

REGULAR BOARD MEETING AGENDA – JANUARY 7, 2019 - 7:30 P.M.

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Minutes of Previous Meeting
 - 4 – 1. December 3, 2018 – Regular Board Meeting – **Exhibit A**
 - 4 – 2. December 17, 2018 – Regular Board Meeting – **Exhibit B**
5. Finance
6. Treasurer’s Report
7. Attorney’s Report
8. ESDA Report – January 7, 2019 Report – **Exhibit C**
9. Public Participation
10. Reports and Correspondence –
 - 10 – 1. Zoning Administrator’s January 7, 2019 Report – **Exhibit D**
 - 10 – 2. Nevois Construction Pay Request #2 in the Amount Not to Exceed \$99,000.00 – **Exhibit E**
11. Recommendations of Boards and Commissions
12. Contracts, Releases, Agreements and Annexations – None.
13. Bids – None.
14. Resolutions –
 - 14 – 1. Resolution #19-01: A Resolution Authorizing the Village to Enter into and the Mayor to Execute an Maintenance Bond Agreement between L.W. Contractors and the Village of Freeburg – **Exhibit F**
 - 14 – 2. Resolution #19-02: A Resolution of the Village of Freeburg Approving the Final Plat of “Meadow Pines Subdivision Phase 1,” and Authorizing the Mayor to Sign the Final Plat – **Exhibit G**
 - 14 – 3. Resolution #19-03: A Resolution of the Village of Freeburg Authorizing the Village to Enter into and The Mayor to Execute an Agreement to Complete Specific Improvements between the Village of Freeburg and BK Property Development Corp. – **Exhibit H**
15. Ordinances –
16. Old Business -
17. New Business -
18. Appointments – None.
19. Committee Meeting Minutes/Recommendations -
 - 19 – 1. Legal/Ordinance Committee Meeting – Monday, December 17, 2018 - 5:30 p.m. - **Exhibit I**
 - 19-1a. Recommend Approval of Resolution 19-01 – see item #14-1 above
 - 19 – 2. Finance Committee Meeting – Monday, December 17, 2018 – 5:45 p.m. – **Exhibit J**
 - 19 – 3. Personnel/Police Committee Meeting – Monday, December 17, 2018 – 6:00 p.m. – **Exhibit K**
20. Upcoming Meetings
 - 20 – 1. Combined Planning and Zoning Board – Tuesday, January 8, 2019 – 6:00 p.m. - Canceled
 - 20 – 2. Electric Committee Meeting – Wednesday, January 16, 2019 – 5:30 p.m.
 - 20 – 3. Water/Sewer Committee Meeting – Wednesday, January 16, 2019 – 5:45 p.m.
 - 20 – 4. Streets Committee Meeting – Wednesday, January 16, 2019 – 6:00 p.m.
 - 20 – 5. CLOSED IN OBSERVANCE OF MARTIN LUTHER KING, JR., BIRTHDAY – Monday, January 21
 - 20 – 6. Board Meeting – Tuesday, January 22, 2019 - 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
Ray Matchett, Jr.
Mike Blaies
Denise Albers
Bob Kaiser
Michael Heap
Lisa Meehling

VILLAGE TREASURER
Bryan A. Vogel

VILLAGE OF FREEBURG

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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, P.C.

VILLAGE OF FREEBURG, ILLINOIS BOARD MEETING MINUTES MONDAY, DECEMBER 3, 2018 @ 7:30 P.M.

CALL TO ORDER: Mayor Seth Speiser called the Regular Board Meeting to order at 7:31 p.m., on Monday, December 3, 2018, in the Freeburg Municipal Board Room.

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

ROLL CALL: Trustee Michael (Mike) Heap – here; Trustee Elizabeth (Lisa) Meehling – here; Trustee Ramon Matchett, Jr. – here; Trustee Denise Albers – here; Trustee James (Mike) Blaies – here; Mayor Seth Speiser – here: (6 present, 0 absent) Mayor Seth Speiser announced there is a quorum.

EXHIBIT A:

Mayor Speiser stated we have the minutes of the Regular Board Meeting Monday, November 19, 2018 for approval.

Trustee Elizabeth (Lisa) Meehling motioned to accept the minutes from the Regular Board Meeting Monday, November 19, 2018 and Trustee Denise Albers seconded the motion. All voting aye, the motion carried.

Trustee James (Mike) Blaies motioned to amend the agenda to move Appointments up and Trustee Ramon Matchett, Jr. seconded the motion. All voting aye, the motion carried.

Mayor Speiser stated under Appointments, we have the appointment of Robert (Bob) Kaiser as Trustee to replace Trustee Bert (Dean) Pruett.

Trustee James (Mike) Blaies motioned to accept the Appointment of Robert (Bob) Kaiser as Trustee in the replacement of Trustee Bert (Dean) Pruett on the Freeburg Village Board and Trustee Elizabeth (Lisa) Meehling seconded the motion. ROLL CALL: Trustee James (Mike) Blaies – aye; Trustee Elizabeth (Lisa) Meehling – aye; Trustee Michael (Mike) Heap – aye; Trustee Denise Albers – aye; Trustee Ramon Matchett, Jr. – aye; (5 ayes, 0 nays, 0 absent). All voting aye, the motion carried.

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Mayor Speiser asked Village Clerk Jerry Menard to swear in Mr. Kaiser as Trustee. Mr. Kaiser was sworn in by Village Clerk Jerry Menard and took his seat on the board. Mayor Speiser welcome Mr. Kaiser to the board.

EXHIBIT B

FINANCE:

Trustee Denise Albers reported on the Finance Committee Meeting held on Wednesday, November 28, 2018 at 5:51 p.m.

The following item or items were talked about or discussed:

1. **REVIEW OF BOARD LISTS:** Trustee Albers stated we Reviewed the Board Lists. Questions were asked and answered. Trustee Albers stated Village Administrator Tony Funderburg advised the committee the cell phone program will be incorporated into the employee handbook. Trustee Albers said Boza Tree Farm replaced the two trees in front of the Village Hall, and we incorporated the Honor Tree Program into that replacement. Trustee Albers said the Honor Tree Program has been placed on hold for right now.
2. **REVIEW OF INVESTMENTS:** Trustee Albers said Treasurer Bryan Vogel advised the committee we do not have anything coming due until June 2019.
3. **INCOME STATEMENT:** Trustee Albers said we did receive the grant check for the playground.

TREASURER'S REPORT: Trustee Albers stated Village Treasurer Bryan Vogel has completed April 30, May 31, and June 30, 2018 Treasurer Reports. Trustee Albers said Treasurer Bryan Vogel advised the committee he will have the next three reports at December's Finance Committee meeting.

OLD BUSINESS:

1. Attorney Invoices: Trustee Albers said we reviewed the Attorney Invoices.
2. Newsletter: Trustee Albers said we have not received any events for the next newsletter.

NEW BUSINESS: None.

EXHIBIT C:

1. New Sewer Plant: Trustee Albers said we discussed the engineering firm for the new sewer plant. Village Administrator Tony Funderburg provided spreadsheets explaining the plant costs between Burns and McDonnell and TWM and also a projected rate increase using \$11,700,000 as the cost for the plant. Village Administrator Tony Funderburg created a 30-year budget spreadsheet. Trustee Albers said this includes an increase in health insurance and 2.5% raises. Trustee Albers said Tony stated we have current IEPA loans that will be paid off over that 30-year period which will free up some money. Trustee Albers state the board decided to go with Burns and McDonnell for the new sewer plant.

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*Trustee Denise Albers motioned to recommend to formally engage the services of Burns and McDonnell for the Wastewater Treatment Plant and Collection System Design in an amount not to exceed \$1,783,000 contingent on the execution of an agreed to engineer-owner agreement between Burns and McDonnell and the Village of Freeburg and Trustee Ramon Matchett, Jr. seconded the motion. **ROLL CALL:** Trustee Denise Albers – aye; Trustee Ramon Matchett, Jr. – aye; Trustee Michael (Mike) Heap – aye; Trustee James (Mike) Blaies – aye; Trustee Elizabeth (Lisa) Meehling – abstain; Trustee Robert (Bob) Kaiser – aye; (5 ayes, 0 nays, 0 absent 1 abstain). **5 voting aye, 1 abstain the motion carried.***

2. Ordinances: Trustee Albers said the committee discussed three ordinances, which will come under ordinances on the agenda.

