

**A PUBLIC HEARING WILL BE HELD ON MONDAY, OCTOBER 17, 2022 AT 7:15 P.M. REGARDING THE ANNEXATION AND REZONING OF 820 CEMETERY ROAD, IN THE MUNICIPAL BOARD ROOM, 14 SOUTHGATE CENTER, FREEBURG, ILLINOIS**

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

Meeting ID: 447 872 7673

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

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**

**REGULAR BOARD MEETING AGENDA – OCTOBER 17, 2022 - 7:30 P.M.**

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Minutes of Previous Meeting
  - 4 – 1. October 3, 2022 – Board Meeting Minutes – **Exhibit A**
5. Finance
6. Treasurer’s Report
7. Attorney’s Report
8. ESDA Report – ESDA Report for October 17, 2022 – **Exhibit B**
9. Public Participation
10. Reports and Correspondence –
  - 10 – 1. Zoning Administrator’s Report – **Exhibit C**
11. Recommendations of Boards and Commissions
  - 11 – 1. Combined Planning and Zoning Board Recommendation on Zoning Amendment – **Exhibit D**
12. Contracts, Releases, Agreements and Annexations
13. Bids
14. Resolutions
15. Ordinances
  - 15 – 1. Ordinance #1752: An Ordinance Authorizing the Execution of an Annexation Agreement for the Annexation of 72.16 Acres, More or Less, of Real Estate Owned by Donald David Krieg, Cheri Ann Payne, Tammy Lynn Foster and Eva Marie Callico, Located in the County of St. Clair, Illinois (820 Cemetery Road) – **Exhibit E**
  - 15 – 2. Ordinance #1753: An Ordinance Annexing Certain Territory Commonly Known as the “Krieg, Payne, Foster and Callico Property” to and in the Village of Freeburg, St. Clair County, Illinois – **Exhibit F**
  - 15 – 3. Ordinance #1754: An Ordinance Amending the Freeburg Zoning Ordinance for the Purpose of Rezoning Certain Property Commonly Known as the Krieg, Payne, Foster and Callico Property – **Exhibit G**
16. Old Business
17. New Business
18. Appointments
19. Committee Meeting Minutes/Recommendations
  - 19 – 1. Finance Committee Meeting – Wednesday, September 28, 2022 – **Exhibit H**
  - 19 – 2. Legal/Ordinance Committee Meeting – Wednesday, September 28, 2022 – **Exhibit I**
  - 19 – 3. Personnel/Police Committee Meeting – Wednesday, September 28, 2022 – **Exhibit J**
  - 19 – 4. Electric Committee Meeting – Wednesday, October 12, 2022 – 5:30 p.m. – **Exhibit K**
    - 19-1a. Recommend BHM&G Invoice #2185-101 in the amount of \$16,831.45 – **Exhibit L**
  - 19 – 2. Water/Sewer Committee Meeting – Wednesday, October 12, 2022 – 5:45 p.m. – **Exhibit M**
    - 19-2a. Recommend Payment of Haier Plumbing Pay Request #13 in the amount of \$495,618.72 – **Exhibit N**
  - 19 – 3. Streets Committee Meeting – Wednesday, October 12, 2022 – 6:00 p.m. – **Exhibit O**
    - 19-3a. Recommend Purchase of ESDA Motorola Equipment the amount of \$6,895.48 – **Exhibit P**

20. Upcoming Meetings

20 - 1. Finance Committee Meeting – Wednesday, October 26, 2022 – 5:30 p.m.

20 - 2. Legal/Ordinance Committee Meeting – Wednesday, October 26, 2022 – 5:45 p.m.

20 - 3. Personnel/Police Committee Meeting – Wednesday, October 26, 2022 – 6:00 p.m.

20 - 4. Board Meeting – Monday, November 7, 2022 – 7:30 p.m.

