG, ILLINOIS

EXHIBIT A

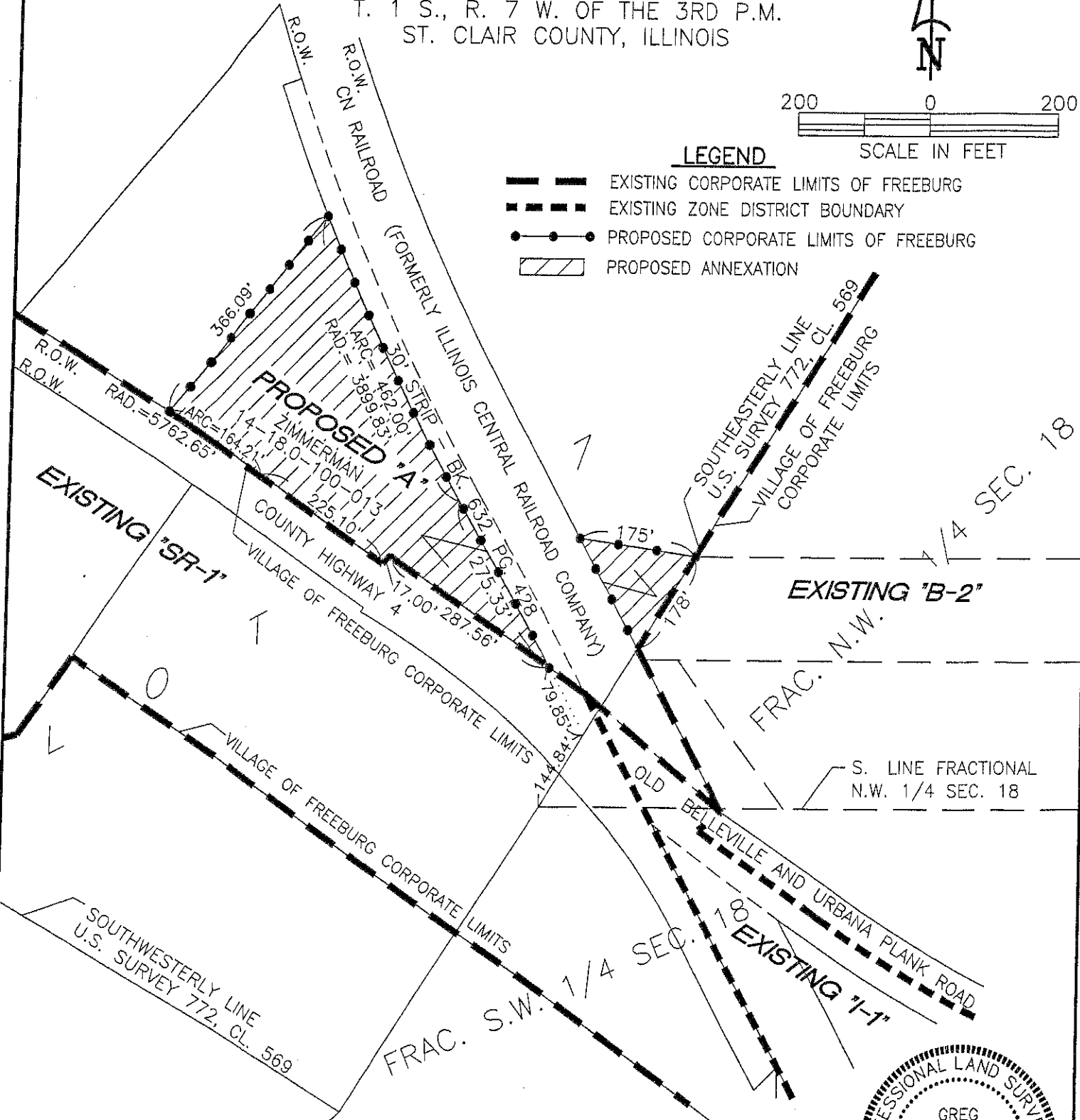
PART OF LOT 7 OF U.S. SURVEY 772, CLAIM 569
 T. 1 S., R. 7 W. OF THE 3RD P.M.
 ST. CLAIR COUNTY, ILLINOIS



SCALE IN FEET

LEGEND

- EXISTING CORPORATE LIMITS OF FREEBURG
- EXISTING ZONE DISTRICT BOUNDARY
- PROPOSED CORPORATE LIMITS OF FREEBURG
- PROPOSED ANNEXATION

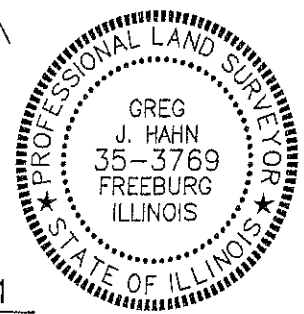


I DO HEREBY CERTIFY THAT THIS ANNEXATION PLAT HAS BEEN PREPARED UNDER MY DIRECT SUPERVISION

Greg J. Hahn

11-4-2021

GREG J. HAHN, I.P.L.S. NO. 3769 DATE
 LICENSE EXPIRATION DATE: 11/30/2022



VOLKERT
 4 INDUSTRIAL DRIVE
 FREEBURG, IL 62243
 618.539.3178
 IL DESIGN FIRM # 184.004027

EXHIBIT B

Legal Description of Parcel

**3814 Old Freeburg Road
Freeburg, Illinois
P.I.N.: 14-18.0-100-013**

Part of Lot 7 of Survey 772, Claim 569, reference being had to the plat thereof recorded in the Recorder's Office of St. Clair County, Illinois in Plat Book "C" on page 313, the tract of land herein described lying in Township 1 South, Range 7 West of the Third Principal Meridian, St. Clair County, Illinois and being more particularly described as follows:

Commencing at an iron pin at the intersection of the southeast line of said Survey 772 with the south line of the fractional northwest quarter of Section 18 in said Township 1 South, Range 7 West; thence North 33 degrees 57 minutes East on the southeast line of Survey 772, a distance of 144.84 feet to a point on the southwest line of a strip of land thirty (30) feet in width conveyed to the Illinois Central Railroad Company by instrument recorded in Deed Book 632 on page 428 in said Recorder's Office; thence North 28 degrees 19 minutes West on the southwest line of said strip of land, a distance of 79.85 feet to the point of beginning, being a point on the northeasterly right-of-way line of County Highway 4 (also known as the OLD BELLEVILLE AND URBANA PLANK ROAD), reference being had to the plat thereof recorded in said Recorder's Office in Plat Book 53 on page 146; thence continuing North 28 degrees 19 minutes West on the southwest line of said strip of land, a distance of 275.33 feet to a point of curvature; thence northwesterly on the southwest line of said strip of land on a curve to the right having a radius of 3899.83 feet, an arc distance of 462.00 feet (chord = North 24 degrees 55 minutes 20 seconds West, 461.73 feet) to a point; thence South 39 degrees 56 minutes West, a distance of 366.09 feet to a point on the northeasterly right-of-way line of the above referenced County Highway 4; thence southeasterly on said right-of-way line on a curve to the right having a radius of 5762.65 feet, an arc distance of 164.21 feet (chord = South 55 degrees 00 minutes East, 164.21 feet) to a point of tangency; thence South 54 degrees 11 minutes East, on said right-of-way line, a distance of 225.10 feet; thence North 35 degrees 49 minutes East on said right-of-way line, a distance of 17.00 feet; thence South 54 degrees 11 minutes East on said right-of-way line, a distance of 287.56 feet to the point of beginning, containing 2.70 acres, more or less; ALSO, a triangular shaped tract of land described as follows: Beginning at the intersection of the easterly right-of-way line of the Illinois Central Railroad and the southeasterly line of Survey 772 and running thence northeasterly along said southeasterly line of Survey 772, a distance of 178 feet; thence West 175 feet, more or less, to the easterly right-of-way line of the Illinois Central Railroad; thence southeasterly along said right-of-way line to the point of beginning, containing 0.30 acres, more or less, containing in all 3.00 acres, more or less.

Permanent parcel number: 14-18.0-100-013

Commonly known as: 3814 Old Freeburg Road, Freeburg, IL 62243

VILLAGE OF FREEBURG

ORDINANCE NO. 1731

AN ORDINANCE AUTHORIZING THE EXECUTION OF AN ANNEXATION AGREEMENT FOR THE ANNEXATION OF 7.89 ACRES, MORE OR LESS, OF REAL ESTATE OWNED BY JOSEPH C. JARVIS AND JACQUELINE RENEE JARVIS, LOCATED IN THE COUNTY OF ST. CLAIR, STATE OF ILLINOIS

December 20, 2021

Return To:

**Village of Freeburg
14 Southgate Center
Freeburg, IL 62243**

ORDINANCE NO. 1731

AN ORDINANCE AUTHORIZING THE EXECUTION OF AN ANNEXATION AGREEMENT FOR THE ANNEXATION OF 7.89 ACRES, MORE OR LESS, OF REAL ESTATE OWNED BY JOSEPH C. JARVIS AND JACQUELINE RENEE JARVIS LOCATED IN THE COUNTY OF ST. CLAIR, STATE OF ILLINOIS

WHEREAS, at least two-thirds (2/3) of the corporate authorities holding office believe it is in the best interest of the Village of Freeburg, St. Clair County, Illinois, to enter into a certain Annexation Agreement pertaining to property consisting of approximately 7.89 acres more or less as described in the Annexation Agreement attached as "Exhibit A" and commonly known as the Jarvis property; and

WHEREAS, an Annexation Agreement has been drafted, a copy of which Agreement is attached hereto and incorporated herein as "Exhibit A;" and

WHEREAS, the Petitioners as described in the Annexation Agreement and/or the legal owners of record of the territory which is the subject of said Agreement are ready, willing and able to enter said Agreement and to perform the obligations as required thereunder; and

WHEREAS, the Village did, on the 20th day of December, 2021, hold and conduct a public hearing pursuant to notice and statute to discuss the Annexation Agreement; and

WHEREAS, all other statutory procedures provided in Division 15.1 of Article II of the Illinois Municipal Code, as amended, for the execution of said Agreement have been fully complied with.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF FREEBURG, COUNTY OF ST. CLAIR, STATE OF ILLINOIS, as follows:

SECTION 1: The recitals set forth above are true and accurate and incorporated herein by reference.

SECTION 2: That the Village hereby adopts and enters into the Annexation Agreement and the Village President be and he is hereby authorized and directed to execute, and the Village Clerk is directed to attest the Annexation Agreement attached hereto dated the 20th of December, 2021 (a copy of which is attached hereto and made a part hereof as "Exhibit A).

ORDINANCE NO. 1731 cont.

SECTION 3: That this Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

PASSED by the Board of Trustees of the Village of Freeburg, Illinois, this 20th day of December, 2021.

AYES _____	NAYS _____	ABSENT _____
AYES _____	NAYS _____	ABSENT _____
AYES _____	NAYS _____	ABSENT _____
AYES _____	NAYS _____	ABSENT _____
AYES _____	NAYS _____	ABSENT _____
AYES _____	NAYS _____	ABSENT _____

Vote recorded by:

Jerry Menard, Village Clerk

Approved by the Village President of the Village of Freeburg, St. Clair County, Illinois, this _____ day of December, 2021.

Seth E. Speiser, Village President

ATTEST:

Jerry Menard, Village Clerk

Approved as to Legal Form:

Frederick W. Keck
Weilmuenster, Keck & Brown, P.C.

ANNEXATION AGREEMENT

THIS ANNEXATION AGREEMENT ("Agreement") is made and entered into this 20th day of December, 2021, by and between Joseph C. Jarvis and Jacqueline Renee Jarvis, 6301 Country Side Lane, Freeburg, Illinois, (hereinafter referred to as "Owners") and the VILLAGE OF FREEBURG ("Village"), a municipal corporation organization and existing under and by virtue of the laws of the State of Illinois by and through its Mayor and Village Trustees (collectively, "Corporate Authorities").