3. Resolution #18-11: Trustee Albers said the committee discussed the Liability Insurance with Arthur J. Gallagher & Co, which will come under Resolutions on the agenda.

EXHIBIT D:

4. Employee Christmas Bonus: Trustee Albers said we talked about the employees Christmas Bonus.

*Trustee Denise Albers motioned to approve the Employees Christmas Bonus the same as last year and Trustee Elizabeth (Lisa) Meehling seconded the motion. **ROLL CALL:** Trustee Denise Albers – aye; Trustee Elizabeth (Lisa) Meehling – aye; Trustee Ramon Matchett, Jr. – aye; Trustee Robert (Bob) Kaiser – aye; Trustee James (Mike) Blaies – aye; Trustee Michael (Mike) Heap – aye; (6 ayes, 0 nays, 0 absent). **All voting aye, the motion carried.***

EXHIBIT E:

TREASURER'S REPORT:

Mayor Speiser stated we have Treasurer's Reports for April 30, May 31 and June 30, 2018. Treasurer Bryan Vogel said he would like to have approval of the Treasurer Reports for April, May and June of 2018.

*Trustee Denise Albers motioned to approve the Treasurer Reports for April 30, May 31 and June 30, 2018 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.***

ATTORNEY'S REPORT: None.

EXHIBIT F:

ESDA REPORT: Mayor Seth Speiser called on ESDA Coordinator Gene Kramer. ESDA Coordinator Gene Kramer welcome Bob Kaiser to village board. ESDA Coordinator Gene updated us on his ESDA Report on the following:

1. ESDA office activated on Sunday, November 25th as National Weather Service.
2. Potential Severe Thunderstorm event data received from SPC.
3. Completed the two hour Webinar training from the ARRL.
4. Outdoor Tornado Warning Siren test will be conducted.
5. Region 8 of IEMA monthly communication test to be conducted.
6. Freeburg ESDA's Village Wide communication test to be held.
7. Freeburg School District 70 & 77, and St. Joseph's Catholic School communication test to be conducted.
8. Provided communications Net Control duties for the Salvation Army Team Emergency Radio Network.
9. Upcoming weather for the next couple of days.

PUBLIC PARTICIPATION: Mayor Speiser called for Public Participation.

Janet Baechle congratulated Bob Kaiser for being appointed to the Village Board.

REPORTS AND CORRESPONDENCE:

EXHIBIT G:

ZONING ADMINISTRATOR'S REPORT:

1. Zoning Administrator Report: Mayor Speiser asked if anyone has any questions for Zoning Administrator Matt Trout on his Zoning Report.

RECOMMENDATIONS OF BOARDS AND COMMISSIONS: None.

CONTRACTS, RELEASES, AGREEMENTS & ANNEXATIONS: None.

BIDS: None.

EXHIBIT H:

RESOLUTIONS: Mayor Speiser stated we have Resolution #18-10, A Resolution Regarding the Release of closed Session Minutes.

Trustee Michael (Mike) Heap motioned to adopt Resolution #18-10 by title only and Trustee Elizabeth (Lisa) Meehling seconded the motion. ROLL CALL: Trustee Michael (Mike) Heap – aye; Trustee Elizabeth (Lisa) Meehling – aye; Trustee James (Mike) Blaies – aye; Trustee Ramon Matchett, Jr. – aye; Trustee Denise Albers – aye; Trustee Robert (Bob) Kaiser – aye; (6 ayes, 0 nays, 0 absent). **All voting aye, the motion carried.**

EXHIBIT I:

RESOLUTIONS: Mayor Speiser stated we have Resolution #18-11, A Resolution Authorizing the Village to Renew its Liability Insurance with Arthur J. Gallagher & Co.

Trustee Denise Albers motioned to adopt Resolution #18-11 by title only and Trustee Elizabeth (Lisa) Meehling seconded the motion. ROLL CALL: Trustee Denise Albers – aye; Trustee Elizabeth (Lisa) Meehling – aye; Trustee Robert (Bob) Kaiser – aye; Trustee James (Mike) Blaies – aye; Trustee Ramon Matchett, Jr. – aye; Trustee Michael (Mike) Heap – aye; (6 ayes, 0 nays, 0 absent). **All voting aye, the motion carried.**

EXHIBIT J:

ORDINANCES: Mayor Speiser stated we have Ordinance #1672, Tax Levy Ordinance for the Village of Freeburg.

Trustee Denise Albers motioned to adopt Ordinance #1672 by title only 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 Ramon Matchett, Jr. – aye; Trustee James (Mike) Blaies – aye; Trustee Robert (Bob) Kaiser – aye; (6 ayes, 0 nays, 0 absent). **All voting aye, the motion carried.**

EXHIBIT K:

ORDINANCES: Mayor Speiser stated we have Ordinance #1673, An Ordinance Abating the Taxes Levied for the Year 2018 to Pay Debt Service on the General Obligation Refunding Bonds (Tax Increment Alternate Revenue Source). Series 2014 of the Village of Freeburg.

Trustee Denise Albers motioned to adopt Ordinance #1673 by title only and Trustee Ramon Matchett, Jr. seconded the motion. ROLL CALL: Trustee Denise Albers – aye; Trustee Ramon Matchett, Jr. – aye; Trustee Elizabeth (Lisa) Meehling – aye; Trustee Michael (Mike) Heap – aye; Trustee James (Mike) Blaies – aye; Trustee Robert (Bob) Kaiser – aye; (6 ayes, 0 nays, 0 absent). **All voting aye, the motion carried.**

EXHIBIT L:

ORDINANCES: Mayor Speiser stated we have Ordinance #1674, An Ordinance Abating the Taxes Hereto Levied for the Year 2018 to Pay Principal of and Interest on \$4,780,000 General Obligation Bonds (Electric System Alternate Revenue Source) Series 2012 of the Village of Freeburg.

Trustee Denise Albers motioned to adopt Ordinance #1674 by title only and Trustee James (Mike) Blaies seconded the motion. ROLL CALL: Trustee Denise Albers – aye; Trustee James (Mike) Blaies – aye; Trustee Elizabeth (Lisa) Meehling – aye; Trustee Robert (Bob) Kaiser – aye; Trustee Michael (Mike) Heap – aye; Trustee Ramon Matchett, Jr. – aye; (6 ayes, 0 nays, 0 absent). **All voting aye, the motion carried.**

OLD BUSINESS: None.

NEW BUSINESS: None.

APPOINTMENTS: Agenda was amended to move Appointments under Exhibit A Minutes.

COMMITTEE MEETING REPORTS:

EXHIBIT M:

Legal/Ordinance Committee Meeting:

Trustee Michael (Mike) Heap reported on the Legal/Ordinance Committee Meeting held on Wednesday, November 28, 2018 at 5:35 p.m.

The following item or items were talked about or discussed:

OLD BUSINESS:

1. Zoning Report/Nuisance Properties: Trustee Heap stated Zoning Administrator Matt Trout reported the following permits were issued this month: 6 building, 2 fence, 1 deck, 1 structural remodel, 1 shed, the police department addition and 6 occupancy.

2. Meadow Pines Engineering Plans: Trustee Heap said we discussed Meadow Pine Subdivision. They are wanting to have the Cable put under the ground. They are working with Head Lineman Shane Krauss on this issue.

3. Code Revisions/Legal Review: Trustee Heap said we are still working on the Code Revisions. Trustee Heap said we hope to have it to the Combined Planning/Zoning Board real soon to review it.

NEW BUSINESS:

1. St. Clair County Zoning Board of Appeals Hearing: Trustee Heap St. Clair County Zoning Board of Appeals will hold a hearing on Heberer Bros. Inc. in regards to Solar Energy System.

