

VILLAGE PRESIDENT  
Seth Speiser

VILLAGE CLERK  
Jerry Menard

VILLAGE TRUSTEES  
Ray Matchett, Jr.  
Mike Blaies  
Denise Albers  
Dean Pruett  
Mathew Trout  
Lisa Meehling

# VILLAGE OF FREEBURG

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

VILLAGE ADMINISTRATOR  
Tony Funderburg

VILLAGE TREASURER  
Bryan A. Vogel

PUBLIC WORKS DIRECTOR  
John Tolan

POLICE CHIEF  
Michael J. Schutzenhofer

VILLAGE ATTORNEY  
Weilmuenster & Keck, P.C.

Legal and Ordinance Committee Meeting  
(Annexation; Building; Zoning; Subdivision)  
(Pruett/Albers/Matchett/Meehling)  
Wednesday, February 28, 2018 at 5:30 p.m.

The meeting of the Legal and Ordinance Committee was called to order at 5:30 p.m. by Chairman Dean Pruett on Wednesday, February 28, 2018, in the Freeburg Municipal Center. Members attending were Chairman Dean Pruett, Trustee Denise Albers, Trustee Ray Matchett, Trustee Lisa Meehling, Mayor Seth Speiser (via phone), Village Clerk Jerry Menard, Trustee Mike Blaies, Trustee Matt Trout (via phone), Village Attorney Fred Keck, Zoning Administrator Gary Henning, Public Works Director John Tolan, Village Administrator Tony Funderburg and Office Manager Julie Polson. Guest present: Janet Baechle.

## A. OLD BUSINESS:

1. Approval of January 24, 2018 Minutes: Trustee Lisa Meehling motioned to approve the January 24, 2018 minutes and Trustee Denise Albers seconded the motion. All voting yea, the motion carried.
2. Zoning Report/Nuisance Properties: Zoning Administrator Gary Henning advised Bruce Brown had a death in the family but did clean some stuff up. He will give him another couple months. Attorney Keck spoke with Attorney Al Paulson yesterday, and they are still working on the Moerchen property. Gary said Mrs. Watters has licensed the car, and as soon as there is better weather, she will haul off the junk on the side of her house. Regarding Mr. Schmittling, he is working on the trailers and he did clean his mess up. Trustee Pruett asked Gary to look at the property on Railroad St., it is in bad shape. John said Gary talked to a property owner regarding a drainage problem, and they took care of it that day.
3. Review of Annexation Agreement: Attorney Keck advised he recommends the time limit of the agreement be changed from 10 to 20 years, and the committee agreed with his recommendation.

## B. NEW BUSINESS:

1. Cave Creek Properties Assessment: Village Administrator Tony Funderburg said we are notified if someone is fighting their taxes if the value is over \$100,000. Attorney Keck stated unless you have an appraisal or a comparison, the board will do what it wants to do. Tony stated the larger taxing bodies are the ones really affected.

Tony advised the letter for the school regarding Hill Mine Road has been provided for everyone to review. If anything needs to be changed, let him know, otherwise it will be sent out tomorrow.

Tony stated the bank for the Meadow Pines Subdivision needs a letter regarding the \$1,500 per lot development fee. Attorney Keck reviewed our code and advised it is not written well. We should negotiate up front with the developer and those terms should be written into a developer agreement. Tony said he told the developers they would have to pay for the electric and concrete streets, but didn't know of this fee. We need to change things so every cost is upfront and known. Tony stated they have already negotiated the costs, and it would be hard to go back now and ask for more. Attorney Keck stated if we are going to waive the fee, the board would need to vote on that. vote on that. Attorney Keck stated if you want to revise your subdivision code, an engineer

Legal and Ordinance Committee Meeting  
Wednesday, February 28, 2018

would need to do so. You want one that will be competitive with other communities. Public works Director John Tolan thinks we need to raise the tap-in fees.

Tony stated Joe Koppeis would like to reduce the taxes on the Tom's property to other comparable stores in the county. Tony believes that number to be \$220,000 per the terms of the TIF Agreement.

Public Works Director John Tolan advised the IMEA B4 rate is for a struggling commercial industry, and the B2 rate has to be a megawatt and that store isn't even close. Mayor Speiser believes IMEA will work with us. Tony will let Joe Koppeis know that are working on the rate, and that there are energy efficiency grants for refrigeration.

**C. GENERAL CONCERNS:** None.

**D. PUBLIC PARTICIPATION:** Janet questioned why another trustee was added to each of the committees. Mayor Speiser advised Janet that IML said we should have four trustees on each committee. He further stated this works better because every trustee is up to date and can make a more educated decision at the board meetings. Mayor Speiser believes it has worked out very well. Janet feels trustees shouldn't be paid when they are not a member of that committee.

**E. ADJOURN:** *Trustee Lisa Meehling motioned to adjourn at 6:07 p.m. and Trustee Denise Albers seconded the motion. All voting yea, the motion carried.*



Julie Polson  
Office Manager