RECITALS

- A. Owners are the owner of record of certain parcels of real property situated in St. Clair County, Illinois, which are adjacent to the Village and are more particularly described in Exhibit "A," the legal description, attached hereto and made a part hereof (the "Parcel").
- B. The Parcel consists of approximately 7.89 acres and adjoins, abuts, and is contiguous to the corporate limits of the Village.
- C. The Parcel has not been annexed to any municipality and is currently situated within unincorporated St. Clair County, Illinois.
- D. The Parcel constitutes territory that is contiguous to and may be annexed to the Village, as provided under Section 7-1-1, *et seq.*, of the Illinois Municipal Code, 65 ILCS 5/7-1-1, *et seq.*
- E. Owners desire to have the Parcel annexed to the Village, on the terms and conditions provided herein and to qualify for such benefits or services as such annexation may so entitle it.
- F. The Corporate Authorities, after due and careful consideration, have concluded that the annexation of the Parcel to the Village would further the orderly growth of the Village, enable the Village to control the development of the Parcel, and serve the best interests of the Village.
- G. Pursuant to the provisions of 65 ILCS 5/11-15.1-1, *et seq.*, a proposed Annexation Agreement, in substance and form the same as this Agreement, was submitted to the Corporate Authorities and a public hearing was held on December 20, 2021 pursuant to notice, all as provided by statute and the ordinances of the Village.
- H. Any fire protection district, library district and other entity or person entitled to notice prior to annexation of the Parcel to the Village have been given notice thereof by the Village as required by law.

NOW, THEREFORE, in consideration of the promises and the mutual covenants and agreements herein contained, and in compliance with ordinances, codes, and regulations of the Village in effect as of the date of this Agreement, or as may hereinafter be enacted, subsequently, the Parties hereto hereby agree as follows:

1. **Statutory Authority.** The Parties hereto enter into this Agreement pursuant to and in accordance with the provisions of 65 ILCS 5/11-15.1-1, *et seq.*

2. **Annexation.**

- a) Concurrent with this Agreement, Owners have filed with the Village Clerk a Petition for Annexation of the Parcel to the Village, conditioned on the terms and provisions of this Agreement, which petition has been prepared, executed and filed in accordance with 65 ILCS 5/7-1-8, and the ordinance and other requirements of the Village. A copy of said Petition is attached hereto and made a part hereof as Exhibit "B."
- b) Owners have filed with the Village Clerk a Plat of Annexation which contains an accurate map of the Parcel, illustrated with the zoning district(s) Owners are seeking as a condition of annexation, which is attached hereto and made a part hereof as Exhibit "C" ("Annexation Plat").
- c) Subject to the terms of this Agreement, the Corporate Authorities shall hereinafter enact an ordinance annexing the Parcel to the Village ("Annexation Ordinance") which ordinance shall attach the Annexation Plat.

2. **Rezoning.** Upon the Effective Date of the Annexation Ordinance as set forth herein, the Village shall do the following:

- a) The Village shall adopt an ordinance zoning and classifying the Parcel as follows: "A" (Agricultural Use). The Parties acknowledge that prior to the effective date and execution of this Agreement, such public hearings as are necessary to enable the Village lawfully to grant said zoning classification as to the Parcel will have been conducted upon proper notice.
- b) Except as provided herein, all future changes in land use or related activity on the Parcel, if any, shall be subject to the applicable ordinances and laws authorizing or regulating such change or activity now in effect or as amended from time to time.

3. **Sanitary Sewer/Water/Electrical Service.**

- a) During the term of this Agreement, the Village agrees to allow the Owner to connect to the Village sanitary sewer system at Owner's option and Owner's expense, if and when sanitary sewer service becomes available to the Parcel. Upon expiration of this Agreement, Owner's connection obligations shall be governed by the applicable Village ordinances and policies. Any conflicting federal or state laws governing sanitary sewer connection shall supersede this paragraph.

- b) The Village agrees to allow the Owners to connect to the Village water system and to make that utility reasonably available to the Parcel. The Village agrees to extend a municipal water main to that area for the purpose of using said system to serve the Owners' primary residence only, via a private water line constructed by the Owners from the Parcel to the municipal water main. Said private water line construction shall comply with all standards set by the Village, and Village's Engineer of Record, IEPA, the American Water Works Association Standards of Denver, Colorado as amended from time to time, and/or other state, federal or local regulatory agencies in effect as of the date of this agreement, and further provided the Owner bears all costs related to construction of the private line including, but not limited to, cost of labor, material, design and engineering, easement acquisition and tap-in fees.
- c) During the term of this Agreement, the Village agrees to allow the Owner to connect to the Village electric system at Owner's option and Owner's expense, if and when electric service becomes available to the Parcel. Upon expiration of this Agreement, Owner's connection obligations shall be governed by the applicable Village ordinances and policies. Any conflicting federal or state laws governing electric system connection shall supersede this paragraph.
- d) The Village shall not be held responsible for its inability to install any utility, or for any loss or damage including consequential damage, or delay in installation, caused by strikes, riots, elements, embargoes, failure of carriers, inability to obtain material, or other acts of God, or any other cause beyond Village's reasonable control, including but not limited to the acquisition of easements, modifications of Facilities Planning Area boundaries, Illinois Environmental Protection Agency permits or any other governmental or regulatory permit or approval.

4. **Subdivision/Dedication of Improvements.**

- a) In the event the Owners subdivide or otherwise develop the Parcel, the Owners shall dedicate to the Village, the roadways, the public improvements, the water lines, sanitary sewers and the storm sewers by recording with the St. Clair County, Illinois Recorder, in a form acceptable to the Village, the appropriate subdivision plat which dedicates the public improvements as provided herein. Nothing herein shall require the Village to accept such improvements for maintenance or liability that are not in satisfaction of the Village's specifications or that have not been inspected, approved and accepted by the Village.
- b) The Owners shall grant to the Village nonexclusive utility easements ("Utility Easements") for maintenance and repair of the aforesaid utilities to be

constructed on the Parcel and dedicated to the Village as shown on the Final Plat, and any other easements the Village may reasonably require for municipal purposes.

- c) The Owners shall pay all development fees including but not limited to green space fees, plat review fees, completion and maintenance security for dedicated public improvements and normal and customary building permits, relative to development of the Parcel as set forth in the Code of Ordinances of the Village of Freeburg, as amended from time to time.

6. Miscellaneous.

- a) Notwithstanding any other provision contained herein to the contrary, with respect to the Parcel, this Agreement shall be effective for a term of twenty (20) years from the date hereof, provided that any continuing obligations to the Village shall survive any termination or expiration to the extent consistent with 65 ILCS 5/11-15.1-1.
- b) This Agreement shall bind the heirs, successors, and assigns of the Owners, the Village, the Corporate Authorities and their successors in office. This Agreement shall inure to the benefit of the Parties hereof, their successors and assigns. This Agreement and the obligations of Owners hereunder shall be a covenant that shall run with the land, shall be a provision of any sale or other contract for transfer of interest in the Parcel, and may be recorded. Upon annexation, Owners shall comply with all ordinances of the Village, as adopted or amended from time to time.
- c) Nothing herein shall in any way prevent the alienation, encumbrance or sale of the Parcel or any portion thereof, and the new owner or owners shall be both benefited and bound by the conditions and restrictions herein expressed.
- d) Within thirty (30) days after the passage, approval and adoption of an ordinance of annexation by the Village, the text of this Agreement (or a suitable memorandum hereof) shall be recorded at the sole cost and expense of the Village in the Office of the Recorder of St. Clair County, Illinois.
- e) Except as otherwise expressly provided herein, Owners shall comply in all respects with the applicable provisions of the Village of Freeburg Municipal Code, whether or not any of such ordinances are amended after the date hereof.
- f) It is further agreed that any party to this Agreement, either in law or in equity, by suit, action, mandamus or other proceeding may enforce or compel the performance of this Agreement, or have other such relief for the breach

thereof as may be authorized by law or that by law or in equity is available to them.

- g) It is understood by the Parties hereto that time is of the essence. It is further understood that upon the occurrence of a default of any of the provisions of this Agreement, which default continues for ten (10) days after a notice specifying such default is given the defaulting party, the injured party hereto may in law or in equity, by suit, action, mandamus or other proceeding, including specific performance, enforce or compel the performance of this Agreement by such defaulting party.
- h) The undersigned persons, whether signing individually, on behalf of a municipal corporation, or by an attorney-in-fact warrant themselves: (i) to be of lawful age, (ii) to be legally competent to execute this Agreement, (iii) to be fully authorized to execute this Agreement on behalf of themselves or the municipal corporation or other entity indicated below, and (iv) to have signed this Agreement on their own behalf or on behalf of such municipal corporation or other entity as their own free acts and deeds and/or the free acts and deeds of such municipal corporation or other entity after opportunity to consult with legal counsel.
- i) In the event any portion of this Agreement or part thereof shall be deemed invalid, such invalidity of said provision or part thereof shall not affect the validity of any other provision hereof.
- j) Unless stated otherwise herein, any notice required or permitted under this Agreement shall be in writing and shall be deemed given when mailed by registered or certified mail, return receipt requested, to the respective parties at their addresses listed below:

If to the Village:

Village of Freeburg, Illinois
Freeburg Municipal Center
14 Southgate Center
Freeburg, IL 62243
Attention: Mayor

With a copy to:

Mr. Fred Keck
Weilmuenster Keck and Brown, P.C.

3201 W. Main Street
Belleville, IL 62226

If to the Owner:

Mr. and Mrs. Joseph Jarvis
6301 Country Side Lane
Freeburg, IL 62243

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be executed as of the day and year first above written.

VILLAGE:

VILLAGE OF FREEBURG
A Municipal Corporation,
County of St. Clair
State of Illinois

ATTEST:

Jerry Menard
Village Clerk

Seth E. Speiser
Village President

OWNERS:

Joseph C. Jarvis

Jacqueline Renee Jarvis

LIST OF EXHIBITS

- A. Legal Description of Parcel
- B. Petition for Annexation
- C. Annexation Plat

EXHIBIT A

Legal Description of Parcel

**6301 Country Side Lane
Freeburg, Illinois
P.I.N.: 13-14.0-200-020**

Part of the Northwest Quarter of the Northeast Quarter of Section No. 14 in Township 1 South Range 8 West of the Third Principal Meridian, St. Clair County, Illinois; reference being had to the plat thereof recorded in the Recorder's Office of St. Clair County, Illinois, in Book of Plats "C" on Page 301, and being more particularly described as follows, to-wit

Commencing the survey thereof at an old stone which marks the Southwest Corner of the Northeast Quarter of the Northwest Quarter of said Section 14; running thence South 89 degrees 39 minutes East along the South line of the Northeast Quarter of the Northwest Quarter and the South line of the Northwest Quarter and Northeast Quarter of said Section 14 a distance of 1376.09 feet to a point, said point being the point of beginning of the tract herein being described; running thence North 00 degrees 21 minutes East a distance of 657.73 feet to a point in the Southwesterly line of a "Mine Haulage Road", running thence South 68 degrees 19 minutes East a distance of 707.48 feet to a point, running thence South 00 degrees 21 minutes West a distance of 400.35 feet to a point in the South line of the Northwest Quarter of the Northeast Quarter of said Section 14; running thence North 89 degrees 39 minutes West a distance of 659.0 feet to the point of beginning in St. Clair County, Illinois.

Except any interest in the coal, oil, gas and other minerals underlying the land which have been heretofore conveyed or reserved in prior conveyances, and all rights and easements in favor of the estate of said coal, oil, gas and other minerals, if any.

Permanent parcel number: 13-14.0-200-020

Commonly known as: 6301 Country Side Lane, Freeburg, IL 62243

PETITION FOR ANNEXATION (Jarvis)

To: The Mayor and Board of Trustees
of the Village of Freeburg
St. Clair County, Illinois

The Petitioners, Joseph C. Jarvis and Jacqueline Renee Jarvis, respectively state under oath:

1. Petitioners are the sole legal and equitable owners of record of the following described land (hereinafter sometimes referred to as the "Tract"), to-wit:

Part of the Northwest Quarter of the Northeast Quarter of Section No. 14 in Township 1 South Range 8 West of the Third Principal Meridian, St. Clair County, Illinois; reference being had to the plat thereof recorded in the Recorder's Office of St. Clair County, Illinois, in Book of Plats "C" on Page 301, and being more particularly described as follows, to-wit

Commencing the survey thereof at an old stone which marks the Southwest Corner of the Northeast Quarter of the Northwest Quarter of said Section 14; running thence South 89 degrees 39 minutes East along the South line of the Northeast Quarter of the Northwest Quarter and the South line of the Northwest Quarter and Northeast Quarter of said Section 14 a distance of 1376.09 feet to a point, said point being the point of beginning of the tract herein being described; running thence North 00 degrees 21 minutes East a distance of 657.73 feet to a point in the Southwesterly line of a "Mine Haulage Road", running thence South 68 degrees 19 minutes East a distance of 707.48 feet to a point, running thence South 00 degrees 21 minutes West a distance of 400.35 feet to a point in the South line of the Northwest Quarter of the Northeast Quarter of said Section 14; running thence North 89 degrees 39 minutes West a distance of 659.0 feet to the point of beginning in St. Clair County, Illinois.