EXHIBIT N:

Personnel/Police Committee Meeting:

Trustee Elizabeth (Lisa) Meehling reported on the Personnel/Police Committee Meeting held on Wednesday, November 28, 2018 at 6:22 p.m.

The following item or items were talked about or discussed:

POLICE:

OLD BUSIENSS:

1. Police Department Expansion: Trustee Meehling stated Village Administrator Tony Funderburg advised the committee, footings will be poured tomorrow.

Trustee Meehling said Village Administrator Tony Funderburg spoke to the Village Treasurer Bryan Vogel regarding a possible of taking out a loan for \$100,000 or less to cover the additional costs, then taking the money out of our reserves. Trustee Meehling stated Village Administrator Tony Funderburg said Chief Schutzenhofer budget will take care of paying the loan, and he and Chief Schutzenhofer will put a plan in place to address that. They will bring the loan numbers back to the committee.

2. Amendment to Police and Community Relations Improvement Act as it relates to Officer in Involved Shootings: Trustee Meehling said we are working on addressing Community Relations Improvement Act with officers involved in shootings.

Trustee Meehling said Chief Schutzenhofer said with regard to the stop signs, he would not place one at Pitts /High Street. On High/Edison Street, he would rather place that at High/Cherry Street so it is right in the middle. Trustee Meehling said Chief Schutzenhofer spoke with his contact at the railroad company regarding the train speeds through town. If they don't have a hazardous load, the speed limit is 60 miles per hour and 50 miles per hour if they do have hazardous materials. Village Administrator Tony Funderburg will write a letter voicing our concerns so it is documented.

NEW BUSINESS:

PERSONNEL:

OLD BUSINESS: None.

NEW BUSINESS:

1. Executive Session: Trustee Meehling said we held an Executive Session to Discuss Personnel.

UPCOMING MEETINGS:

Combined Planning/Zoning Board – Tuesday, December 12, 2018 – 6:00 p.m.
Electric Committee Meeting – Wednesday, December 12, 2018 – 5:30 p.m.
Water/Sewer Committee Meeting – Wednesday, December 12, 2018 – 5:45 p.m.
Streets Committee Meeting – Wednesday, December 21, 2018 – 6:00 p.m.
Legal/ Ordinance Committee Meeting – Monday, December 17, 2018 – 5:30 p.m.
Finance Committee Meeting – Monday, December 17, 2018 – 5:45 p.m.
Personnel/Police Committee Meeting – Monday, December 17, 2018 – 6:00 p.m.
Board Meeting – Monday, December 17, 2018 – 7:30 p.m.

EXHIBIT O:

Mayor Speiser said we have Trustee Bert (Dean) Pruett's Resignation to allow him to serve on the County Board of St. Clair County.

VILLAGE MAYOR, VILLAGE CLERK & TRUSTEES' COMMENTS:

Trustee Denise Albers – Welcome Bob to the board. She said she would like to comment on the Country Mart party, there was a very big turn and it was great.

Trustee Elizabeth (Lisa) Meehling – Welcome aboard Bob. She would thank Dean Pruett for serves on the board.

Trustee Michael (Mike) Heap – Same thing here.

Village Clerk Jerry Menard – Coagulations Bob and welcome to the board. She would like to say Dean did a great job serving on the board.

Trustee James (Mike) Blaies – Same thing here. Welcome Bob and what a great turn out for the Country Mart. Coagulations to Gary Henning they present him an award up in Chicago for the Veteran Award

Trustee Ramon Matchett, Jr. – Welcome Bob and Gene thank you for all of your hard work.

Trustee Robert (Bob) Kaiser – Thank you everyone and he is looking forward to working with everyone.

STAFF COMMENTS:

Village Administrator Tony Funderburg – He had a lot of fun at the Country Mart.

Zoning Administrator Matt Trout - Matt said him and Lisa will have the Family Christmas Tree up for everyone to pick something off of it for are needy family. This year we have one family with three children.

Public Works Director John Tolan – Welcome Bob

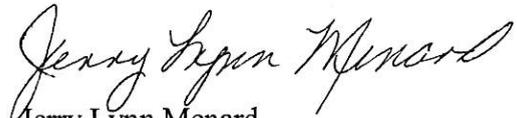
Chief Mike Schutzenhofer – Welcome Bob. Country Mart was a good time.

ESDA Coordinator Gene Kramer – Welcome Bob.

ADJOURNMENT:

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

Trustee Elizabeth (Lisa) Meehling motioned to adjourn the Regular Board meeting of Monday, December 3, 2018 at 7:58 p.m. and Trustee James (Mike) Blaies seconded the motion.
All voting aye, the motion carried.



Jerry Lynn Menard
Village Clerk

VILLAGE PRESIDENT
Seth Speiser

VILLAGE CLERK
Jerry Menard

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

VILLAGE TREASURER
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ZONING ADMINISTRATOR
Matt Trout

VILLAGE ATTORNEY
Weilmuenster & Keck, P.C.

VILLAGE OF FREEBURG, ILLINOIS BOARD MEETING MINUTES MONDAY, DECEMBER 17, 2018 @ 7:30 P.M.

CALL TO ORDER: Mayor Seth Speiser called the Regular Board Meeting to order at 7:31 p.m., on Monday, December 17, 2018, in the Freeburg Municipal Board Room.

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

ROLL CALL: Trustee Elizabeth (Lisa) Meehling – here; Trustee Ramon Matchett, Jr. – here; Trustee Denise Albers – here; Trustee James (Mike) Blaies – here; Trustee Robert (Bob) Kaiser – here; Trustee Michael (Mike) Heap – here; Mayor Seth Speiser – here: (7 present, 0 absent) Mayor Seth Speiser announced there is a quorum.

December 3, 2018 Board Minutes - Unavailable

EXHIBIT A:

FINANCE:

Trustee Denise Albers reported on the Finance Committee Meeting held on Wednesday, December 17, 2018 at 6:45 p.m.

The following item or items were talked about or discussed:

- 1. REVIEW OF BOARD LISTS:** Trustee Albers stated we Reviewed the Board Lists.
- 2. REVIEW OF INVESTMENTS:** Trustee Albers said we Reviewed the Investments, nothing due until June, 2019 and August, 2019
- 3. INCOME STATEMENT:** Trustee Albers said we questioned some of the items on the Income Statement.

TREASURER’S REPORT: Trustee Albers stated Village Treasurer Bryan Vogel is here to present the Treasurer Reports for August, July and September 2018.

OLD BUSINESS:

- 1. Attorney Invoices:** Trustee Albers said we did not have the invoices in time to review them do to the Finance Committee Meeting was held earlier tonight.

2. Newsletter: Trustee Albers said we sent the newsletter to the Tribune.

EXHIBIT B:

NEW BUSINESS: Trustee Albers stated we have a Nevois Construction Pay Request #1 in the amount of \$45,000 for the Police Department expansion

Trustee Denise Albers motioned to pay Nevois Construction Pay Request #1 in the amount of \$45,000 for the Police Department Expansion and Trustee Ramon Matchett, Jr. seconded the motion. ROLL CALL: Trustee Denise Albers – aye; Trustee Ramon Matchett, Jr. – aye; Trustee Elizabeth (Lisa) Meehling – aye; Trustee Michael (Mike) Heap – aye; Trustee James (Mike) Blaies – aye; Trustee Robert (Bob) Kaiser – aye; **All voting aye, the motion carried.**

EXHIBIT C:

TREASURER'S REPORT:

Mayor Speiser stated we have Treasurer Reports for July 31, 2018, August 31, 2018 and September 30, 2018. Treasurer Bryan Vogel said he would like to have approval of the Treasurer Reports for July, August and September 2018, if there are no questions.

Trustee Denise Albers motioned to approve the Treasurer Reports for July 31, August 31 and September 30, 2018 and Trustee Elizabeth (Lisa) Meehling seconded the motion. ROLL CALL: Trustee Denise Albers – aye; Trustee Elizabeth (Lisa) Meehling – aye; Trustee Robert (Bob) Kaiser – aye; Trustee Michael (Mike) Heap – aye; Trustee James (Mike) Blaies – aye; Trustee Ramon Matchett, Jr. – aye; (6 ayes, 0 nays, 0 absent). **All voting aye, the motion carried.**

ATTORNEY'S REPORT: None.

