

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](http://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.

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

Join URL: <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](mailto:mtrout@freeburg.com)  
Village Hall will be open to the public for this meeting

September 23, 2022

## NOTICE

### MEETING OF LEGAL AND ORDINANCE COMMITTEE Annexation; Building; Zoning; Subdivision (Heap/Albers/Matchett/Meehling)

A Legal and Ordinance Committee Meeting of the Village of Freeburg will be held at the Municipal Center, Executive Board Room, **Wednesday, September 28, 2022, at 5:45 p.m.**

### LEGAL AND ORDINANCE COMMITTEE MEETING AGENDA

- I. Items to be Discussed:
  - A. Old Business
    - 1. Approval of August 24, 2022 Minutes
    - 2. Zoning Report/Nuisance Properties
    - 3. Meadow Pines/Edison Estates Subdivisions
  - B. New Business
  - C. General Concerns
  - D. Public Participation
  - E. Adjourn

At said Legal and Ordinance 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)]; collective negotiating matters between the public body and its employees or their representatives [5 ILCS, 120/2- (c)(2), real estate transactions [5 ILCS, 120/2 - (c)(5)]; discussion of executive session minutes, [5 ILCS-120/2-(c)(21)]; discussion of purchase or lease of real property for the use of the public body, [5 ILCS-120/2-(c)(5)]; or discussion of the setting of a price for sale or lease of property owned by the public body, [5 ILCS-120/2-c)(6)].

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

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Legal and Ordinance Committee Meeting  
(Annexation; Building; Zoning; Subdivision)  
(Heap/Albers/Matchett/Meehling)  
Wednesday, August 24, 2022 at 5:45 p.m.

The meeting of the Legal and Ordinance Committee was called to order at 5:45 p.m. by Chairperson Mike Heap on Wednesday, August 24, 2022. Members present were Chairperson 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, Chief Mike Schutzenhofer, Public Works Director John Tolan, Village Administrator Tony Funderburg, Village Attorney Fred Keck and Office Manager Julie Polson. Guests present: Janet Baechle, Fire Chief Hans Mueller and Lee Smith. There were no guests present via Zoom.

## A. OLD BUSINESS:

1. Approval of July 27, 2022 Minutes: Trustee Lisa Meehling motioned to approve the July 27, 2022 minutes and Trustee Ray Matchett seconded the motion. All voting yea, the motion carried.

Trustee Lisa Meehling motioned to amend the agenda in order to hear Public Participation, and Trustee Ray Matchett seconded the motion. All voting yea, the motion carried. See comments below.

2. Zoning Report/Nuisance Properties: Zoning Administrator Matt Trout reported 11 occupancy permits, 8 building permits which included 1 firework, 1 solar, 1 shed/garage, 2 fence, 1 patio roof extension, and 1 commercial add on. Matt followed up on the Cardinal Court trailer. It is being cleaned out inside, and they still need the wrecking permit. Matt talked to Dave Stein about the remodel, and he will be installing a new roof, back wall and inside work.
3. Meadow Pines/Edison Estates Subdivisions: With regard to Meadow Pines, Matt spoke to Alex last week about the large amount of mud in the detention pond. He will get that cleared out and cleaned up. Meadow Pines is in a holding pattern on whether or not to move forward. The work has been completed on the detention area/drainage area in Edison Estates.
4. Review of Fees Charged by the Village: Village Administrator Tony Funderburg advised all of the changes have been put in final form.

Trustee Lisa Meehling motioned to recommend Ordinance #1748 for Revisions to the Electric and Utilities Sections of the Code, and Trustee Denise Albers seconded the motion. All voting yea, the motion carried.

5. Westview Drive Right of Way: Attorney Keck advised this will require a public hearing.

Trustee Lisa Meehling motioned to recommend to the full Board for the Village to Vacate a Portion of Morgan Street, and Trustee Ray Matchett seconded the motion. All voting yea, the motion carried.