Except any interest in the coal, oil, gas and other minerals underlying the land which have been heretofore conveyed or reserved in prior conveyances, and all rights and easements in favor of the estate of said coal, oil, gas and other minerals, if any.

Permanent parcel number: 13-14.0-200-020

Commonly known as: 6301 Country Side Lane, Freeburg, Illinois 62243

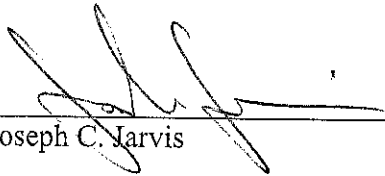
2. The tract is not situated within the limits of any municipality but is contiguous to the Village of Freeburg.
3. That Petitioners represent they are the sole electors residing on the tract.
4. It is the desire of the Petitioners and it would be in the best interest of the Village of Freeburg, Illinois, that said tract be annexed to the Village of Freeburg, Illinois, and made a part thereof, with the zoning classification of "A" (Agricultural District).

WHEREFORE PETITIONERS RESPECTFULLY REQUEST:

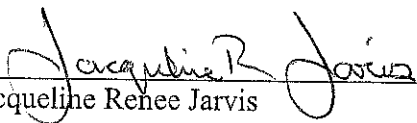
1. That the above described tract be annexed to the Village of Freeburg by ordinance of the President and Board of Trustees of the Village of Freeburg pursuant to Section 7-1-8 of the Illinois Municipal Code of the State of Illinois as amended (65 ILCS 5/6-1-8).

2. That such other action be taken as is appropriate in the premises.

Dated this 3 day of November, 2021.

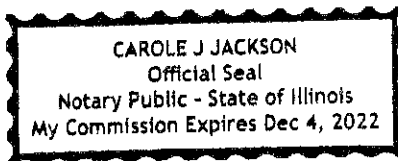


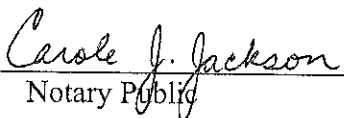
Joseph C. Jarvis



Jacqueline Renee Jarvis

Subscribed and sworn to before me this, 4th day of November, 2021.





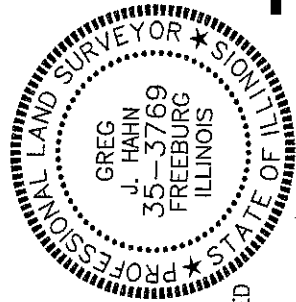
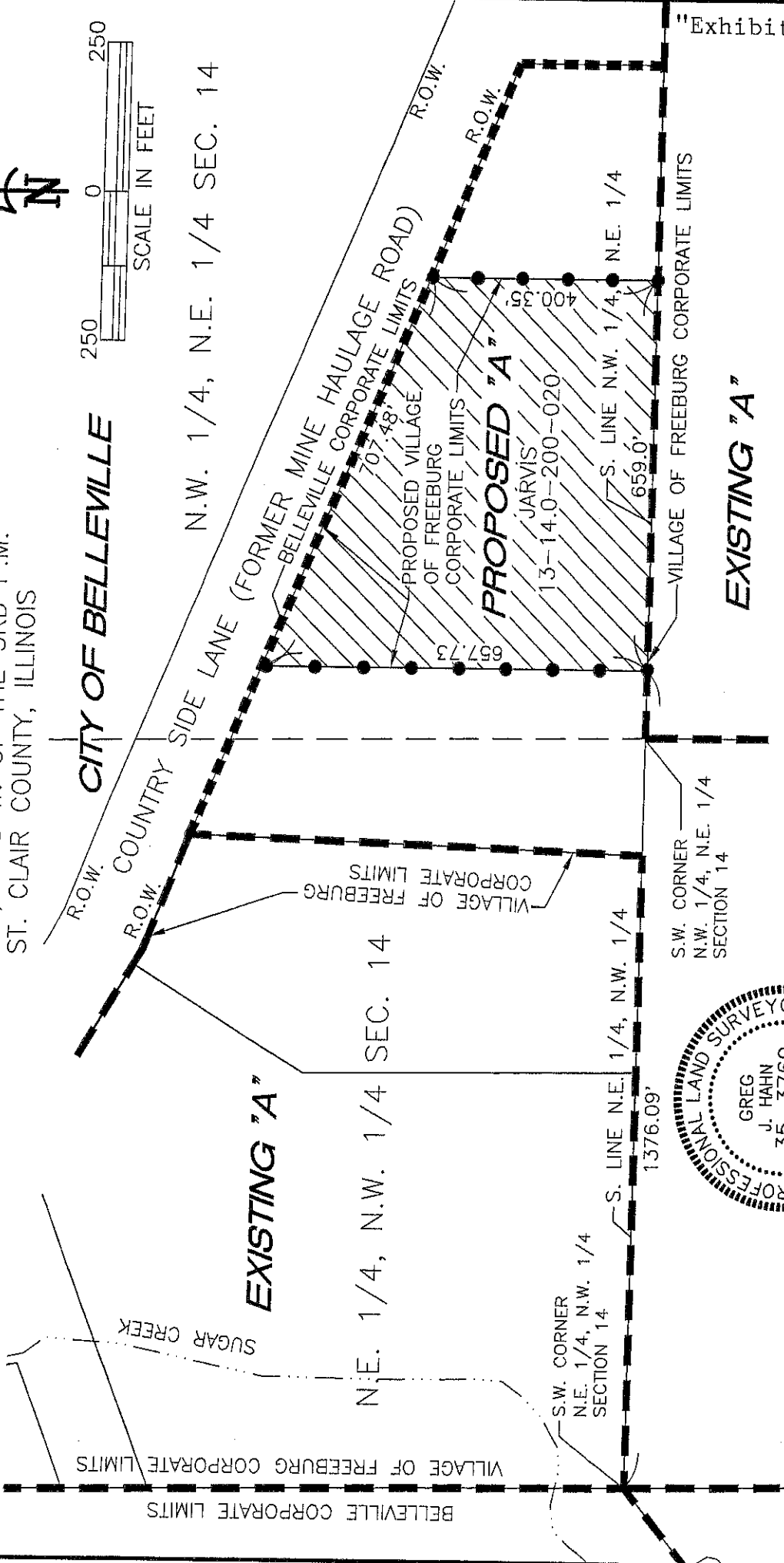
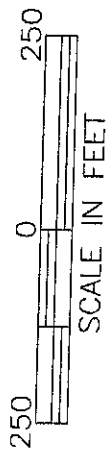
Notary Public

ANNEXATION PLAT
ORDINANCE NO. 1732
FREEBURG, ILLINOIS

PART OF THE N.W. 1/4 OF THE N.E. 1/4 OF SECTION 14
 T. 1 S., R. 8 W. OF THE 3RD P.M.
 ST. CLAIR COUNTY, ILLINOIS

CITY OF BELLEVILLE

N.W. 1/4, N.E. 1/4 SEC. 14



I DO HEREBY CERTIFY THAT THIS ANNEXATION PLAT HAS BEEN PREPARED UNDER MY DIRECT SUPERVISION

Greg J. Hahn
 11-12-2021

GREG J. HAHN, I.P.L.S. NO. 3769
 LICENSE EXPIRATION DATE: 11/30/2022

LEGEND

- EXISTING FREEBURG CORPORATE LIMITS
- .-.- EXISTING BELLEVILLE CORPORATE LIMITS
- PROPOSED FREEBURG CORPORATE LIMITS
- ▨ PROPOSED FREEBURG ANNEXATION

S.W. CORNER N.W. 1/4, N.E. 1/4 SECTION 14
 S. LINE N.E. 1/4, N.W. 1/4 1376.09'
 S. LINE N.W. 1/4, N.E. 1/4 659.0'
 VILLAGE OF FREEBURG CORPORATE LIMITS
 VILLAGE OF BELLEVILLE CORPORATE LIMITS

EXISTING "A"

PROPOSED "A"

"Exhibit C"

VOLKERT
 4 INDUSTRIAL DRIVE
 FREEBURG, IL 62243
 618.539.3178
 IL DESIGN FIRM # 184.004027

VILLAGE OF FREEBURG

ORDINANCE NO. 1732

**AN ORDINANCE ANNEXING CERTAIN TERRITORY COMMONLY
KNOWN AS THE "JARVIS PROPERTY" TO AND IN THE
VILLAGE OF FREEBURG, ST. CLAIR COUNTY, ILLINOIS**

December 20, 2021

Return To:

**Village of Freeburg
14 Southgate Center
Freeburg, IL 62243**

ORDINANCE NO. 1732

**AN ORDINANCE ANNEXING CERTAIN TERRITORY COMMONLY KNOWN
AS THE "JARVIS PROPERTY" TO AND IN THE VILLAGE OF
FREEBURG, ST. CLAIR COUNTY, ILLINOIS**

WHEREAS, the property owners of certain territory, which is not within the corporate limits of any municipality, but which is contiguous to the Village of Freeburg, have filed a written Petition with the Village of Freeburg requesting that said territory be annexed to the Village of Freeburg, Illinois, a copy of which is attached hereto as "Exhibit A," and

WHEREAS, the property owners are all of the electors, and, electors, Joseph C. Jarvis and Jacqueline Renee Jarvis are residing on said territory; and

WHEREAS, the map attached hereto, marked "Exhibit B," is an accurate map of said territory so sought to be annexed; and

WHEREAS, in compliance with the Laws of the State of Illinois providing therefore, notice was given to the Trustees of the Freeburg Fire Protection District, the Freeburg Township Supervisor, the Trustees of Freeburg Township and the Highway Commissioner of Freeburg Township, in the manner provided by Statute, and all required notices have heretofore been given as required by law concerning the petition for annexation of this territory to the Village of Freeburg;

WHEREAS copies of such notices and affidavits of service of notices will be recorded in the Office of the Recorder of Deeds of St. Clair County; and

WHEREAS, all petitions, documents, and other necessary legal requirements are in full compliance with the statutes of the State of Illinois, specifically 65 ILCS, para. 5/7-1-1.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF FREEBURG, COUNTY OF ST. CLAIR, STATE OF ILLINOIS, as follows:

SECTION 1: That the following territory be and the same is hereby annexed and made a part of the Village of Freeburg, Illinois, in accordance with the Petition duly filed with the Village of Freeburg, requesting annexation:

See legal description attached hereto as "Exhibit C"

SECTION 2: That the described territory of land be and the same is hereby established in the zoning classification of "SR-1" as an automatic zoning classification upon annexation. Said classification shall apply to the territory described as it has been established and is classified for zoning in the Village of Freeburg, St. Clair County, Illinois. The Village shall, however, as a condition of annexation pass and approve an ordinance rezoning the territory "A" (Agricultural).

ORDINANCE NO. 1732 cont.

SECTION 3: That the map attached hereto marked "Exhibit B," and made a part hereof, which is found to be an accurate map of the annexed territory, shall be filed of record with this Ordinance.

SECTION 4: That the Village Clerk is hereby directed to record with the St. Clair County Recorder of Deeds and to file with the County Clerk a certified copy of this Ordinance, together with the exhibits appended to this Ordinance.

SECTION 5: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 6: This Ordinance shall be in full force and effect from and after its passage, approval and publication as required by law.

PASSED by the Board of Trustees of the Village of Freeburg, Illinois, this 20th day of December, 2021.