EXHIBIT D:

ESDA REPORT: Mayor Seth Speiser called on ESDA Coordinator Gene Kramer. ESDA Coordinator Gene updated us on his ESDA Report on the following:

1. December 4, 2018 Conducted Outdoor Tornado Siren Test.
2. IEMA Region 8 Starcom Communications Test.
3. Conducted Tuesday evenings ARES/RACES/Aux Communications Tests.
4. Participated on the December 14, 2018 HARN Communications Exercise.
5. Met with St. Joseph's School Principal on VHF Communications Operations.

6 Completed ARES Connect Webinar.

7. Teleconferences held on December 13, and December 14, 2018 related to SHARES HF communications with Mr. Bill Springer, ILEAS and Firstnet Illinois.

8. Upcoming weather for the next couple of days.

PUBLIC PARTICIPATION: None.

REPORTS AND CORRESPONDENCE:

EXHIBIT E:

ZONING ADMINISTRATOR'S REPORT:

1. Zoning Administrator Report: Mayor Speiser asked if anyone has any questions for Zoning Administrator Matt Trout on his Zoning Report.

EXHIBIT F:

RECOMMENDATIONS OF BOARDS AND COMMISSIONS: Mayor Speiser stated we have the Combined Planning and Zoning Board Recommendation to Approve Meadow Pines Phase #1 Final Plat. Trustee Heap said at this time he would like to make a motion.

Trustee Michael (Mike) Heap motioned to Recommend the Approval of the Final Plat for Phase #1 of the Meadow Pines Development contingent on the Village of Freeburg Mayor Seth Speiser executing the Maintenance Bond Agreement with the appropriate Maintenance Bond Information being approved by the Village of Freeburg and by BK Development Corporation and seconded by Trustee Ramon Matchett, Jr. **ROLL CALL:** Trustee Michael (Mike) Heap – aye; Trustee Ramon Matchett, Jr. – aye; Trustee Elizabeth (Lisa) Meehling; Trustee James (Mike) Blaies – aye; Trustee Denise Albers – aye; Trustee Robert (Bob) Kaiser – aye; (6 ayes, 0 nays, 0 absent). **All voting aye, the motion carried.**

CONTRACTS, RELEASES, AGREEMENTS & ANNEXATIONS: None.

EXHIBIT G:

BIDS: Mayor Speiser stated we have Blomenkamp Excavating & Construction Proposal to Clear Land for Sewer Expansion.

Trustee Robert (Bob) Kaiser motioned to accept the Bid from Blomenkamp Excavation & Construction in the amount of \$24,750 for the removal of brushes, trees and stumps, and seconded by Trustee Michael (Mike) Heap. **ROLL CALL:** Trustee Robert (Bob) Kaiser – aye; Trustee Michael (Mike) Heap – aye; Trustee Ramon Matchett, Jr. – aye; Trustee James (Mike) Blaies – aye; Trustee Elizabeth (Lisa) Meehling – aye; Trustee Denise Albers – aye; (6 ayes, 0 nays, 0 absent). **All voting aye, the motion carried.**

OLD BUSINESS: None.

NEW BUSINESS: None.

APPOINTMENTS: None.

COMMITTEE MEETING REPORTS:

EXHIBIT H:

Electric Committee Meeting:

Trustee James (Mike) Blaies called the meeting of Electric Committee to order at 5:30 p.m. on Wednesday, December 12, 2018.

The following item or items were talked about or discussed:

OLD BUSINESS:

1. Meadow Pines Subdivision: Trustee Blaies said we discussed the Meadow Pines Subdivision. Trustee Blaies said Head Lineman Shane Krauss reported they bored 500 feet across the front of the subdivision. We are still waiting for Rhutasel to start staking the lots.
2. Traffic Lights Battery Backup: Trustee Blaies said Village Administrator Tony Funderburg did sent an email to Joe Monroe at IDOT asking for permission to fix them.

NEW BUSINESS:

1. APPA Legislative Rally: Trustee Blaies stated we do attend the APPA Legislative Rally in Washington D.C. ever year. Trustee Blaies said Mayor Speiser and Public Works Director John Tolan will be going year to the APPA Legislative Rally in February to represent the Village of Freeburg.
2. IMEA Solar: Trustee Blaies said Public Works Director John Tolan got some information on regarding solar, and some brochure to be handed out to anyone interested in solar.

GENERAL CONCERNS: None.

EXHIBIT I:

Public Works Committee Meeting: (Trash/Water/Sewer)

Trustee Robert (Bob) Kaiser called the meeting of the Water/Sewer Committee to order at 5:53 p.m. on Wednesday, December 12, 2018.

The following item or items were talked about or discussed:

OLD BUSINESS:

1. New Sewer Plant: Trustee Kaiser stated Attorney Keck had a two-hour conference call with Burns and McDonnell, and reviewed their agreement line by line. Attorney Keck stated it was a very productive meeting. Trustee Kaiser said Attorney Keck hopes to have the final agreement form in January for approval. Trustee Kaiser said we took care of the proposal to clear land for sewer expansion under Bids on the agenda tonight.

2. Sewer Issues: Trustee Kaiser stated Public Works Director John Tolan said with the new development being proposed between North Edison and Meadowbrook, Rhutasel asked for us to locate the manhole. We did locate the manhole and found it had sewage. Trustee Kaiser said the Market Place has their own trunk sewer line that dumps into our manhole. Country Mart has had some issues with their grease trap overflowing. Trustee Kaiser said we ended up cleaning 600 feet of sewer line. Public Works Director John Tolan will have Gregg put a bacteria block that will eat the grease and will monitor it monthly.

3. Private Sewer at Potter/West Street: Trustee Kaiser said Public Works Director John Tolan advised the committee we have 3 properties on the private sewer which is not allowed in the Village. Public Works Director John Tolan stated in needs to be ours, and we are looking to run a new sewer line.

4. East and West Tower Work: Trustee Kaiser stated Public Works Director John Tolan advised the committee of the SAVE tower leaks, and Aquastore will be here the week of Christmas to repair all of them.

NEW BUSINESS:

1. Meadow Pines Water Samples: Trustee Kaiser said Public Works Director John Tolan said the Meadow Pines water samples came back good, and John is waiting on the operating permit.

GENERAL CONCERS: Trustee Kaiser said Public Works Director John Tolan advised the committee the cross connection survey has to be done every two years.

EXHIBIT J:

Public Property Committee Meeting: (Streets/Municipal Center/Pool/Parks & Recreation)
Trustee Ramon Matchett, Jr. reported on the Public Property Committee Meeting held on Wednesday, December 12, 2018 at 6:10 p.m.

The following items were talked about or discussed:

POOL: OLD BUSINESS:

1. Pool: Trustee Matchett stated the pool has been winterized.

NEW BUSINESS:

1. Freeburg FFA Alumni Donation Request: Trustee Matchett said we had a request from Freeburg FFA Alumni. The committee agreed to donate a 10-day pool pass.

STREETS:

OLD BUSINESS:

1. Drainage Problem Areas (Hill Mine Road/Stormwater Run-Off): Trustee Matchett said Public Works Director John Tolan met with Fournie on the Hill Mine Road issue. Trustee Matchett stated they will be out next week to fix it, and John will obtain a cost sheet from him.

1. Customer Issues: Trustee Matchett stated the clutch went out on the leaf machine. It has been repaired and it is back on the street. We are pretty caught up on leaf collection.
2. MFT/Belleville Street/ Post Office Repair: Trustee Matchett said the street in front of the post office should be finished. Trustee Matchett said our guys will grade down the rock on White Street, and we still have the gutter drain to pour on the White Street side.
3. Flashing Stoplight: Trustee Matchett stated Public Works Director John Tolan advised the committee the flashing stoplight was moved to Main Street. Trustee Matchett said we will be putting the radar sign up on Cemetery Road.