21. Village President's and Trustees' Comments

22. Staff Comments

23. Adjournment

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

VILLAGE PRESIDENT  
Seth Speiser

VILLAGE CLERK  
Jerry Menard

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

VILLAGE TREASURER  
Bryan A. Vogel

# VILLAGE OF FREEBURG

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

VILLAGE ADMINISTRATOR  
Tony Funderburg

PUBLIC WORKS DIRECTOR  
John Tolan

POLICE CHIEF  
Michael J. Schutzenhofer

ESDA COORDINATOR  
Eugene Kramer

ZONING ADMINISTRATOR  
Matt Trout

VILLAGE ATTORNEY  
Weilmuenster Keck Brown, P.C.

## VILLAGE OF FREEBURG, ILLINOIS BOARD MEETING MINUTES MONDAY, OCTOBER 3, 2022 @ 7:30 P.M.

**CALL TO ORDER:** Mayor Seth Speiser called the Regular Board Meeting to order at 7:30 p.m., on Monday, October 3, 2022, in the Freeburg Municipal Board Room. Presentation of the meeting was also conducted by Zoom video conferencing. Village Hall was open to the public.

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

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

### EXHIBIT A:

Mayor Speiser stated we have the minutes of the Public Hearing Meeting Monday, September 19, 2022 for approval.

*Trustee Elizabeth (Lisa) Meehling motioned to accept the minutes from the Public Hearing Meeting Monday, September 19, 2022, and Trustee Ramon Matchett, Jr. seconded the motion. All voting aye, the motion carried.*

### EXHIBIT B:

Mayor Speiser stated we have the minutes of the Regular Board Meeting Monday, September 19, 2022 for approval.

*Trustee Elizabeth (Lisa) Meehling motioned to accept the minutes from the Regular Board Meeting Monday, September 19, 2022, and Trustee Denise Albers seconded the motion. All voting aye, the motion carried.*

### EXHIBIT C:

#### FINANCE:

Trustee Denise Albers (Chairperson) reported on the Finance Committee Meeting held on Wednesday, August 24, 2022 at 5:30 p.m.

Village of Freeburg Board Meeting Minutes  
Monday, October 3, 2022  
Page 1 of 5

1. **REVISE OF BOARD LISTS:** Trustee Albers said we reviewed the Board Lists.
2. **REVIEW OF INVESTMENTS:** Trustee Albers said we reviewed the Investments. Trustee Albers said Treasurer Vogel did receive bids from three local banks. We have \$220,000 sitting in the money market which needs to be invested in CD's and Treasurer Vogel is taking care of that. This should be good until the year 2024. Trustee Albers asked Treasurer Vogel if he would like to tell us the rates. Trustee Albers asked Treasurer Vogel did you get the same rate from all of them. Treasurer Vogel said yes, 3.5% for 59 months. Trustee Albers said the Annual Report will be published in the paper. We were able to pay off the TIF Fund early, thanks to Village Administrator Tony Funderburg for that.

**INCOME STATEMENT:**

**TREASURER'S REPORT:** None.

**OLD BUSINESS:**

1. Attorney Invoices: Trustee Albers said attorney's invoice was provided for the committee to review.
2. Newsletter: Trustee Albers said we discussed the Newsletter that just went out.

**EXHIBIT D:**

**NEW BUSINESS:**

*Trustee Denise Albers motioned the approval of FY22 Audit Report 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, motion carried.**

**TREASURER'S REPORT:** None.

**ATTORNEY'S REPORT:** None.

**EXHIBIT E:**

**ESDA REPORT** Mayor Speiser said ESDA Coordinator Gene Kramer will not be here tonight. If you have any questions on his October 3<sup>rd</sup> ESDA Report, please call him.

**PUBLIC PARTICIPATION:** Andy said he would like to comment on our Chili-Cook-Off. He said what a great job everyone did who help out to make it a success. He would like to also thank all of sponsors. You had a great turn out and a great day for it, and it was very well organized.

**REPORTS AND CORRESPONDENCE:**

**EXHIBIT F:**

**ZONING ADMINISTRATOR'S REPORT FOR OCTOBER 3, 2022:** Mayor Speiser asked if anyone has anything for Zoning Administrator Matt Trout. Matt said he drafted a letter to go out to the home on Old Freeburg Road that burned yesterday.