Legal and Ordinance Committee Meeting  
Wednesday, August 24, 2022

**B. NEW BUSINESS:**

1. Volkert Invoice dated 4/30/22 for Dollar General Construction Plans and Hydraulic Review in the amount of \$1,400.00:

*Trustee Denise Albers motioned to recommend to the full Board approval of Volkert Invoice dated 4/30/22 for the Dollar General Construction Plans and Hydraulic Review in the amount of \$1,400.00, and Trustee Ray Matchett seconded the motion. All voting yea, the motion carried.*

2. Electric Code Revision: Discussed above.

3. Mason Parrone Voluntary Annexation of 817 Old Fayetteville Road: Julie advised Mr. Parrone is voluntarily annexing into the village as SR-1, and no hearing is required.

*Trustee Lisa Meehling motioned to recommend to the full Board Mason Parrone's Voluntary Annexation of 817 Old Fayetteville Road, and Trustee Ray Matchett seconded the motion. All voting yea, the motion carried.*

4. Daron Schatte and Michelle Trentman Pre-Annexation of 901 Cemetery Road: Matt advised 901 Cemetery is not contiguous to the Village and want to hook onto our water system. Julie stated the public hearing will be Tuesday at 7:15 p.m.

*Trustee Denise Albers motioned to recommend to the full Board approval of the pre-annexation agreement for Daron Schatte and Michelle Trentman of 901 Cemetery Road, and Trustee Lisa Meehling seconded the motion. All voting yea, the motion carried.*

5. Fire Department Occupancy Permit and Building Inspection Proposal: See discussion in Public Participation. Attorney Keck commented he would like to have had a proposed agreement to look at. With our contract expiring so soon, we do not have very much time to consider this proposal. Tony questioned when there is an issue, whose lawyer will be handling that. Matt thinks the Fire Department will want anything being built to require an architectural stamp. Trustee Meehling said an architect won't just stamp something because it isn't their work and that could affect their livelihood. The proposal was tabled at this time.

**C. GENERAL CONCERNS:** None.

- D. PUBLIC PARTICIPATION:** Lee Smith and Hans Mueller are here to present a preliminary discussion to present their proposal to take over the building inspections from St. Clair County. They would become our contractor to do construction and occupancy inspections. He commented they already go side by side with the county on commercial inspections and can do as good as job. They intend to hire a full-time firefighter that would also serve as the inspector which helps their personnel situation. This would also allow that employee to answer fire calls during the day. Lee advised their revenues are topped out and can't get anymore contributions to it. They would use the revenues from the inspections for the new employee. Lee is aware that the revenues from building inspections fluctuate but believe it will come close to meeting what it would cost to pay the employee. They would hire inspectors to handle the plumbing and electrical inspections since they have to be licensed. Lee commented the fire district has grown, and it may be a better deal to keep the money in Freeburg and continue to keep public safety a goal. Lee said they have a regulatory state code they are mandated to enforce. The Village has the permitting code. Lee said they would perform inside inspections for the occupancy permits, and they would be responsible for the electric and plumbing costs. Lee stated they will take on the expense of having their attorney draft an agreement if the Village is interested in this proposal.

Trustee Albers asked if we receive any revenue from the county for the building permits. From the spreadsheet provided, Matt advised we basically receive half of the permit revenues. That revenue is used to pay towards Matt's salary. Trustee Meehling asked how many inspections are done a month, and Lee said 1 permit could generate 5 or 6 inspections. Mayor Speiser commented you will have at least 8 in one house. Attorney Keck asked if we are interested enough to have their lawyer draw something up to bring back to us. Trustee Meehling stated this is the first time for us to hear the details and would like more time to review their proposal. Matt will look at contract and confirm the time required to terminate the contract. Tony commented this can also be further discussed in tonight's executive session. Hans stated he will make sure they do a good job for us. Chairperson Heap advised the board will discuss the proposal further. Hans and Lee left the meeting at 6:18 p.m.

- E. **ADJOURN:** *Trustee Lisa Meehling motioned to adjourn at 6:37 p.m., and Trustee Ray Matchett seconded the motion. All voting yea, the motion carried.*



Julie Polson  
Office Manager