NEW BUSINESS: None.

Legal/Ordinance Committee Meeting Minutes – Monday, December 17, 2018 – 5:30 p.m.
Unavailable

Personnel/Police Committee Meeting Minutes – Monday, December 17, 2018 – 6:00 p.m.
Unavailable

UPCOMING MEETINGS:

CLOSED IN OBSERVANCE OF CHRISTMAS EVE & CHRISTMAS Day – Monday,
December 24 & Tuesday, December 25, 2018.

CLOSED IN OBSERVANCE OF NEW YEAR'S DAY – Tuesday, December 31, 2018.
Board Meeting – Monday, January 7, 2018 – 7:30 p.m.

VILLAGE MAYOR, VILLAGE CLERK & TRUSTEES' COMMENTS:

Trustee Denise Albers – She would like to wish everyone a Merry Christmas.

Trustee Elizabeth (Lisa) Meehling – Same.

Trustee Michael (Mike) Heap – Same.

Village Clerk Jerry Menard – Merry Christmas and Happy New Year.

Trustee James (Mike) Blaies – Same thing here.

Trustee Ramon Matchett, Jr. – Same thing.

Trustee Robert (Bob) Kaiser – Same thing.

STAFF COMMENTS:

Village Administrator Tony Funderburg – Same thing.

Zoning Administrator Matt Trout - He would like to thank all the employees who donated and took names off of the Christmas tree for adopted family.

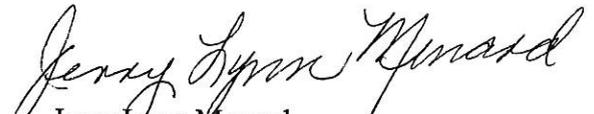
Chief Mike Schutzenhofer – Merry Christmas

ESDA Coordinator Gene Kramer – Merry Christmas and have a safe holiday.

ADJOURNMENT:

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

Trustee Elizabeth (Lisa) Meehling motioned to adjourn the Regular Board meeting of Monday, December 19, 2018 at 7:45 p.m. and Trustee Denise Albers seconded the motion. All voting aye, the motion carried.


Jerry Lynn Menard
Village Clerk



Report to Mayor and Village Administration
 For Jan. 7, 2019
 Eugene Kramer, Coordinator
 Freeburg E.S.D.A.

1. Dec. 21, 2018: Attended Ameren Illinois Freeburg Storage Field training for Emergency Responders at 9:00 AM.
2. Dec. 22, 2018- 10:00 AM- participated in Salvation Army Team Emergency Radio Network – Nationwide HF USB test.
3. Dec. 24, 2018: NOAA WPC provides data national map of intense low pressure system followed up by St. Louis NWS notification to EMA/ESDA office concerning potential for high wind (40-50 mph levels). Monitored local weather equipment/data to determine time window for Freeburg. Sent early data on this wind concern to Public Works Director potential response.
4. Dec. 27, 2018: Monitored that EXTREME Southern Illinois- WABASH Co., Illinois was placed under a Tornado Warning – radar signature-from band of heavy thunderstorms staying well south of the Freeburg area. This event was result of low pressure system moving “across” the Freeburg area-keeping Winter weather alerts to NNW of St. Louis, Mo. And Severe thunderstorm activity from SE Illinois into SW Indiana.
5. Prepared precipitation recordings from the ESDA office to Zoning Admin. Trout as it related to the heavy rain event (provided both rain RATE levels as well as total precipitation levels recorded on office instrumentation. Report for Dec. 30-Dec. 31, 2018.
6. Prepare Freeburg ESDA Shelter Manager IESMA membership and insurance renewal data for IESMA secretary to cross check her database, but assured “extension” of coverage until Jan. 31, 2019.
7. Reviewed Administrator’s 2019/2020 budget as it related to Freeburg ESDA.
8. Began response update to Homeland Security ICTAP (Interoperable Communications Tactical Assistance Program) information Dec. 31,2018.

Report to Mayor and Village Administration
For Jan. 7, 2019
Eugene Kramer, Coordinator
Freeburg E.S.D.A.
Continued

9. Jan. 2, 2019: Assisted IEMA Communications section personnel (Joe Galvin) on Statewide ALE HF transceiver information. Equipment being researched for potential reassignment.

10. FEMA Region 10 will begin a monthly communications exercise, known as COMMEX, on the third (3rd) Wednesday of each month, starting Jn 16, 2019. The Amateur Radio Emergency Service Coordinators have been invited to take part. The intent of these exercises is to test and exercise interoperable communications (federal/state/local/tribal/Amateur Radio) during a major disaster in which the communication infrastructure is significantly damaged or destroyed. HF frequencies in the 60-meter amateur radio band were provided in the email for this test and FEMA Region 10 will be using FCC designated call sign WGY910. Area of operation will be in the continental U.S.

FREEBURG VILLAGE BOARD MEETING ZONING REPORT

January 7, 2019

Matt Trout Zoning Administrator

The site work on Phase 1 of the Meadow Pines Development has mostly been completed. The road has been completed for this phase. Keller came back last week to seal the saw cuts on the road. Alex has submitted a letter agreeing to finalize the few items not finished. Those items are the Final Grade of the detention pond once the ground freezes or dries out, repair and seal the curb that cracked due to a saw cut being missed, and LW needs to come back to repair the curb on the corner of Bozeman Ln from the track hoe during the sewer connection. Utilities have not been able to start working in the subdivision due to the very wet conditions.

I have continued to scan in old Building, Electric, and Wrecking permits and saving them on the server by lot pin number, address, and permit number. I have made it back through 2014 so far and will continue going back as I have free time. I will start bring in old boxes from storage to scan them in as 2014 is the oldest we have in village hall. This will continue to make the searching process much easier.

Trustee Heap, Administrator Funderburg and myself met to go over the zoning code changes before Christmas. We have printed out color copies with the proposed changes in color and passed out for review. Trustee Heap, Administrator Funderburg, Office Manager Polson, Combined Board Chairman Woodward and myself will be meeting on January 9th to review the changes. Once we have finalized this draft, we will hand out color copies to the village board and the combined board for their review before the legal review. After the legal review there will have to be a hearing in front of the Combined Planning and Zoning Board before the changes can be adopted.

December 1st through December 31st

5 -- Occupancy Permit	110 Occupancy Permits issued in 2018
1 -- Building Permit	111 Building Permits Issued in 2018

APPLICATION AND CERTIFICATE FOR PAYMENT

TO OWNER: Village of Freeburg 14 Southgate Center Freeburg, IL 62243 FROM CONTRACTOR: Nevois Construction, Inc. 300 Lockwood Dr. Red Bud, IL 62278 CONTRACT FOR: General	PROJECT: Police Department Addition VIA ARCHITECT: Nettemeyer Engineering	APPLICATION #: 2 (Two) PERIOD TO: Jan. 3, 2019 PROJECT NOS: CONTRACT DATE:	Distribution to: <input type="checkbox"/> Owner <input type="checkbox"/> Const. Mgr <input type="checkbox"/> Architect <input checked="" type="checkbox"/> Contractor
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CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
 Continuation Sheet is attached.

1. ORIGINAL CONTRACT SUM-----	\$	426,869.00
2. Net change by Change Orders-----	\$	200.00
3. CONTRACT SUM TO DATE (Line 1 +/- 2)	\$	427,069.00
4. TOTAL COMPLETED & STORED TO DATE-\$ (Column G on Continuation Sheet)		110,000.00
5. RETAINAGE:		
a. 10.0% of Completed Work (Columns D+E on Continuation Sheet)	\$	11,000.00
b. 10.0% of Stored Material (Column F on Continuation Sheet)	\$	
Total Retainage (Line 5a + 5b or Total in Column 1 of Continuation Sheet-----	\$	11,000.00
6. TOTAL EARNED LESS RETAINAGE----- (Line 4 less Line 5 Total)	\$	99,000.00
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)-----		
8. CURRENT PAYMENT DUE-----	\$	99,000.00
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$	328,069.00

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown therein is now due.

