

VILLAGE PRESIDENT
Ray Danford

VILLAGE CLERK
Jerry Menard

VILLAGE TRUSTEES
Rita Baker
Seth Speiser
Charlie Mattern
Ray Matchett, Jr.
Steve Smith
Mike Blaies

VILLAGE OF FREEBURG

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

VILLAGE ADMINISTRATOR
Dennis Herzing

VILLAGE TREASURER
Bryan A. Vogel

PUBLIC WORKS DIRECTOR
Ronald Dintelmann

POLICE CHIEF
Melvin E. Woodruff, Jr.

VILLAGE ATTORNEY
Weilmuenster Law Group, P.C

July 11, 2011

NOTICE MEETING OF THE ELECTRIC COMMITTEE (Blaies/Smith/Matchett)

An Electric Committee Meeting of the Village of Freeburg will be held at the Municipal Center, Executive Board Room, **Wednesday, July 13, 2011, at 5:30 p.m.**

ELECTRIC COMMITTEE MEETING AGENDA

I. Items to be Discussed

A. Old Business

1. Approval of June 20, 2011 minutes
2. Switchover of Ameren to Freeburg power
3. Village of Freeburg utility needs analysis
4. Replacement of old power plant doors
5. Franchise Fee (Ameren)
6. Highway lighting
7. HAPS
8. Portable Generator repair and replacement
9. Fuel Cost Adjustment
10. Ameren Automated Metering
11. Arc Flash Study
12. Sale of scrap material/surplus material
13. Spill containment/Wiegmann's expansion
14. Chubb Insurance Inspection
15. Kentucky Data Link Request
16. HD Supply Safety Audit
17. URGE Testing
18. Traffic Light at Market Place

B. New Business

1. Request for Tree Removal
2. Resident Request for Help on Utility Bill Payment

C. General Concerns

D. Public Participation

E. Adjourn

At said Electric Committee Meeting, the Village Trustees may vote on whether or not to hold an Executive Session to discuss the selection of a person to fill a public office [5 ILCS, 120/2 - (c) (3)], litigation [5 ILCS, 120/2 - (c)(11)] personnel [5 ILCS, 120/2 - (c) (1) a.]; or real estate transactions [5 ILCS, 120/2 - (c)(5)].

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ELECTRIC COMMITTEE MEETING
Wednesday, July 13, 2011 at 5:30 p.m.

The meeting of the Electric Committee was called to order at 5:30 p.m. on Wednesday, July 13, 2011 by Chairman Mike Blaies. Committee members present were Chairman Mike Blaies, Trustee Steve Smith (absent), Trustee Ray Matchett, Assistant Public Works Director John Tolan, Village Administrator Dennis Herzing and Office Manager Julie Polson. Guest present: Janet Baechle.

A. OLD BUSINESS:

1. Approval of June 20, 2011 minutes: Trustee Ray Matchett motioned to approve the June 20, 2011 minutes and Chairperson Mike Blaies seconded the motion. All voting aye, the motion carried.
2. Switchover of Ameren to Freeburg power: John said we still have to take care of Mueth's garage and the nursing home parking lot lights.
3. Village Utility Needs Analysis: Dennis provided a copy of the proposed 10-year franchise agreement. If we go from a 20-year agreement to a 10-year agreement, we would lose about \$4,130.00 over the 10-year period. Dennis believes it is wiser for us to go with the 10-year agreement since it will give future boards the flexibility to be able to provide gas to residents sooner rather than later. John agreed that it was better not to be locked into a 20-year agreement. The committee agreed to wait until next month in order to have Steve's input.
4. Replacement of old power plant doors: The doors are installed and item can be taken off the agenda.
5. Franchise Fee (Ameren): Nothing new.
6. Highway lighting: Nothing new.
7. HAPS: John said BHM&G did some work on the controls when the URGE tests were done.
8. Portable Generator Repair and Replacement: Ron had contacted Cat to obtain quotes for both new and used generators. John was told by Don Gauch that the diesel is not pure diesel but contains some biodiesel fuel. Dennis will check the most recent invoice from St. Clair Service Company to see if that is the case.
9. Fuel Cost Adjustment: Dennis calculated the numbers from December - June for a 250 watt streetlight and the cost was \$13.00. With respect to the security lights, he calculated a cost of \$5.46 for December - January and \$5.92 for January - February. We charge the resident \$6.00 per month for a security light and it's obvious we need to increase our fee in order to recover our maintenance costs. Dennis would like to review the numbers with Ron prior to making any recommendation on whether or not the Village should absorb the costs of the streetlights.