AYES _____	NAYS _____	ABSENT _____
AYES _____	NAYS _____	ABSENT _____
AYES _____	NAYS _____	ABSENT _____
AYES _____	NAYS _____	ABSENT _____
AYES _____	NAYS _____	ABSENT _____
AYES _____	NAYS _____	ABSENT _____

Vote recorded by:

Jerry Menard, Village Clerk

Approved by the Village President of the Village of Freeburg, St. Clair County, Illinois, this _____ day of December, 2021.

Seth E. Speiser, Village President

ATTEST:

Approval as to Legal Form:

Jerry Menard, Village Clerk

Frederick W. Keck
Weilmuenster, Keck & Brown, P.C.

PETITION FOR ANNEXATION (Jarvis)

To: The Mayor and Board of Trustees
of the Village of Freeburg
St. Clair County, Illinois

The Petitioners, Joseph C. Jarvis and Jacqueline Renee Jarvis, respectively state under oath:

1. Petitioners are the sole legal and equitable owners of record of the following described land (hereinafter sometimes referred to as the "Tract"), to-wit:

Part of the Northwest Quarter of the Northeast Quarter of Section No. 14 in Township 1 South Range 8 West of the Third Principal Meridian, St. Clair County, Illinois; reference being had to the plat thereof recorded in the Recorder's Office of St. Clair County, Illinois, in Book of Plats "C" on Page 301, and being more particularly described as follows, to-wit

Commencing the survey thereof at an old stone which marks the Southwest Corner of the Northeast Quarter of the Northwest Quarter of said Section 14; running thence South 89 degrees 39 minutes East along the South line of the Northeast Quarter of the Northwest Quarter and the South line of the Northwest Quarter and Northeast Quarter of said Section 14 a distance of 1376.09 feet to a point, said point being the point of beginning of the tract herein being described; running thence North 00 degrees 21 minutes East a distance of 657.73 feet to a point in the Southwesterly line of a "Mine Haulage Road", running thence South 68 degrees 19 minutes East a distance of 707.48 feet to a point, running thence South 00 degrees 21 minutes West a distance of 400.35 feet to a point in the South line of the Northwest Quarter of the Northeast Quarter of said Section 14; running thence North 89 degrees 39 minutes West a distance of 659.0 feet to the point of beginning in St. Clair County, Illinois.

Except any interest in the coal, oil, gas and other minerals underlying the land which have been heretofore conveyed or reserved in prior conveyances, and all rights and easements in favor of the estate of said coal, oil, gas and other minerals, if any.

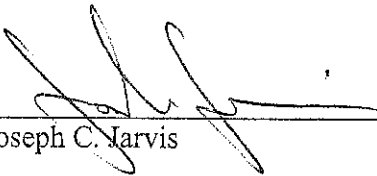
Permanent parcel number: 13-14.0-200-020
Commonly known as: 6301 Country Side Lane, Freeburg, Illinois 62243

2. The tract is not situated within the limits of any municipality but is contiguous to the Village of Freeburg.
3. That Petitioners represent they are the sole electors residing on the tract.
4. It is the desire of the Petitioners and it would be in the best interest of the Village of Freeburg, Illinois, that said tract be annexed to the Village of Freeburg, Illinois, and made a part thereof, with the zoning classification of "A" (Agricultural District).

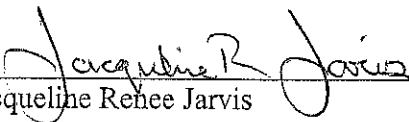
WHEREFORE PETITIONERS REPSECTFULLY REQUEST:

1. That the above described tract be annexed to the Village of Freeburg by ordinance of the President and Board of Trustees of the Village of Freeburg pursuant to Section 7-1-8 of the Illinois Municipal Code of the State of Illinois as amended (65 ILCS 5/6-1-8).
2. That such other action be taken as is appropriate in the premises.

Dated this 3 day of November, 2021.

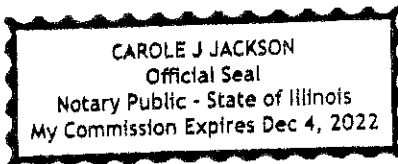


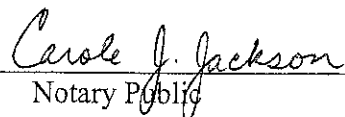
Joseph C. Jarvis



Jacqueline Renee Jarvis

Subscribed and sworn to before me this, 4th day of November, 2021.



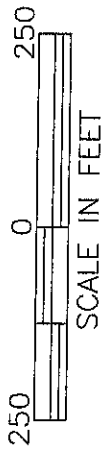


Notary Public

ANNEXATION PLAT ORDINANCE NO. 1732 FREEBURG, ILLINOIS

PART OF THE N.W. 1/4 OF THE N.E. 1/4 OF SECTION 14
T. 1 S., R. 8 W. OF THE 3RD P.M.
ST. CLAIR COUNTY, ILLINOIS

CITY OF BELLEVILLE



N.W. 1/4, N.E. 1/4 SEC. 14

EXISTING "A"

N.E. 1/4, N.W. 1/4 SEC. 14

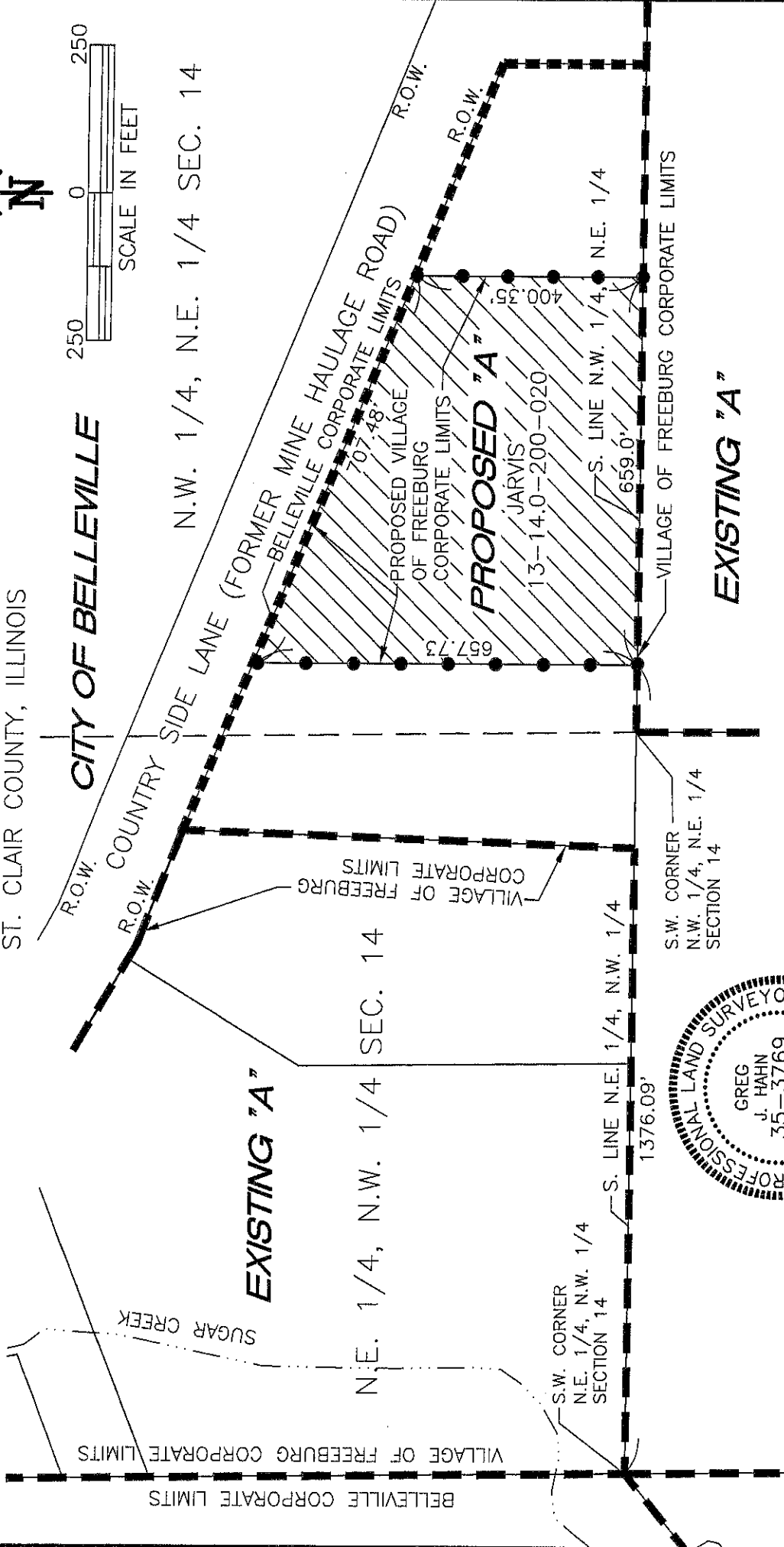
S. LINE N.E. 1/4, N.W. 1/4
1376.09'

S.W. CORNER
N.E. 1/4, N.W. 1/4
SECTION 14

S.W. CORNER
N.W. 1/4, N.E. 1/4
SECTION 14

S. LINE N.W. 1/4, N.E. 1/4
659.0'

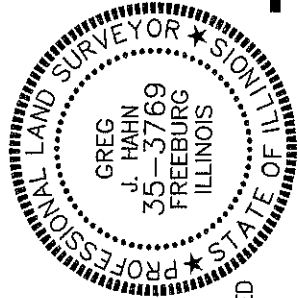
EXISTING "A"



I DO HEREBY CERTIFY THAT THIS
ANNEXATION PLAT HAS BEEN PREPARED
UNDER MY DIRECT SUPERVISION

Greg J. Hahn

GREG J. HAHN, I.P.L.S. NO. 3769
LICENSE EXPIRATION DATE: 11/30/2022



LEGEND

- EXISTING FREEBURG CORPORATE LIMITS
- EXISTING BELLEVILLE CORPORATE LIMITS
- PROPOSED FREEBURG CORPORATE LIMITS
- PROPOSED FREEBURG ANNEXATION

VOLKERT

4 INDUSTRIAL DRIVE
FREEBURG, IL 62243
618.539.3178
IL DESIGN FIRM # 184.004027

EXHIBIT C

6301 Country Side Lane
Freeburg, Illinois
P.I.N.: 13-14.0-200-020

Part of the Northwest Quarter of the Northeast Quarter of Section No. 14 in Township 1 South Range 8 West of the Third Principal Meridian, St. Clair County, Illinois; reference being had to the plat thereof recorded in the Recorder's Office of St. Clair County, Illinois, in Book of Plats "C" on Page 301, and being more particularly described as follows, to-wit

Commencing the survey thereof at an old stone which marks the Southwest Corner of the Northeast Quarter of the Northwest Quarter of said Section 14; running thence South 89 degrees 39 minutes East along the South line of the Northeast Quarter of the Northwest Quarter and the South line of the Northwest Quarter and Northeast Quarter of said Section 14 a distance of 1376.09 feet to a point, said point being the point of beginning of the tract herein being described; running thence North 00 degrees 21 minutes East a distance of 657.73 feet to a point in the Southwesterly line of a "Mine Haulage Road", running thence South 68 degrees 19 minutes East a distance of 707.48 feet to a point, running thence South 00 degrees 21 minutes West a distance of 400.35 feet to a point in the South line of the Northwest Quarter of the Northeast Quarter of said Section 14; running thence North 89 degrees 39 minutes West a distance of 659.0 feet to the point of beginning in St. Clair County, Illinois.

Except any interest in the coal, oil, gas and other minerals underlying the land which have been heretofore conveyed or reserved in prior conveyances, and all rights and easements in favor of the estate of said coal, oil, gas and other minerals, if any.