CONTRACTOR:
 By: Kimberly Nevois Date: 1/3/19

State of: Illinois
 County of: Randolph
 Subscribed and sworn to before
 me this 3 day of January, 2019



Notary Public: Jessica A. Dufrenne
 My Commission expires: April 17, 2022

CERTIFICATE FOR PAYMENT

In accordance with Contract Documents, based on on-site observations and the data comprising application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED ----- \$
 (Attach explanation if amount certified differs from the amount applied for. Initial all figures on this application and on the Continuation Sheet that are changed to conform to the amount certified.)

ARCHITECT:
 By: _____ Date: _____
 This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner of Contractor under this Contract.

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner		
Total approved this Month	\$200.00	
TOTALS	\$200.00	
NET CHANGES by Change Order		\$200.00

CONTINUATION SHEET

ATTACHMENT TO PAY APPLICATION

APPLICATION NUMBER: 2 (Two)

PROJECT:
Police Department Addition

APPLICATION DATE: 01/03/19

PERIOD TO: Jan. 3, 2019

ARCHITECT'S PROJECT NO:

A Item No.	B Description of Work	C Scheduled Value	D Work Completed		F Materials Presently Stored (Not In D or E)	G		H Balance To Finish (C - G)	I Retainage
			From Previous Application (D + E)	This Period		Total Completed And Stored To Date (D + E + F)	% (G/C)		
1	Bergman-Roscow Plumbing, Inc.	14,500.00		1,500.00		1,500.00	10%	13,000.00	150.00
2	Change Order #1	200.00						200.00	
3	Geissler Roofing Co., Inc.	11,165.00						11,165.00	
4									
5	Championship Waterproofing, Inc.	4,995.00	4,995.00			4,995.00	100%		499.50
6									
7	Germann Brick Contractor, Inc.	25,000.00						25,000.00	
8									
9	Martin Steel Fabrication, Inc.	25,000.00		6,680.00		6,680.00	27%	18,320.00	668.00
10	Structural & Erection								
11	Bel-Clair Electric, Inc.	26,595.00						26,595.00	
12									
13	George Weis Co.	37,650.00						37,650.00	
14	Sheetrock & EIFS								
15	Spectra Painting	9,020.00						9,020.00	
16									
17	Neals Heating & Cooling, Inc.	13,392.00						13,392.00	
18									
19	Goley Insulation	4,933.00						4,933.00	
20									
21	Henges Interiors	7,946.00						7,946.00	
22	Flooring								
23	Perryville Overhead Doors	3,202.00						3,202.00	
24									
25									
26									
27									
28									
SUBTOTALS PAGE 2		183,598.00	4,995.00	8,180.00		13,175.00	7%	170,423.00	1,317.50

CONTINUATION SHEET

ATTACHMENT TO PAY APPLICATION
 PROJECT:
 Police Department Addition

APPLICATION NUMBER: 2 (Two)
 APPLICATION DATE: 01/03/19
 PERIOD TO: Jan. 3, 2019
 ARCHITECT'S PROJECT NO:

A Item No.	B Description of Work	C Scheduled Value	D Work Completed		F Materials Presently Stored (Not In D or E)	G		H Balance To Finish (C - G)	I Retainage
			From Previous Application (D + E)	This Period		Total Completed And Stored To Date (D + E + F)	% (G/C)		
29	Nevois Construction								
30	Concrete Foundations M & L	90,018.00	41,189.00	48,829.00		90,018.00	100%		9,001.80
31	Wood Framing M & L	75,553.00						75,553.00	
32	Door & Install	16,285.00						16,285.00	
33	Misc. Materials / Labor & Const Cost	21,000.00						21,000.00	
34	Overhead & Profit	40,615.00	3,816.00	2,991.00		6,807.00	17%	33,808.00	680.70
35									
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SUBTOTALS PAGE 3		427,069.00	50,000.00	60,000.00		110,000.00	26%	317,069.00	11,000.00

RESOLUTION NO. 19-01

A Resolution of the Board of Trustees of the Village of Freeburg, Illinois, Authorizing the Village to Enter into and the Mayor to Execute a Maintenance Bond Agreement between the Village of Freeburg and L.W. Contractors, Inc.

WHEREAS, the Board of Trustees of the Village of Freeburg, Illinois, believes it is in the best interest of the Village to enter into a Maintenance Bond Agreement with L.W. Contractors, Inc., and

WHEREAS, the Maintenance Bond Agreement contains a list of improvements that that BK Property Development Corp., has agreed to construct and/or install at its expense with respect to Meadow Pines Subdivision Phase 1; 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 a Maintenance Bond Agreement between the Village of Freeburg and L.W. Contractors, Inc., a copy of which is attached hereto and incorporated herein as "Exhibit A."

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

ADOPTED BY THE BOARD OF TRUSTEES OF THE VILLAGE OF FREEBURG, ILLINOIS, THIS 7th DAY OF JANUARY, 2019.

Vote Recorded:

AYES: _____ NAYS: _____

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

ABSENT: _____ ABSTAIN: _____

RESOLUTION No. 19-01 cont.

Seth Speiser, Village President

ATTEST:

Jerry Menard, Village Clerk

Approval as to Legal Form:

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

MAINTENANCE BOND AGREEMENT

Know all men by these presents that we, L.W. Contractors, Inc., a corporation, authorized to do business in the state of Illinois, as principal, and Merchants Bond Company, a corporation, also authorized to do business in the state of Illinois, as surety, are held and firmly bound unto the Village of Freeburg ("Village"), in the penal sum of \$125,573 Dollars, lawful money of the United States for the payment of which we and each of us bind ourselves, our heirs, executors, administrators, successors and assigns jointly by these presents:

The condition of this obligation is such that whereas, BK Property Development Corp. has agreed to construct and/or install at its expense the following improvements:

- Street base and paving
- Concrete curb and gutters
- Water mains, appurtenances, and house services
- Storm sewers, appurtenances, and house services
- Sanitary sewers, appurtenances and house services

all in accordance with the specifications and codes of the Village, and contained in plans and specifications prepared by Rhutasel & Associates, and approved by the Village Board, at the following location:

Legal description attached as Exhibit A.

And has agreed to maintain such improvements constructed under this bond for a period of one year from the date of acceptance of the same by the Village.

That further, in the event BK Property Development does not comply fully with Section 34-4-8 of the Village Code within one year from the date of acceptance of the same by the Village, this maintenance bond shall extend beyond one year, up to and through two years, or until such time that full compliance with Section 34-4-8 is had.

Now, therefore, if the said principal shall well and truly perform in all respects in strict accordance with the requirements, and shall save the Village harmless from all loss, cost or damage, by reason of their failure to complete said work, or maintain said improvements, relating to the above described work, then this obligation to be void, otherwise to remain in full force and effect.

IN WITNESS WHEREOF the parties hereunto have caused names to be signed to these presents by its duly authorized representative.

Dated this _____ day of _____, 2019.

L.W. CONTRACTORS, INC.

By: _____

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

I, the undersigned, a Notary Public, in and for said County and State aforesaid, **DO HEREBY CERTIFY THAT** _____, personally known to me to be the _____ of L.W. Contractors, Inc., and personally known to me to be the same person whose name is subscribed to the foregoing agreement, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said agreement as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this _____ day of _____, 2019.

Notary Public

And

VILLAGE OF FREEBURG

By: _____

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

I, the undersigned, a Notary Public, in and for said County and State aforesaid, **DO HEREBY CERTIFY THAT** _____, personally known to me to be the _____ of the Village of Freeburg and personally known to me to be the same person whose name is subscribed to the foregoing agreement, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said agreement as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this _____ day of _____, 2019.