10. Ameren Automated Metering: John said we need to send a bill to CellNet and also need to get our portion of the work started.
11. Arc Flash Study: Nothing new.
12. Sale of scrap material: Item can be taken off the agenda.
13. Spill containment/Wiegmann: Dennis is trying to schedule a meeting with Roger Skaer and Dean Park on either July 28th or July 29th. John said we are working on the new service to accommodate Wiegmann's expansion.
14. Chubb Insurance Inspection: Dennis said moisture has gotten in the oil. Ron has received quotes ranging from \$17,000 to \$20,000 to fix the transformers which would include an analysis of how the moisture got into the transformers. Dennis said we have no real option. The transformers need to be fixed.
15. Kentucky Data Link/Windstream Request: We received the check today and will start work shortly.
16. HD Supply Safety Audit: John said we received the grounding system for the trucks and he would like to come up with written procedures that the guys would have to read and sign off on. We will ask HD Supply to help write the procedure since they conducted the training on the safety equipment.
17. URGE Testing: The urge testing went well. We had a slight problem with Unit #6 in that the valve hung open. Bob and Tim repaired the problem quickly so that we did not lose any IMEA generation credits. Item can be taken off the agenda.
18. Traffic Light at Market Place: Dennis said we did receive a bill from IDOT in the amount of \$350 for maintenance to this light. He forwarded this bill along with a letter to Koppeis advising him we don't intend to pay the bill or maintain the light. He has not heard back from him.

B. NEW BUSINESS:

1. Request for Tree Removal: John looked at the area by 103 Lake Drive and stated the dead tree is close to the lines but our lines are not in any danger right now. Dennis said it's been our policy not to remove dead trees from private property. It is the landowner's responsibility to do that. We will trim limbs that are in the power lines.

John looked at Hake's property on Cherry Street. There is a big tree in the process of being cut down and the homeowner wanted to make sure our lines wouldn't be damaged. John will monitor this to make sure everything goes smoothly.

- C. GENERAL CONCERNS:** John asked if we were still good to go on the digger truck and Dennis said it is in the budget but he would like to wait until the end of the year to see if we can afford it. John said he would like to look at getting a demo truck out and use it on some different projects to see if it would work out. Dennis didn't see a problem with this as long as we are not committed to buying anything. The committee agreed to the request.

The current owner of the cell tower (American Tower) sent a letter requesting we contact them to discuss their request to purchase the lease. Dennis said they offered \$86,000 under a perpetual agreement. Dennis will call them back to discuss.

Mike requested the spreadsheet of agreements and Julie will work on that.

We have a resident installing a backup generator and Dennis said we need something in our ordinance so our guys can make sure the automatic transfer switch is set up correctly so it can't backfeed into our system. Dennis will write something up for next month's committee meeting.

D. PUBLIC PARTICIPATION: None.

E. ADJOURN: *Trustee Ray Matchett motioned to adjourn at 6:40 p.m. and Chairman Mike Blaies seconded the motion. All voting aye, the motion carried.*



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Office Manager

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ELECTRIC COMMITTEE MEETING
Monday, June 20, 2011 at 6:00 p.m.

The meeting of the Electric Committee was called to order at 6:00 p.m. on Monday, June 20, 2011 by Chairman Mike Blaies. Committee members present were Chairman Mike Blaies, Trustee Steve Smith (absent), Trustee Ray Matchett, Mayor Ray Danford, Public Works Director Ron Dintelmann, Assistant Public Works Director John Tolan, Village Administrator Dennis Herzing and Office Manager Julie Polson.

A. OLD BUSINESS:

1. Approval of May 11, 2011 minutes: Trustee Ray Matchett motioned to approve the May 11, 2011 minutes and Chairperson Mike Blaies seconded the motion. All voting aye, the motion carried.
2. Switchover of Ameren to Freeburg power: Ron said there is a little bit of cleanup to do but otherwise, the project is done and this can be taken off the agenda. If we annex Ameren customers in the future, we can use the same agreement that was recently executed. It may make more sense to request a group of customers rather than an individual be switched over at a time.
3. Village Utility Needs Analysis: Dennis said we can continue on as we are right now without a contract or if we execute a franchise agreement with Ameren, we would receive a yearly amount since Ameren can't give out free gas anymore. Both Mayor Danford and Ron said they felt more comfortable with a 10-year agreement rather than a longer one. Dennis will get a copy of Ameren's latest proposal to the committee for review next month.
4. Replacement of old power plant doors: The doors are in and should be installed within the next week or so.
5. Franchise Fee (Ameren): Dennis explained we have a 5% franchise fee that Ameren should be paying us for Ameren electric customers that reside in the Village of Freeburg. He believes they were never properly notified of the fee. He will review the proper procedure on how to notify Ameren and initiate the procedure. Dennis will sit down with Ron to see how many customers we have on Ameren electric. Mayor Danford said those revenues are advantageous to the Village as they would help fund the general fund.
6. Highway lighting: Nothing new.
7. HAPS: Ron said this is on hold during the summer peak months.
8. Contaminated Fuel in Generators: Ron said Dave Schmidt could not fix the generator and wants \$15,000 to fix it. We brought it back and Dave Schmidt will not charge us for the work that they did on it. John asked if we can use this one as a parts source. Both Ron and John felt we needed two generators. The committee agreed to keep this one for parts and directed Ron to start looking for another used generator.