Permanent parcel number: 13-14.0-200-020

Commonly known as: 6301 Country Side Lane, Freeburg, IL 62243

EETITION FOR ANNEXATION)
OF TERRITORY KNOWN AS THE)
JARVIS PROPERTY)
6301 COUNTRY SIDE LANE)
TO THE VILLAGE) ORDINANCE NO. 1732
OF FREEBURG, ILLINOIS)

AFFIDAVIT

STATE OF ILLINOIS)
) ss.
COUNTY OF ST. CLAIR)

Affiant, JULIE POLSON, being first duly sworn on her oath, states:

1. That she is the Office Manager for the Village of Freeburg, Illinois.
2. That the territory sought to be annexed and fully described in Exhibit "A" lies within the following fire protection district: Freeburg Fire Protection District.
3. That on December 2, 2021, Affiant sent notices in writing by certified mail to the following Freeburg Board of Township Trustees:

Phil Krieg, 203 S. Richland, Freeburg, IL 62243
Scott Kraus, 203 S. Richland, Freeburg, IL 62243
Marianne Recker, 203 S. Richland, Freeburg, IL 62243
Nolan Shook, 203 S. Richland, Freeburg, IL 62243
4. That on December 2, 2021, Affiant sent a notice in writing by certified mail to the Township Supervisor: Charles H. Hill, 203 S. Richland, Freeburg, IL 62243;
5. That on December 2, 2021, Affiant sent a notice in writing by certified mail to the Township Clerk: Tony Miller, 203 S. Richland, Freeburg, IL 62243;
6. That on December 2, 2021, Affiant sent a notice in writing by certified mail to the Township Highway Commissioner: Dale A. Recker, 203 S. Richland, Freeburg, IL 62243;
7. That on December 2, 2021, Affiant sent a notice in writing by certified mail to the St. Clair County Highway Department: 1415 N. Belt West, Belleville, IL 62226;

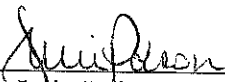
8. That on December 2, 2021, Affiant sent a notice in writing by certified mail to the Freeburg Area Library: 407 S. Belleville, Freeburg, IL 62243;

9. That on December 2, 2021, Affiant sent a notice in writing by certified mail to the Freeburg Fire Protection District: 410 W. High Street, Freeburg, IL 62243;

10. That receipts were returned to Affiant showing delivery of notices to Charles Hill, Dale Recker, Tony Miller, Phil Krieg, Scott Kraus, Marianne Recker and Nolan Shook on December 6, 2021.

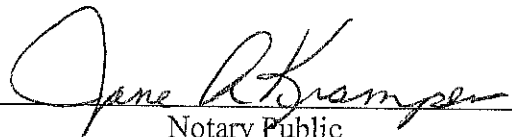
11. That no Return Receipts were received from Freeburg Area Library and Freeburg Fire Protection District.

Further Affiant sayeth naught.



Julie Polson
Office Manager

Subscribed and sworn to before me this 16 day of December, 2021.



Notary Public



VILLAGE OF FREEBURG

ORDINANCE NO. 1733

**AN ORDINANCE AMENDING THE FREEBURG ZONING
ORDINANCE FOR THE PURPOSE OF REZONING CERTAIN
PROPERTY COMMONLY KNOWN AS THE JARVIS PROPERTY**

December 20, 2021

Return To:

**Village of Freeburg
14 Southgate Center
Freeburg, IL 62243**

ORDINANCE NO. 1733

**AN ORDINANCE AMENDING THE FREEBURG ZONING ORDINANCE
FOR THE PURPOSE OF REZONING CERTAIN PROPERTY
COMMONLY KNOWN AS THE JARVIS PROPERTY**

WHEREAS, the Village of Freeburg, St. Clair County, State of Illinois, presently has in force The Freeburg Zoning Ordinance, which is contained in the Freeburg Municipal Code, as amended from time to time; and

WHEREAS, the Village Combined Planning and Zoning Board has complied with the provisions of 65 ILCS 5/11-13-14 and Article 40-23-1 of the Freeburg Zoning Ordinance regarding amendments of regulations and zoning districts by holding a public hearing on December 14, 2021 to consider the request for a rezoning of certain property owned by Joseph C. Jarvis and Jacqueline Renee Jarvis, pursuant to notice as required by statute; and

WHEREAS, the property owners of certain property commonly known as the Jarvis Property consisting of 7.89 acres in the Village of Freeburg, Illinois have filed an application for rezoning the Property from SR-1 to A (Agricultural);

WHEREAS, the map attached hereto, marked Exhibit A, is an accurate map of the property so sought to be rezoned and such rezoning shall be in accordance with the boundaries indicated on the map;

WHEREAS, as a result of said hearing, the Combined Planning and Zoning Board has made a recommendation to the Village Board that it approve the request for rezoning to A;

WHEREAS, the Board of Trustees has considered the recommendation of the Combined Planning and Zoning Board and has determined that it is in the best interest of the public health, safety and welfare and in compliance with the powers conferred upon the Village and the objectives and purposes set out in 65 ILCS 5/11-13-1, to adopt an amendment to the Freeburg Zoning Ordinance for the purpose of rezoning the Zimmerman Property to allow A uses in accordance with the map attached hereto as Exhibit A; and

NOW THEREFORE BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF FREEBURG, ST. CLAIR, COUNTY, ILLINOIS, AS FOLLOWS:

Section 1: The Village of Freeburg Zoning Ordinance is hereby amended to change the zoning classification from Residential (SR-1) to A (Agricultural) on a tract of land consisting of approximately 7.89 acres in accordance with the map attached hereto as Exhibit A and as more particularly described herein on Exhibit B.

See legal description attached hereto as Exhibit B and incorporated herein as if fully set forth.

Section 2: That all other provisions of said Zoning Ordinance, as amended from time to time, shall remain unchanged and in full force and effect except as specifically amended by this Ordinance.

ORDINANCE NO. 1733 cont.

Section 3: If a court of competent jurisdiction declares any provision of this Ordinance unconstitutional or invalid, that decision shall not affect the validity of the remainder of this Ordinance.

Section 4: This Ordinance shall be effective upon its passage, signing and publication as required by law.

PASSED by the Board of Trustees of the Village of Freeburg, Illinois, this 20th day of December, 2021.

AYES _____

NAYS _____

ABSENT _____

ABSTAIN _____

Approved this _____ day of December, 2021.

Seth E. Speiser
Village President

ATTEST:

Jerry Menard, Village Clerk

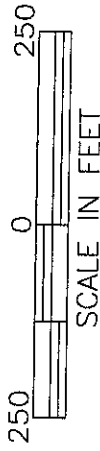
Approved as to Legal Form:

Frederick W. Keck
Weilmuenster, Keck & Brown, P.C.

ANNEXATION PLAT
ORDINANCE NO. 1732
FREEBURG, ILLINOIS

PART OF THE N.W. 1/4 OF THE N.E. 1/4 OF SECTION 14
 T. 1 S., R. 8 W. OF THE 3RD P.M.
 ST. CLAIR COUNTY, ILLINOIS

CITY OF BELLEVILLE



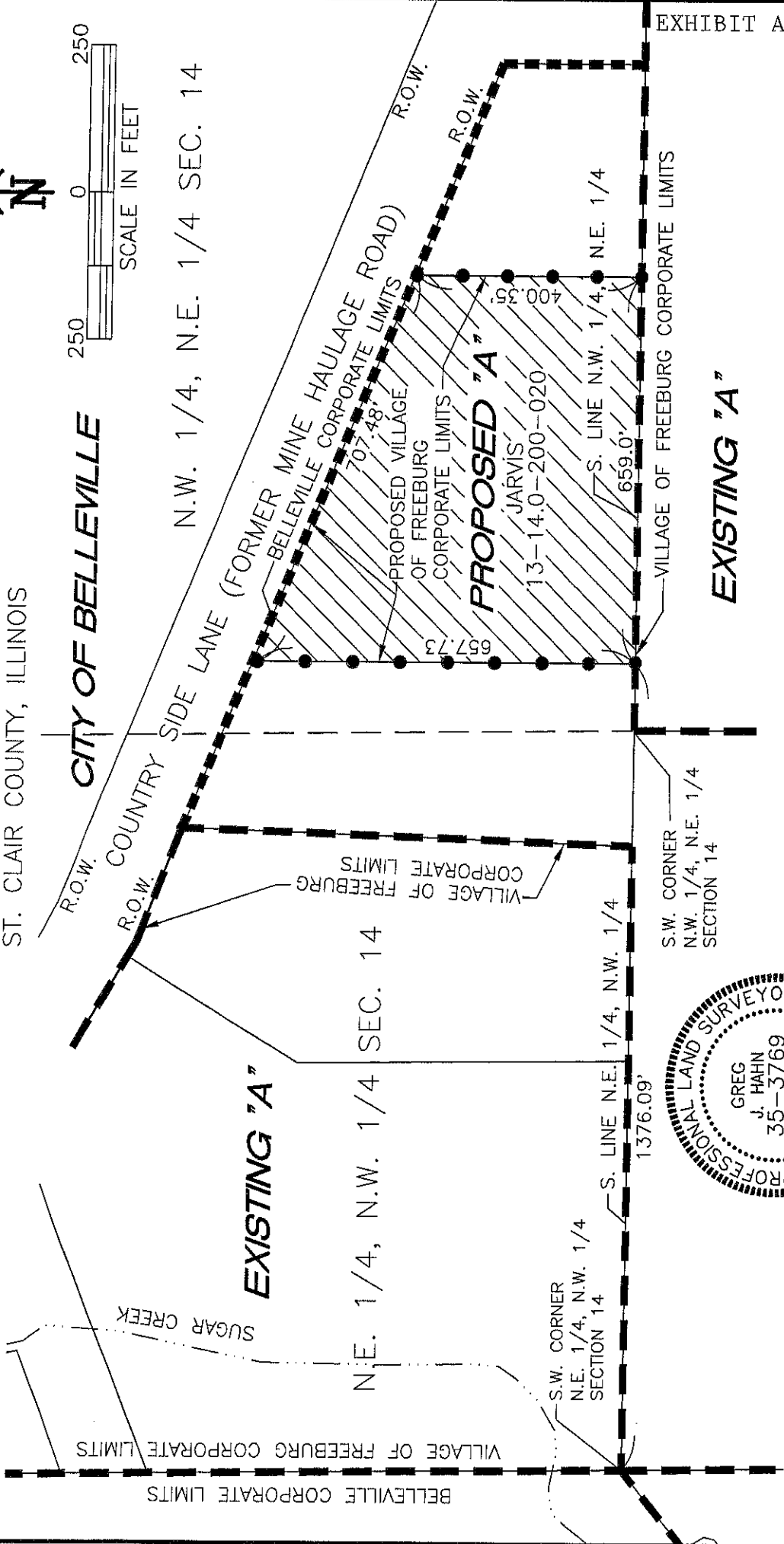
N.W. 1/4, N.E. 1/4 SEC. 14

EXISTING "A"

N.E. 1/4, N.W. 1/4 SEC. 14

PROPOSED "A"

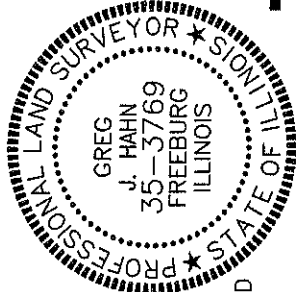
EXISTING "A"



I DO HEREBY CERTIFY THAT THIS ANNEXATION PLAT HAS BEEN PREPARED UNDER MY DIRECT SUPERVISION

Greg J. Hahn

GREG J. HAHN, I.P.L.S. NO. 3769
 LICENSE EXPIRATION DATE: 11/30/2022



LEGEND

- EXISTING FREEBURG CORPORATE LIMITS
- - - EXISTING BELLEVILLE CORPORATE LIMITS
- PROPOSED FREEBURG CORPORATE LIMITS
- ▨ PROPOSED FREEBURG ANNEXATION

VILLAGE OF FREEBURG CORPORATE LIMITS

S.W. CORNER N.W. 1/4, N.E. 1/4 SECTION 14

S. LINE N.E. 1/4, N.W. 1/4 1376.09'

S. LINE N.W. 1/4, N.E. 1/4 659.0'

JARVIS 13-14.0-200-020

PROPOSED VILLAGE OF FREEBURG CORPORATE LIMITS

BELLEVILLE CORPORATE LIMITS

FORMER MINE HAULAGE ROAD

COUNTRY SIDE LANE

R.O.W.

R.O.W.