Notary Public

Exhibit A
Legal Description of Real Estate

That part of Lots 1 and 2 in the East Half of the East Half of the Southeast Quarter of Section 24, 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 143, that lies within the following described tract:

Commencing at a brass plug at the Southeast corner of said Section 24, being the Southeast corner of Lot 3 of the Southeast Quarter of Section 24, reference being had to the plat thereof recorded in said Recorder's Office in Book of Plats "C" on page 143; thence on an assumed bearing of North 89 degrees 54 minutes 33 seconds West on the South line of the Southeast Quarter of Section 24, a distance of 666.66 feet to the Southwest corner of said Lot 3; thence North 00 degrees 13 minutes 22 seconds West on the West line of the East Half of the East Half of the Southeast Quarter of Section 24, a distance of 1335.02 feet to an iron pin, the point of beginning of the tract of land herein described; thence North 89 degrees 59 minutes 24 seconds East, a distance of 226.27 feet to an iron pin; thence North 65 degrees 15 minutes 19 seconds East, a distance of 794.46 feet to an iron pin; thence North 65 degrees 55 minutes 38 seconds East, a distance of 750.36 feet to an iron pin; thence North 89 degrees 37 minutes 44 seconds East, a distance of 311.13 feet to an iron pin on the East line of Lot 13-A in the West Half of the Southwest Quarter of Section 19, Township 1 South, Range 7 West of the Third Principal Meridian; thence North 00 degrees 22 minutes 16 seconds West on the East line of Lot 13-A, a distance of 344.00 feet to an iron pin at the Southeast corner of a 0.11 acre tract of land conveyed to James D. and Kathleen A. Hoffman, Jr. by Quit Claim Deed dated May 4, 2005 and reorded in said Recorder's Office as Document No. A01907263 in Book 4174 Pages 2081-2084; thence North 85 degrees 59 minutes 30 seconds West on the South line of said 0.11 acre tract, a distance of 686.58 feet to an iron pin at the Southwest corner of said tract; thence North 00 degrees 52 minutes 25 seconds West, a distance of 253.16 feet to an iron pin on the North line of said Lot 13-A; thence North 86 degrees 15 minutes 23 seconds West on said North line, a distance of 595.15 feet to an iron pipe at the Northwest corner of said Lot 13-A, being the Northeast corner of the above referenced Lot 1; thence North 89 degrees 59 minutes 48 seconds West, a distance of 664.30 feet to an iron pin at the Northwest corner of said Lot 1; thence South 00 degrees 13 minutes 22 seconds East on the West line of the above referenced Lot 1 and Lot 2, a distance of 1324.69 feet to the point of beginning.

Excepting the coal, gas and other minerals underlying the premises.

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

PPN 13-24-0-407-012

RESOLUTION NO. 19-02**A RESOLUTION OF THE VILLAGE OF FREEBURG, ILLINOIS
APPROVING THE FINAL PLAT OF “MEADOW PINES SUBDIVISION PHASE 1”
AND AUTHORIZING THE MAYOR TO SIGN THE FINAL PLAT**

WHEREAS, Chapter 34 of the Village of Freeburg, Illinois, Code outlines the process and requirements for subdivision approval; and

WHEREAS, the Combined Planning and Zoning Board has reviewed and approved the Final Plat for Phase 1 of Meadow Pines Subdivision; and

WHEREAS, BK Property Development Corp., has complied with all of the conditions of preliminary plat approval that are applicable to Phase 1.

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 Board of Trustees of the Village of Freeburg, Illinois, approves the final plat of “Meadow Pines Subdivision Phase 1,” and the Mayor is hereby authorized to sign the final plat, hereto marked 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 7th DAY OF JANUARY, 2019.

RESOLUTION NO. 19-02 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, P.C.

RESOLUTION NO. 19-03

**A Resolution of the Board of Trustees of the Village of Freeburg, Illinois,
Authorizing the Village to Enter into and the Mayor to Execute an
Agreement to Complete Specific Improvements between the Village
of Freeburg and BK Property Development Corp.**

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 to Complete Specific Improvements between the Village of Freeburg and BK Property Development Corp., and

WHEREAS, the Agreement to Complete Specific Improvements contains a list of improvements and duties that BK Property Development Corp., has agreed to perform at its expense with respect to Meadow Pines Subdivision Phase 1; 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 an Agreement to Complete Specific Improvements between the Village of Freeburg and BK Property Development Corp., a copy of which is attached hereto and incorporated herein as "Exhibit A."

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

ADOPTED BY THE BOARD OF TRUSTEES OF THE VILLAGE OF FREEBURG, ILLINOIS, THIS 7th DAY OF JANUARY, 2019.

Vote Recorded:

AYES: _____ NAYS: _____

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

ABSENT: _____ ABSTAIN: _____

RESOLUTION No. 19-03 cont.

Seth Speiser, Village President

ATTEST:

Jerry Menard, Village Clerk

Approval as to Legal Form:

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

AGREEMENT TO COMPLETE SPECIFIC IMPROVEMENTS

THIS AGREEMENT (“Agreement”) is made this ____ day of January, 2019, by and between BK Property Development Corp., a corporation, authorized to do business in the state of Illinois (“Developer”), and the Village of Freeburg (“Village”) for the Developer’s completion of specific land improvements yet remaining to be installed within six (6) months of the approval of the final plat (the “Completion Date”).

RECITALS

WHEREAS, Developer owns and performed certain improvement to the real property commonly known as Meadow Pines Subdivision Phase 1 described and depicted in the Final Plat of Meadow Pines Estates Phase 1 as set forth in the attached Exhibit A (“Final Plat”);

WHEREAS, Developer has completed substantially all the improvements in accordance with the specifications and codes of the Village, and contained in plans and specifications prepared by Rhutasel & Associates.

WHEREAS, Village agrees to final approval, acceptance, and to subscribe signatures to Final Plat contingent upon the receipt by the Village of guarantee by the Developer to perform all land improvements yet remaining to be installed on or before the Completion Date.

WHEREAS, Developer has agreed to perform the Improvements, and Village has agreed approve the Final Plat upon the terms and conditions set forth in this Agreement.

NOW THEREFORE, in consideration of the foregoing, the mutual covenants set forth herein and other good and valuable consideration, the receipt, adequacy and sufficiency of which are hereby acknowledged by the parties by their execution hereto, the parties agree as follows:

ARTICLE 1

DESCRIPTION OF IMPROVEMENTS AND DEVELOPER’S DUTIES

1.1 Developer shall perform final grading of the detention area and surrounding land in accordance with the specifications and codes of the Village, and contained in plans and specifications prepared by Rhutasel & Associates.

1.2 Developer shall repair curb on Foxtail Drive of the Meadow Pines Estates subdivision.

1.3 Developer shall repair curb located on Bozeman Lane of the Timberwolf Estates subdivision.

1.4 Developer shall complete said improvement no later than the Completion Date so long as such performance is delayed by force majeure.

1.5 Developer shall pay costs set forth in and subject to Article 4.3.

ARTICLE 2
VILLAGE'S DUTIES

2.1 The Village Administrator or Public Works Director and Village Engineer shall inspect improvements upon completion and notify Developer of satisfactory completion or provide a description of remaining improvements to be completed

2.2 In event of any default by Developer, Village may elect not to terminate this Agreement and remedy or complete the improvements. Developer shall immediately pay to Village the amount of all costs incurred by Village, including costs incurred in any action or proceeding relating to the enforcement of this Agreement, in addition to any other relief to which the Village may be entitled.

IN WITNESS WHEREOF, the parties have executed this Contract as of the day and year first above written.

VILLAGE OF FREEBURG:

BK PROPERTY DEVELOPMENT CORP.:

By: _____

By: _____

Name: _____

Name: _____

Title: _____

Title: _____

VILLAGE PRESIDENT
Seth Speiser

VILLAGE CLERK
Jerry Menard

VILLAGE TRUSTEES
Ray Matchett, Jr.
Mike Blaies
Denise Albers
Bob Kaiser
Michael Heap
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

Legal and Ordinance Committee Meeting
(Annexation; Building; Zoning; Subdivision)
(Heap/Albers/Matchett/Meehling)
Monday, December 17, 2018 at 5:30 p.m.

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, P.C.