Electric Committee Meeting Minutes
Monday, June 20, 2011
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VILLAGE BOARD OF TRUSTEES MEETINGS ARE HELD ON THE FIRST AND THIRD MONDAY OF EVERY MONTH

9. Fuel Cost Adjustment: Dennis said we still need to evaluate the cost of security lights and the fees we charge for them.
10. Ameren Automated Metering: The agreement has been executed but we are not quite finished with this.
11. Arc Flash Study: BHM&G is working on this.
12. Sale of scrap material: Ron said all the surplus material is gone. We are still working on the storage area at the north power plant.
13. Unisom purchase of cell tower: We have not heard from the Unisom rep. Item can be taken off the agenda.
14. Spill containment/Wiegmann: We are waiting on Wiegmanns right now for the new service which is the part of this project that would qualify for the \$30,000 grant from IMEA. If we don't do the expansion and new transformers, we still need to do something with respect to the spill containment. We could spend about \$25,000 to bring us in compliance with that. Dennis said we need to schedule a meeting with all parties to get this moving forward.
15. Chubb Insurance Inspection: Ron said the transformers were tested and high moisture levels were found in a couple of them. He will come back to the next committee meeting with a quote to fix that problem.
16. Kentucky Data Link/Windstream Request: The agreement is signed and we sent them a quote for our work on the project. We should have their payment shortly and we'll complete the work.
17. HD Supply Safety Audit: John said we've received most of the safety supplies that we ordered. The grounds will be installed on the trucks this week and we'll have the guys trained on them.
18. URGE Testing: Ron said the testing will be done tomorrow. Bob Elden checked everything out today. A standard operating procedure will be written up for a black start and also when we URGE test. John said we are focusing on getting all of the guys trained on the equipment. He said he would like to have the portable radios fixed in times of emergency. He believes they provide a quicker response time and with the portable radios, everyone knows where you are and what you are working on. Dennis said we will need to talk to Gene to see if the portable radios will be compatible with the police department radios. Ron reminded the committee there is a new narrow banding guideline that goes into effect January 1, 2013. John expressed his concern about the ages of the current electric linemen and said we need to think about hiring another lineman. Mayor Danford said there is no point in waiting and would like the Personnel Committee to handle the request.
19. IMEA Notice of Revision to Rate Schedule B: Ron said IMEA is fighting the increase. Item can be taken off the agenda.

B. NEW BUSINESS:

1. Request for Streetlight: Simone Moreno requested a streetlight by her residence at 518 Draco Drive. Ron said they will be installing streetlights on Draco and Hickory. Item can be taken off the agenda.
2. APPA Request: Ron said this is a donation request and we have not contributed in the past. The committee decided not to contribute a donation.

C. GENERAL CONCERNS: Mayor Danford voiced his concern over costs that could be incurred by the Village with respect to the traffic light at the Freeburg Center. If someone would hit the light, they would be responsible for the repair costs, but if a tornado came through, we would be responsible. He does not think the Village should be 100% responsible for repairs. Dennis thinks we are responsible since the Village was the permittee on the IDOT Utility Permit application. Dennis doesn't think IDOT would have granted the permit to an individual and that is why the Village was the permittee. Ron suggested if the light was damaged, the Village could decide not to put it back up. Ron confirmed the light is being metered. Dennis will draft a letter to Joe Koppeis advising him of the Village's opinion that if the light is damaged, we will not incur any costs to put it back up.

Mike suggested in the future we hold a committee meeting at each power plant.

D. PUBLIC PARTICIPATION: None.

E. ADJOURN: *Trustee Ray Matchett motioned to adjourn at 7:30 p.m. and Chairman Mike Blaies seconded the motion. All voting aye, the motion carried.*



Julie Polson
Office Manager



AMERICAN TOWER®
CORPORATION

RECEIVED

JUL 11 2011

July 5, 2011

VILLAGE OF FREEBURG IL
14 SOUTHGATE CTR
FREEBURG, IL 62243

Re: Site #304122/FREEBURG, IL

Dear Valued Landlord:

Over the last several years, an increasing number of landlords have contacted American Tower (ATC) regarding a "lease buy-out" or the possibility of ATC purchasing the tower site. We have attributed this increase to (a) an increase in the number of third-party companies seeking to acquire leases and (b) the subsequent increase in pricing and creativity of these offers. In response to this new competitive landscape, American Tower is pleased to present what we believe to be our most aggressive buy-out offer to date. American Tower would like to present the following conditional offer:

Purchase Price: \$86,000

Property Interest: Perpetual Easement of American Tower site #304122 consisting of the existing leased area plus access and utility easements

If you are interested in discussing this offer or have any other questions pertaining to lease buy-outs, please give us a call at the number below. **American Tower wants to hear from you!**

Direct Office Line--781-926-4515

Toll Free--1-866-586-9377 (Option 1) and ask to speak with Ben Myers

Best Regards,

Benjamin S. Myers

Land Management

American Tower Corporation

10 Presidential Way

Woburn MA 01801

Office: 781-926-4515

ben.myers@americantower.com

****PLEASE NOTE:** This offer is conditional and subject to change or withdrawal without notice depending on further review of certain information, including, but not limited to, the ground lease, any amendments to such lease, and obtaining a satisfactory title report.