SUGAR CREEK

Volkert
 4 INDUSTRIAL DRIVE
 FREEBURG, IL 62243
 618.539.3178
 IL DESIGN FIRM # 184.004027

EXHIBIT A

EXHIBIT B

6301 Country Side Lane

Freeburg, Illinois

P.I.N.: 13-14.0-200-020

Part of the Northwest Quarter of the Northeast Quarter of Section No. 14 in Township 1 South Range 8 West of the Third Principal Meridian, St. Clair County, Illinois; reference being had to the plat thereof recorded in the Recorder's Office of St. Clair County, Illinois, in Book of Plats "C" on Page 301, and being more particularly described as follows, to-wit

Commencing the survey thereof at an old stone which marks the Southwest Corner of the Northeast Quarter of the Northwest Quarter of said Section 14; running thence South 89 degrees 39 minutes East along the South line of the Northeast Quarter of the Northwest Quarter and the South line of the Northwest Quarter and Northeast Quarter of said Section 14 a distance of 1376.09 feet to a point, said point being the point of beginning of the tract herein being described; running thence North 00 degrees 21 minutes East a distance of 657.73 feet to a point in the Southwesterly line of a "Mine Haulage Road", running thence South 68 degrees 19 minutes East a distance of 707.48 feet to a point, running thence South 00 degrees 21 minutes West a distance of 400.35 feet to a point in the South line of the Northwest Quarter of the Northeast Quarter of said Section 14; running thence North 89 degrees 39 minutes West a distance of 659.0 feet to the point of beginning in St. Clair County, Illinois.

Except any interest in the coal, oil, gas and other minerals underlying the land which have been heretofore conveyed or reserved in prior conveyances, and all rights and easements in favor of the estate of said coal, oil, gas and other minerals, if any.

Permanent parcel number: 13-14.0-200-020

Commonly known as: 6301 Country Side Lane, Freeburg, IL 62243

VILLAGE OF FREEBURG

ORDINANCE NO. 1734

**AN ORDINANCE ANNEXING CERTAIN TERRITORY COMMONLY
KNOWN AS THE “WFRANCO, LLC DBA LAUGH AND LEARN PROPERTY”
TO AND IN THE VILLAGE OF FREEBURG, ST. CLAIR COUNTY, ILLINOIS**

December 20, 2021

Return To:

**Village of Freeburg
14 Southgate Center
Freeburg, IL 62243**

ORDINANCE NO. 1734

**AN ORDINANCE ANNEXING
CERTAIN TERRITORY TO THE VILLAGE
OF FREEBURG, ST. CLAIR COUNTY, ILLINOIS
(WFRANCO, LLC DBA LAUGH AND LEARN PROPERTY)**

WHEREAS, a written petition, signed by the legal owner of record of all land within the territory hereinafter described, has been filed with the Village Clerk of the Village of Freeburg, St. Clair County, Illinois, requesting that said territory be annexed to the Village of Freeburg, and,

WHEREAS, petitioner is the sole elector residing within the said territory; and,

WHEREAS, the said territory is not within the corporate limits of any municipality but is contiguous to the Village of Freeburg; and

WHEREAS, legal notices regarding the intention of the Village to annex said territory have been sent to all public bodies required to receive such notice by state statute; and,

WHEREAS copies of such notices required to be recorded, if any, have been recorded in the Office of the Recorder of St. Clair County; and,

WHEREAS, all petitions, documents, and other necessary legal requirements are in full compliance with the statutes of the State of Illinois, specifically Section 7-1-8 of the Illinois Municipal Code; and,

WHEREAS, it is in the best interest of the Village of Freeburg that the territory be annexed thereto.

NOW, therefore, be it ordained by the President and Board of Trustees of the Village of Freeburg, St. Clair County, Illinois, as follows:

Section 1: THAT the following described territory,

Legal Description:

Part of the Southeast 1/4 in Section 29 in Township 1 South Range 7 West of the Third Principal Meridian, being more particularly described as follows, to wit:

Commencing at the point of intersection of the West line of the aforesaid Southeast 1/4 with the Southwesterly right-of-way line of State Aid Route No. 47, reference being had to the plat thereof recorded in the Recorder's Office of St. Clair County, Illinois in Plat Book "32" on pages 5 and 10 inclusive, said point being 711.1 feet Southerly measured along the West line of said 1/4 Section from the stone that marks the Northwest corner of the Southeast 1/4 of said Section 29; thence continuing Southerly

ORDINANCE NO. 1734 cont.

along the West line of said 1/4 Section, a distance of 672.5 feet to a point; thence Easterly at right angles with the West line of said 1/4 Section, a distance of 388.8 feet to a point in the aforesaid Southwesterly right-of-way line of State Aid Route No. 47; thence Northwesterly along the said Southwesterly right-of-way, a distance of 776.8 feet to the point of beginning.

Except that part being more particularly described as follows, to wit:

Commencing the survey thereof at the point of intersection of the West line of said 1/4 Section with the Southwesterly right of way line of widened State Aid Route No. 47, now known as Federal Aid Secondary Route 847, reference being had to the plat of said Federal Aid Route, recorded in the Recorder's Office of St. Clair County, Illinois in Plat Book "53" on page 24; thence Southerly along the West line of said 1/4 Section, a distance of 509.04 feet to a point; thence Easterly at right angles with te West line of said 1/4 Section, a distance of 294.3 feet to a point in the aforesaid Southwesterly right of way line of said Federal Aid Route No. 847; thence Northwesterly along said Southwesterly right of way line, a distance of 588.08 feet to the point of beginning.

Excepting coal, oil gas and other minerals excepted or reserved in prior conveyances, if any.

Situated in the County of St. Clair and the State of Illinois.

Permanent parcel number: 14-29.0-400-004

Commonly known as: 640 Urbanna Drive, Freeburg, IL 62243

being indicated on an accurate map of the annexed territory (which is appended to and made part of this Ordinance) is hereby annexed to the Village of Freeburg, St. Clair County, Illinois, with a zoning classification of SR-1 (Single Family Residence).

Section 2: THAT the Village Clerk is hereby directed to record with the Recorder and to file with the County Clerk a certified copy of this Ordinance, together with the accurate map of the territory annexed appended to the Ordinance.

Section 3: THAT this Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

AYES _____ NAYS _____ ABSENT _____

AYES _____ NAYS _____ ABSENT _____

AYES _____ NAYS _____ ABSENT _____

AYES _____ NAYS _____ ABSENT _____

ORDINANCE NO. 1734 cont.

AYES _____ NAYS _____ ABSENT _____

AYES _____ NAYS _____ ABSENT _____

Vote recorded by:

Jerry Lynn Menard
Village Clerk

Approved by the Village President of the Village of Freeburg, St. Clair County,
Illinois, this _____ day of December, 2021.

Seth E. Speiser
Village President

ATTEST:

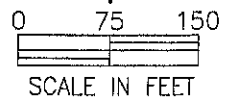
Jerry Menard
Village Clerk

Approved as to Legal Form:

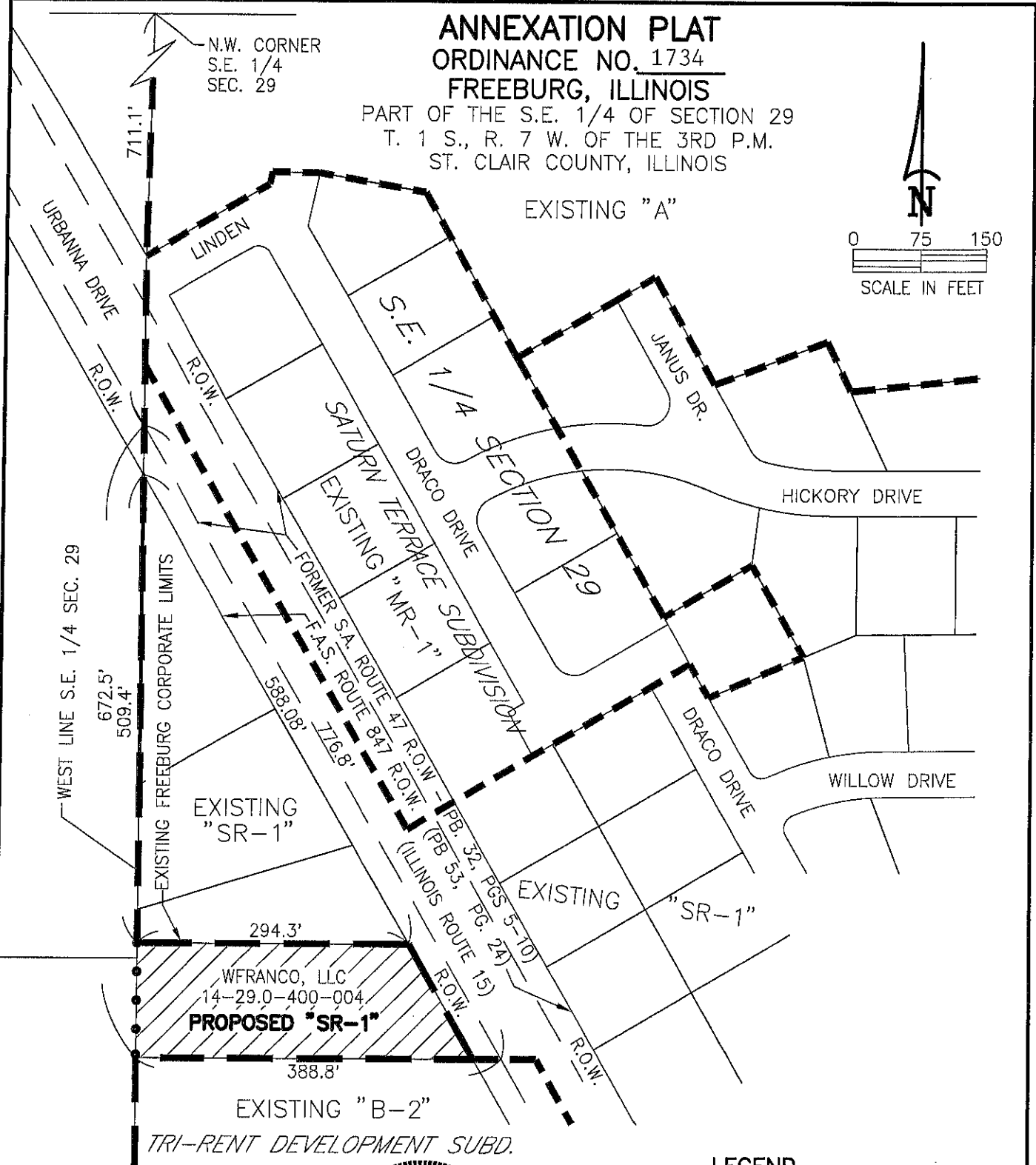
Frederick W. Keck
Weilmuenster, Keck & Brown, P.C.