The meeting of the Legal and Ordinance Committee was called to order at 5:35 p.m. by Chairman Mike Heap on Monday, December 17, 2018, in the Freeburg Municipal Center. Members attending were Chairman Mike Heap, Trustee Denise Albers, Trustee Ray Matchett, Trustee Lisa Meehling, Mayor Seth Speiser, Village Clerk Jerry Menard, Trustee Mike Blaies, Trustee Bob Kaiser, Zoning Administrator Matt Trout, Police Chief Mike Schutzenhofer, Public Works Director John Tolan (absent), Village Administrator Tony Funderburg and Office Manager Julie Polson.

A. OLD BUSINESS:

1. Approval of November 28, 2018 Minutes: Trustee Lisa Meehling motioned to approve the November 28, 2018 minutes and Trustee Denise Albers seconded the motion. All voting yeas, the motion carried.
2. Zoning Report/Nuisance Properties: Zoning Administrator Matt Trout reported issuing two occupancy permits and one building permit to date. He reported our Public Works Department is fixing the drainage issue in front of Bill Herr's property. Mr. Herr has moved some of the cars out of there.
3. Meadow Pines Subdivision: Matt stated the Combined Planning and Zoning Board recommended the final plat be approved contingent on the village agreeing with the maintenance bond. He emailed that bond document to everyone earlier today. He spoke with Country Financial, and they expect everything to come back. They have submitted all the paperwork. Matt said Attorney Keck has advised the agreement will have to go to the next board in resolution form. There is a meeting Wednesday with Alex Klemme, John, Shane, Matt and Charter to discuss the \$54,000 Charter wants to charge. They want this separate from the Braun matter.
4. Code Revisions/Legal Review: Matt has nothing new to report on this.

Tony asked for a better understanding on why we are going underground with the electric on Mr. Braun's property. Matt spoke with Annie at St. Clair County regarding our building permit for the police addition. Matt said she backed down a bit and advised we could hire our own certified inspectors. Mayor Speiser has not heard back from Mark Kern on this matter. Matt further said Smithton does their own inspections.

B. NEW BUSINESS: None.

C. GENERAL CONCERNS: None.

Legal and Ordinance Committee Meeting
Monday, December 17, 2018

Page 1 of 1

VILLAGE BOARD OF TRUSTEES MEETINGS ARE HELD ON THE FIRST AND THIRD MONDAY OF EVERY MONTH

D. PUBLIC PARTICIPATION: None.

E. ADJOURN: *Trustee Lisa Meehling motioned to adjourn at 5:45 p.m. and Trustee Denise Albers seconded the motion. All voting yea, the motion carried.*



Julie Polson
Office Manager

VILLAGE PRESIDENT
Seth Speiser

VILLAGE CLERK
Jerry Menard

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Finance Committee Meeting
(Finance/Industrial Park/Economic Development/Budget)
(Albers/Blaies/Kaiser/Matchett)
Monday, December 17, 2018 at 5:45 p.m.

EXHIBIT J

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, P.C.

Chairperson Denise Albers officially called the meeting of the Finance Committee to order at 5:46 p.m. on Monday, December 17, 2018. Those in attendance were Chairperson Denise Albers, Trustee Mike Blaies, Trustee Bob Kaiser, Trustee Ray Matchett, Mayor Seth Speiser, Treasurer Bryan Vogel, Trustee Mike Heap, Trustee Lisa Meehling, Village Clerk Jerry Menard, Public Works Director John Tolan (absent), Village Administrator Tony Funderburg, Finance Clerk Debbie Pierce and Office Manager Julie Polson.

A. REVIEW OF BOARD LISTS: TWM, \$16,538.50 – Debbie advised the \$8,803.50 expense was for Old Freeburg Road, \$1,958.50 – MFT compliance, \$3,515.50 and \$2,261.00 – Belleville Street. Tony stated we will bring the engineering contract expenses to the Finance Committee from now on. The replacement checks issued were for checks that had not been chased; Dave Schmidt, \$3,289 – 1999 vehicle.

B. REVIEW OF INVESTMENTS: Nothing to report on the current CD's. Trustee Blaies asked when we opened a new CD, the last time. Village Administrator Tony Funderburg said we do that based on Treasurer Bryan Vogel's recommendation. Tony said we also have money in money market accounts earning interest. Bryan stated it is something we need to take a look at. He said you need 6 – 12 month's cash available for expenses.

C. INCOME STATEMENT: Trustee Albers asked what projects we have targeted for the remainder of the MFT fund, and Tony said we normally do culverts, signs and sidewalks. Tony said we paid for the culverts last year. He also commented that we are very close to the MFT fund being cleaned up. We can use that money for special projects.

D. TREASURER'S REPORT:

1. Treasurer's Reports for 7/31/18; 8/31/18 and 9/30/18: Trustee Ray Matchett motioned to recommend to the full Board the Treasurer's Reports for July 31, 2018, August 31, 2018 and September 30, 2018 for approval and Trustee Mike Blaies seconded the motion. All voting yea, the motion carried.

E. OLD BUSINESS:

1. Approval of November 28, 2018 Minutes: Trustee Ray Matchett motioned to approve the November 28, 2018 minutes and Trustee Bob Kaiser seconded the motion. All voting yea, the motion carried.

2. Attorney Invoices: Not received in time for the meeting.

3. Newsletter: Julie advised the proof has been sent to the Tribune.

F. NEW BUSINESS:

1. Nevois Construction, Inc.'s Pay Request #1 in the amount of \$45,000: *Trustee Ray Matchett motioned to recommend to the full Board Nevois Construction, Inc.'s Pay Request #1 not to exceed \$45,000 for approval and Trustee Mike Blaies seconded the motion. All voting yea, the motion carried.*

G. PUBLIC PARTICIPATION: None.

- H. ADJOURN:** *Trustee Ray Matchett motioned to adjourn the meeting at 6:00 p.m. and Trustee Mike Blaies seconded the motion. All voting yea, the motion carried.*



Julie Polson
Office Manager

VILLAGE PRESIDENT
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PERSONNEL AND PUBLIC SAFETY COMMITTEE MEETING (Meehling/Blaies/Heap/Matchett) Monday, December 17, 2018 at 6:00 p.m.

Chairperson Lisa Meehling called the meeting of the Personnel and Public Safety Committee to order on Monday, December 17, 2018 at 6:00 p.m. Those present were Chairperson Lisa Meehling, Trustee Mike Blaies, Trustee Mike Heap, Trustee Ray Matchett, Mayor Seth Speiser, Trustee Denise Albers, Trustee Bob Kaiser, Village Clerk Jerry Menard, Police Chief Mike Schutzenhofer, Public Works Director John Tolan (absent), Village Administrator Tony Funderburg and Office Manager Julie Polson.

POLICE:

A. OLD BUSINESS:

1. Police Department Expansion: Chief Schutzenhofer stated they are moving along very well. The sally port area was poured today. They are waiting on the steel to lay the floor above the basement.
2. Use of Force Update to Policy Manual: Village Administrator Tony Funderburg said we normally do not provide updates to the policy manual, but he wanted everyone to know the use of force update has been done. He also commented that some of the policies will be included in the employee handbook. Chief Schutzenhofer said the policy manual is on their new software system, and it verifies that the officer has read it. It also provides a date and time stamp for any updates or information. This will also be included in their personnel file.

B. NEW BUSINESS: Chief Schutzenhofer stated they brought two people back with Narcan in one week.

PERSONNEL:

A. OLD BUSINESS:

1. Approval of November 28, 2018 Minutes: *Trustee Ray Matchett motioned to approve the November 28, 2018 Minutes and Trustee Mike Heap seconded the motion. All voting yea, the motion carried.*

B. NEW BUSINESS:

1. All the Queen's Horses Seminar: Office Manager Julie Polson recently attended this seminar. It addressed the \$54,000,000 theft by the Village Clerk in Dixon, Illinois. Julie stated we have several safeguards in place because of the past theft from the Village.

Tony said the \$318 raised at the Christmas party was divided up between 3 families for Christmas.

C. GENERAL CONCERNS: None.

D. PUBLIC PARTICIPATION: None.

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



Julie Polson
Office Manager