ANNEXATION PLAT
ORDINANCE NO. 1734
FREEBURG, ILLINOIS

PART OF THE S.E. 1/4 OF SECTION 29
 T. 1 S., R. 7 W. OF THE 3RD P.M.
 ST. CLAIR COUNTY, ILLINOIS

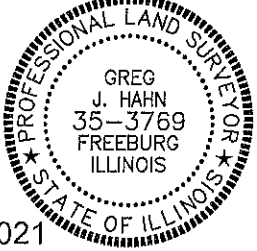


EXISTING "A"



LEGEND

- EXISTING CORPORATE LIMITS OF FREEBURG
- EXISTING ZONE DISTRICT BOUNDARY
- PROPOSED CORPORATE LIMITS OF FREEBURG
- PROPOSED ANNEXATION



I DO HEREBY CERTIFY THAT THIS ANNEXATION PLAT HAS BEEN PREPARED UNDER MY DIRECT SUPERVISION

Greg J. Hahn 12-7-2021
 GREG J. HAHN, I.P.L.S. NO. 3769 DATE
 LICENSE EXPIRATION DATE: 11/30/2022

VOLKERT
 4 INDUSTRIAL DRIVE
 FREEBURG, IL 62243
 618.539.3178
 IL DESIGN FIRM # 184.004027

PETITION FOR ANNEXATION)
OF TERRITORY KNOWN AS THE)
WFRANCO, LLC, DBA LAUGH AND LEARN) ORDINANCE NO. 1734
640 URBANNA DRIVE TO THE)
VILLAGE OF FREEBURG, ILLINOIS)

AFFIDAVIT

STATE OF ILLINOIS)
) ss.
COUNTY OF ST. CLAIR)

Affiant, JULIE POLSON, being first duly sworn on her oath, states:

1. That she is the Office Manager for the Village of Freeburg, Illinois.
2. That the territory sought to be annexed and fully described in Exhibit "A" lies within the following fire protection district: Freeburg Fire Protection District.
3. That on December 8, 2021, Affiant sent notices in writing by certified mail to the following Freeburg Board of Township Trustees:

Phil Krieg, 203 S. Richland, Freeburg, IL 62243
Scott Kraus, 203 S. Richland, Freeburg, IL 62243
Marianne Recker, 203 S. Richland, Freeburg, IL 62243
Nolan Shook, 203 S. Richland, Freeburg, IL 62243
4. That on December 8, 2021, Affiant sent a notice in writing by certified mail to the Township Supervisor: Charles H. Hill, 203 S. Richland, Freeburg, IL 62243;
5. That on December 8, 2021, Affiant sent a notice in writing by certified mail to the Township Clerk: Tony Miller, 203 S. Richland, Freeburg, IL 62243;
6. That on December 8, 2021, Affiant sent a notice in writing by certified mail to the Township Highway Commissioner: Dale A. Recker, 203 S. Richland, Freeburg, IL 62243;
7. That on December 8, 2021, Affiant sent a notice in writing by certified mail to the St. Clair County Highway Department: 1415 N. Belt West, Belleville, IL 62226;

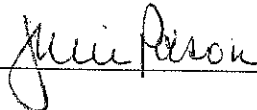
8. That on December 8, 2021, Affiant sent a notice in writing by certified mail to the Freeburg Area Library: 407 S. Belleville, Freeburg, IL 62243;

9. That on December 8, 2021, Affiant sent a notice in writing by certified mail to the Freeburg Fire Protection District: 410 W. High Street, Freeburg, IL 62243;

10. That receipts were returned to Affiant showing delivery of notices to Charles Hill, Dale Recker, Tony Miller, Phil Krieg, Scott Kraus, Marianne Recker, Nolan Shook and St. Clair County Highway Department on December 14, 2021.

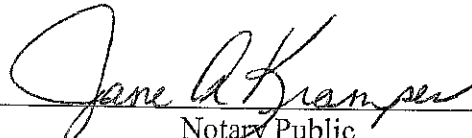
11. That no Return Receipts were received from Freeburg Area Library and Freeburg Fire Protection District.

Further Affiant sayeth naught.



Julie Polson

Subscribed and sworn to before me this 16 day of December, 2021.



Notary Public



VILLAGE PRESIDENT

Seth Speiser

VILLAGE CLERK

Jerry Menard

VILLAGE TRUSTEES

Denise Albers

Michael Heap

Robert Kaiser

Mike Blaies

Ray Matchett, Jr.

Lisa Meehling

VILLAGE TREASURER

Bryan A. Vogel

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

PUBLIC WORKS DIRECTOR

John Tolan

POLICE CHIEF

Michael J. Schutzenhofer

ESDA COORDINATOR

Eugene Kramer

ZONING ADMINISTRATOR

Matt Trout

VILLAGE ATTORNEY

Weilmuenster Keck Brown, P.C.

ELECTRIC COMMITTEE MEETING

(Blaies/Albers/Heap/Meehling)

Wednesday, December 15, 2021 at 5:30 p.m.

The meeting of the Electric Committee was called to order at 5:30 p.m. on Wednesday, December 15, 2021 by Chairperson Mike Blaies. Committee members present were Chairman Mike Blaies, Trustee Denise Albers (via Zoom), Trustee Mike Heap, Trustee Lisa Meehling, Mayor Seth Speiser, Village Clerk Jerry Menard (absent), Trustee Bob Kaiser, Trustee Ray Matchett, Public Works Director John Tolan, Police Chief Mike Schutzenhofer, Head Lineman Shane Krauss, Crew Worker Trevor Breitwieser, Zoning Administrator Matt Trout, Village Attorney Fred Keck, Village Administrator Tony Funderburg and Office Manager Julie Polson. Guest present: Janet Baechle. There were no guests present via Zoom.

A. OLD BUSINESS:

1. Approval of November 10, 2021 Minutes: Trustee Mike Heap motioned to approve the November 10, 2021 minutes, and Trustee Lisa Meehling seconded the motion. All voting yea, the motion carried.
2. Customer Issues: Head Lineman Shane Krauss advised we have not had any outages since last meeting. We had a situation on N. Railroad where a work order was put in for a meter not reading. We pulled the meter and found burnt wires. The homeowner was notified, and we disconnected service to the home. Shane commented our meter was melted, and it was a fire waiting to happen. Chief Schutzenhofer said there was a generator running outside, and the St. Clair County Health Department was contacted. Shane stated we did well during the recent tornado that went through Edwardsville.
3. IMEA Energy Efficiency Grant: Shane and John confirmed Professional Metal Works' project is complete and paid. We had applied for \$5,000, and bought a little over that. If we do another \$3,000 in incentives, that would be around 120 lights, or \$14,500 which is in our budget. We have approximately \$5,400 left in our incentive. John said IMEA voted to carry over last year's balance. John feels this is our portion of the grant, and we should use it. Shane will bring his request to the next committee meeting.
4. Generator Upgrades: Public Works Director John Tolan advised Chuck, from BHM&G, is starting to receive materials. We do not have a delivery date on the control cutoff.

Shane reported another solar final in Woods Manor, and Matt commented he has one pending.

B. NEW BUSINESS:

1. Paden Muskopf Step Increase to Level 3: Shane said Paden has completed his level 2 requirements and is ready to move up to level 3.

Electric Committee Meeting Minutes

Wednesday, December 15, 2021

Page 1 of 2

Trustee Lisa Meehling motioned to recommend to the full Board Paden Muskopf be moved to Level 3 at a pay rate of \$30.77 per hour, and Trustee Mike Heap seconded the motion. All voting yea, the motion carried.

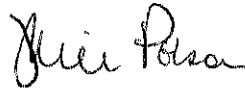
Shane commented Catepillar was here servicing the generators, changing the coolant, oil changes at the north sub, filter changes at the south sub. When we ran unit 9, the radiator fan went out. We were able to get it replaced the next day with no penalty from IMEA. Our guys replaced it and did a great job.

He will work on getting quotes for the transformer at the west plant.

C. GENERAL CONCERNS: John said will all of the wind gusts and storms, we are coming out very well which is a tribute to our electric crew keeping the limbs trimmed back.

D. PUBLIC PARTICIPATION: None.

E. ADJOURN: *Trustee Lisa Meehling motioned to adjourn at 5:44 p.m and Trustee Mike Heap seconded the motion. All voting yea, the motion carried.*



Julie Polson
Office Manager

VILLAGE PRESIDENT
Seth Speiser

VILLAGE CLERK
Jerry Menard

VILLAGE TRUSTEES
Denise Albers
Michael Heap
Robert Kaiser
Mike Blaies
Ray Matchett, Jr.
Lisa Meehling

VILLAGE TREASURER
Bryan A. Vogel

VILLAGE OF FREEBURG

FREEBURG MUNICIPAL CENTER
14 SOUTHGATE CENTER, FREEBURG, IL 62243
PHONE: (618) 539-5545 • FAX: (618) 539-5590
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ZONING ADMINISTRATOR
Matt Trout

VILLAGE ATTORNEY
Weilmuenster Keck Brown, P.C.

PUBLIC WORKS COMMITTEE MEETING
Trash/Water/Sewer
(Kaiser/Blaies/Heap/Meehling)
Wednesday, December 15, 2021 at 5:45 p.m.

The Public Works Committee Meeting was called to order at 5:45 p.m. on Wednesday, December 15, 2021, by Chairman Bob Kaiser. Members present were Chairman Bob Kaiser, Trustee Mike Blaies, Trustee Mike Heap, Trustee Lisa Meehling, Mayor Seth Speiser, Village Clerk Jerry Menard (absent), Trustee Denise Albers (via Zoom), Trustee Ray Matchett, Village Attorney Fred Keck, Public Works Director John Tolan, Crew Worker Trevor Breitwieser, Zoning Administrator Matt Trout, Village Administrator Tony Funderburg and Office Manager Julie Polson. Guest present: Janet Baechle. There were no guests present via Zoom.

A. OLD BUSINESS:

1. Approval of November 10, 2021 minutes: Trustee Mike Blaies motioned to approve the November 10, 2021 minutes and Trustee Lisa Meehling seconded the motion. All voting yea, the motion carried.
2. New Sewer Plant/Sewer Loan: Zoning Administrator Matt Trout said the work is really picking up. They are working on the admin building and basin #2. The steel should be delivered January 14th. The rain this week has slowed things down, it is pretty wet out there.
3. Sewer issues: John reported our guys are addressing the trouble areas on a regular basis.
4. FSH Minutes: John stated SLM is moving forward with their expansion to the north replacing some water lines.
5. Water System Study: Trustee Lisa Meehling motioned to recommend to the full Board TWM Invoice #72054 in the amount of \$1,659.75 for approval, and Trustee Mike Heap seconded the motion. All voting yea, the motion carried.
6. Repair/Replace Sewer Main East and West Apple: John stated Volkert is working on the project, and he has had discussions with the survey crew.
7. West Street Residents' Sewer Issue: Nothing new to report.

B. NEW BUSINESS:

1. EPA Online Payments: Village Administrator Tony Funderburg advised IEPA has not received our most recent loan payment. He has discussed the situation with them, and they are suggesting we set up ACH payments. We have created a form that will require all the necessary approvals from the Village staff and officers. Our auditor has confirmed this is a proper procedure. The transactions can be tracked since they will be entered into our billing system. The committee agreed with the request.

2. Old Freeburg Road Haier Plumbing Application for Final Pay Request #2 in the amount of \$35,137.40: *Trustee Lisa Meehling motioned to recommend to the full Board Haier Plumbing Final Pay Request #2 in the amount of \$35,137.40 for approval, and Trustee Mike Heap seconded the motion. All voting yea, the motion carried.*

With regard to our liability insurance renewal, Tony stated most insurance companies are cutting back coverage as it relates to law enforcement. Our insurance renewal amounts to \$299,421 but that only includes excess insurance coverage for \$5,000,000. To increase that to our normal limit of \$10,000,000, it would be an additional cost of \$29,519 totaling \$328,940. Attorney Keck stated we really only have two options to purchase through insurance, either through IML or Arthur Gallagher. Attorney Keck said the biggest issue is the legislature changing laws regarding police. He further stated it is going to get down to a handful of companies that will cover law enforcement claims. We are pooled with other municipalities to help keep costs down. Attorney Keck commented our increase in property, building, equipment and cyber liability raised our premium. Tony believes we should renew with the \$10,000,000 in excess liability coverage.

Trustee Mike Blaies motioned to recommend to the full Board Arthur J. Gallagher's 2021 Insurance Renewal at a cost of \$328,940, and Trustee Lisa Meehling seconded the motion. All voting yea, the motion carried.

John reported a crack in the flow pipe at SAVE, the replacement equipment has been ordered. He sent out letters to the residents on Old Freeburg Road advising a visual inspection is required so there is no cross contamination between their well and water line. The control board fried at the Meadowbrook lift station. Thankfully we caught it in time.

C. GENERAL CONCERNS: None

D. PUBLIC PARTICIPATION: None

E. ADJOURN: *Trustee Mike Blaies motioned to adjourn the meeting at 6:15 p.m. and Trustee Mike Heap seconded the motion. All voting yea, the motion carried.*



Julie Polson,
Office Manager

Invoice

Thouvenot, Wade, & Moerchen Inc.
Exceptional Service.
Nothing Less.



John Tolan
 Village of Freeburg, IL
 14 Southgate Center
 Freeburg, IL 62243

November 30, 2021
 Project No: E39190103
 Invoice No: 72054

Project E39190103 Freeburg-Water Tower Study and IEPA Project Plan

For professional services rendered including:

- Preparation of project plan

Consulting Services from September 20, 2021 to October 18, 2021

Phase	01	Hydraulic Model/Study			
Maximum Billable			Current	Prior	To-Date
Total Billings			0.00	45,717.50	45,717.50
Maximum Billable Limit					52,400.00
Maximum Remaining					6,682.50
Total this Phase					0.00

Phase	02	Project Plan			
Professional Personnel					
			Hours	Rate	Amount
			1.50	139.00	208.50
			11.25	129.00	1,451.25
			Totals	12.75	1,659.75
			Total Labor		1,659.75
Maximum Billable			Current	Prior	To-Date
Total Billings			1,659.75	26,036.50	27,696.25
Maximum Billable Limit					38,700.00
Maximum Remaining					11,003.75
Total this Phase					\$1,659.75
Total this Invoice					\$1,659.75

RECEIVED

DEC 10 2021

Please Remit Payment to: Thouvenot, Wade, and Moerchen Inc. - 4940 Old Collinsville Road - Swansea IL 62226 - TWM Reserves the Option to charge 1 1/2% (18% annual) against accounts more than 30 days past due. - Please return a copy of this invoice with payment. - Telephone 618.624.4488 - Fax 618.624.6688

Contractor's Application for Payment No.

2 - FINAL

Application Period:	September 07, 2021 - October 06, 2021	Application Date:	Wednesday, October 6, 2021
From (Contractor):	Haier Plumbing & Heating, Inc.	Via (Engineer):	Thouvenot, Wade & Moerchen, Inc.
Contractor's Project No.:	1197FWL	Engineer's Contract Number:	
To (Owner):	Village of Freeburg		
Project:	FREEBURG OLD FREEBURG RD WATER MAIN EXTENSION		

Change Order Summary

Approved Change Orders Number	Additions	Deductions
Total changes approved in previous months by Owner	\$101,154.00	\$0.00
Total Approved this Month	\$0.00	\$0.00
TOTALS	\$101,154.00	\$0.00
NET CHANGE BY CHANGE ORDERS	\$101,154.00	

Application For Payment

1. ORIGINAL CONTRACT PRICE \$164,768.00
2. Net Change By Change Order \$101,154.00
3. Current Contract Price (Line 1+2) \$265,922.00
4. TOTAL COMPLETED AND STORED TO DATE (Column F on Progress Estimate) \$270,698.00
5. RETAINAGE:
 - a. 0.00% \$270,698.00 Work Completed..... \$-
 - b. 0.00% \$- Stored Material..... \$-
 - c. Total Retainage (Line 5a + 5b)..... \$-
6. AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5c) \$270,698.00
7. LESS PREVIOUS REQUESTS (line 6 from prior Application)..... \$235,660.60
8. AMOUNT DUE THIS APPLICATION \$35,137.40
9. BALANCE TO FINISH, PLUS RETAINAGE (Column G on Progress Estimate + Line 5 above)

The undersigned Contractor certifies that to the best of its knowledge: (1) all previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with Work covered by prior Applications for Payment; (2) title of all Work, materials and equipment incorporated in said Work or otherwise listed in or covered by this Application for Payment will pass to Owner at time of payment free and clear of all Liens, security interests and encumbrances (except such as are covered by a Bond acceptable to Owner indemnifying Owner against any such Liens, security interest or encumbrances); and (3) all Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

Payment of: \$35,137.40
(Line 8 or other - attach explanation of the other amount)

is recommended by: Chris Bergmann, TWM, Inc. (Date)

(Engineer)

Payment of: \$35,137.40
(Line 8 or other - attach explanation of the other amount)

is approved by: Village of Freeburg (Date)

(Owner)

Approved by: Funding Agency (if applicable) (Date)

By: *Mona Menace*

Date: 10/6/2021

Progress Estimate - Unit Price Work

Contractor's Application

For (Contract):		FREEBURG OLD FREEBURG RD WATER MAIN EXTENSION										Application Number:	2		
Application Period:		September 07, 2021 - October 06, 2021										Application Date:	Wednesday, October 6, 2021		
A		B					C					D	E	F	G
		Scheduled Value					From Prev Apps								
No.	Description	Bid Item Quantity	Unit	Unit Price	Total Bid Value	Qty Installed	Value of Work Previously Installed	Qty Installed	Value of Work Installed to Date	Materials Stored (not in C or D)	Total Completed and Stored to Date (C + D + E)	% (F/B)	Balance to Finish (B-F)		
1	8" PVC Water Main C-900 DR18 w/ tracer wire	2583	LF	\$26.00	\$67,158.00	2660.00	\$69,160.00				\$69,160.00	102.98%	\$-2,002.00		
2	8" PVC Water Main C-900 DR18 w/ 18" Casing	200	LF	\$340.00	\$68,000.00	200.00	\$68,000.00				\$68,000.00	100.00%			
3	8" PVC Water Main C-900 DR18 Restrained Joint	140	LF	\$38.00	\$5,320.00	140.00	\$5,320.00				\$5,320.00	100.00%			
4	12 x 12 x 8 Tapping Saddles & 8" Valve	1	EA	\$3,000.00	\$3,000.00	1.00	\$3,000.00				\$3,000.00	100.00%			
5	6" Hydrant AWWA C-502, 6" Gate Valve & 8x8x6 Tee	2	EA	\$4,250.00	\$8,500.00	2.00	\$8,500.00				\$8,500.00	100.00%			
6	8" Gate Valve	3	EA	\$1,222.00	\$3,666.00	3.00	\$3,666.00				\$3,666.00	100.00%			
7	3" Hot Mix Asphalt Patch	283	SF	\$6.00	\$2,264.00	283.00	\$2,264.00				\$2,264.00	100.00%			
8	Compacted CA-7 Backfill	89	CY	\$40.00	\$3,560.00	168.35	\$6,734.00				\$6,734.00	189.16%	\$-3,174.00		
9	Thrust Collars	2	EA	\$200.00	\$400.00		\$400.00				\$400.00	100.00%	\$400.00		
10	8" Cap	1	EA	\$400.00	\$400.00	1.00	\$400.00				\$400.00	100.00%			
11	Seeding	1	LS	\$2,500.00	\$2,500.00		\$2,500.00				\$2,500.00	100.00%			
12	Install 8" C-900 Pipe (Old Freeburg Road)	1	LS	\$81,760.00	\$81,760.00		\$81,760.00				\$81,760.00	100.00%			
13	Install fire hydrant and gate valve	3	EA	\$4,250.00	\$12,750.00	3.00	\$12,750.00				\$12,750.00	100.00%			
14	Seeding @ Old Freeburg Road	1	LS	\$4,200.00	\$4,200.00		\$4,200.00				\$4,200.00	100.00%			
15	Furnish & install 8" gate valves (Old Freeburg Road)	2	EA	\$1,222.00	\$2,444.00	2.00	\$2,444.00				\$2,444.00	100.00%			
TOTAL CONTRACT PRICE					\$265,922.00		\$261,734.00		\$9,964.00		\$270,698.00		\$-4,776.00		

VILLAGE PRESIDENT

Seth Speiser

VILLAGE CLERK

Jerry Menard

VILLAGE TRUSTEES

Denise Albers

Michael Heap

Robert Kaiser

Mike Blaies

Ray Matchett, Jr.

Lisa Meehling

VILLAGE TREASURER

Bryan A. Vogel

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 FunderburgPUBLIC WORKS DIRECTOR
John TolanPOLICE CHIEF
Michael J. SchutzenhoferESDA COORDINATOR
Eugene KramerZONING ADMINISTRATOR
Matt TroutVILLAGE ATTORNEY
Weilmuenster Keck Brown, P.C.

Public Property Committee Meeting
Streets/Municipal Center/Pool/Parks & Recreation
(Matchett/Albers/Heap/Kaiser)
Wednesday, December 15, 2021 at 6:00 p.m.

The meeting of the Public Property Committee was called to order at 6:16 p.m., on Wednesday, December 15, 2021, by Chairman Ray Matchett. Members present were Chairman Ray Matchett, Trustee Denise Albers (via Zoom), Trustee Mike Heap, Trustee Bob Kaiser, Mayor Seth Speiser, Village Clerk Jerry Menard (absent), Trustee Mike Blaies, Trustee Lisa Meehling, Village Attorney Fred Keck, Public Works Director John Tolan, Zoning Administrator Matt Trout, Village Administrator Tony Funderburg and Office Manager Julie Polson. Guest present: Janet Baechle. There were no guests present via Zoom.

POOL: A. OLD BUSINESS: None.

B. NEW BUSINESS: None.

STREETS: A. OLD BUSINESS:

1. Approval of November 10, 2021 Minutes: Trustee Mike Heap motioned to approve the November 10, 2021 minutes and Trustee Bob Kaiser seconded the motion. All voting yea, the motion carried.
2. E. Apple Street Proposed Repair: Village Administrator Tony Funderburg said he met with both engineering firms and hopes to see something soon.
3. Drainage Problem Areas/Stormwater Run-Off: Public Works Director John Tolan advised there are working on N. Dewey correcting a drainage problem and installing a culvert for three homes. They are also working the alley on W. Phillips across from the Green Mill. The alley doesn't drain well there. We are riprapping the ditch on Hill Mine Rd.
4. Customer Issues: John said they are working on a few alleys, and fixed a drainage issue coming off the building at Cut, Color and Create.
5. MFT: Trustee Mike Heap motioned to recommend to the full Board TWM Invoice #70725 in the amount of \$1,377.05 for payment, and Trustee Bob Kaiser seconded the motion. All voting yea, the motion carried.
6. RFQ for Streets: We have met with the engineers, and they will submit their plans after the first of the year.

B. NEW BUSINESS: Trustee Mike Blaies said there is a resident that partially owns the alley between State and Alton Street, Regions Bank resurfaced their parking lot and part of the alley. Lee Smith is concerned with him having to pay to reseal that blacktop. His seal was not resealed. We believe it is the Village's alley. Lee said there was an agreement between his family and Regions that Regions would maintain the alley. Tony would like to look into the matter. He does not want people working on our roads or alleys.

Tony would like to hold a recycling event over the Christmas holiday where residents can bring their cardboard to the recycling center. It will run from December 27 – January 14 and have set hours.

Zoning Administrator Matt Trout advised the board there will be two annexation hearings at 7:15 p.m., Monday night for the Zimmerman and Jarvis properties.

1. Executive Session to Discuss Personnel, 5 ILCS 120/2-(c)1:

**EXECUTIVE SESSION
6:28 P.M.**

Trustee Ray Matchett motioned to enter Executive Session to Discuss Personnel, 5 ILCS 120/2-(c)1 and Trustee Mike Heap seconded the motion. All voting yea, the motion carried.

**EXECUTIVE SESSION ENDED
6:50 P.M.**

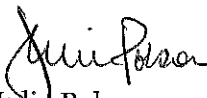
The regular session reconvened at 6:51 p.m.

Trustee Ray Matchett motioned to recommend to the full Board to hire Eric McDonald for the Water/Sewer Operator position and Cory Schaefer for the Crew Worker position, and Trustee Mike Heap seconded the motion. All voting yea, the motion carried.

C. GENERAL CONCERNS: None.

D. PUBLIC PARTICIPATION: None.

E. ADJOURN: *Trustee Mike Heap motioned to adjourn the meeting at 6:52 p.m. and Trustee Bob Kaiser seconded the motion. All voting yea, the motion carried.*


Julie Polson
Office Manager

Invoice

Thouvenot, Wade, & Moerchen Inc.
 Exceptional Service.
 Nothing Less.



John Tolan
 Village of Freeburg, IL
 14 Southgate Center
 Freeburg, IL 62243

August 20, 2021
 Project No: T32200149
 Invoice No: 70725

Project T32200149 2020 MFT Program - Freeburg

For professional services rendered including:

- Coordinate with the Village to gather MFT closeout documents
- Prepare a Maintenance Expenditure Statement
- Submit closeout documents to IDOT

* - Note, fee is estimated based on amount of engineering for the 2020 MFT Program. The maximum approved amount based on IDOT's guidelines is \$4,773.39.

Consulting Services through August 6, 2021

Fee

Total Fee 3,979.70

Total Earned	3,979.70
Previous Fee Billing	2,602.65
Current Fee Billing	1,377.05
Total Fee	1,377.05

Total this Invoice \$1,377.05

RECEIVED

DEC - 7 2021