**RECOMMENDATIONS OF BOARDS AND COMMISSIONS:** None.  
**CONTRACTS, RELEASES, AGREEMENTS & ANNEXATIONS:** None.

**BIDS:** Mayor Speiser stated we have the Recommend Approval of CD Bid for Money Market Funds Investment with Citizens Community Bank for 59 months at 3.5%.

*Trustee Denise Albers motioned to Recommend Approval of CD Bid for Money Market Funds Investment with Citizens Community Bank for 59 months at 3.5%, and Trustee James (Mike) Blaies seconded the motion. ROLL CALL:* Trustee Denise Albers – aye; Trustee James (Mike) Blaies – aye; Trustee Ramon Matchett Jr. – aye; Trustee Robert (Bob) Kaiser – aye; Trustee Michael (Mike) Heap – aye; Trustee Elizabeth (Lisa) Meehling – aye; (6 ayes, 0 nays, 0 absent). **All voting aye, motion carried.**

**RESOLUTIONS:** None.

**ORDINANCES:** None.

**OLD BUSINESS:** None.

**NEW BUSINESS:** None.

**APPOINTMENTS:** None.

**COMMITTEE MEETING REPORTS:**

**Legal/Ordinance Committee Meeting:** Mayor Speiser stated the minutes from Wednesday, September 28, 2022 Legal and Ordinance Committee Meeting - **Unavailable.**

**Personnel/Police Committee Meeting:** Mayor Speiser stated the minutes from Wednesday, September 28, 2022 Personnel and Police Committee Meeting - **Unavailable.**

**UPCOMING MEETINGS:**

Combined Planning/Zoning Board – Tuesday, October 11, 2022 – 6:00 p.m.

Electric Committee Meeting – Wednesday, October 12, 2022 – 5:30 p.m.

Water/Sewer Committee Meeting – Wednesday, October 12, 2022 – 5:45 p.m.

Streets Committee Meeting – Wednesday, October 12, 2022 – 6:00 p.m.

Board Meeting – Monday, October 17, 2022 – 7:30 p.m.

**VILLAGE MAYOR, VILLAGE CLERK & TRUSTEES' COMMENTS:**

**Trustee Denise Albers** – No thank you.

**Trustee Elizabeth Meehling** – Thanks to everyone that volunteer to help make our Chili Cook Off another year of success.

**Trustee Michael (Mike) Heap** – No thank you.

**Village Clerk Jerry Menard** – She would like to extend a great big thank you to Matt Trout and Lisa Meehling on a great job on the Chili Cook Off.

**Trustee James (Mike) Blaies** – Same thing to Matt and Lisa and everyone else that help make it a success. Also, to John and his crew for all their work they did in helping getting everything read.

**Trustee Ramon Matchett, Jr.** – He would like to thank all of the volunteers who helped at the Chili Cook Off.

**Trustee Robert (Bob) Kaiser** – He would like to thank all of the volunteers who helped at the Chili Cook Off.

**Mayor Seth Speiser** – Mayor Speiser said it is very impressive when you go out to the park and see what a great job our Public Works Department did to help make the Chili Cook Off a success. Thank you, John and your guys.

**STAFF COMMENTS:**

**Village Administrator Tony Funderburg** – Tony said he was unable to make it to the Chili Cook Off, but did hear how successful it was.

**Public Works Director John Tolan** – No thank you.

**Zoning Administrator Matt Trout** – Matt said he would like to thank everyone who came out to support the Chili Cook Off, all of the help, the sponsors, the cookers and Lisa and Mike were rock stars. They were great helping all along getting things done for the event and helping to clean up the next day. Matt said Amy did donate back their winnings, Cathy from Country Market donated a large sum of money. Matt said he didn't want to take it, but Cathy insist that he take it. She wanted everyone to know she wasn't there to make money are anything like that. She said she just wanted to help out and be part of the community.


**Chief of Police Mike Schutzenhofer** –

**Treasurer Bryan Vogel** –

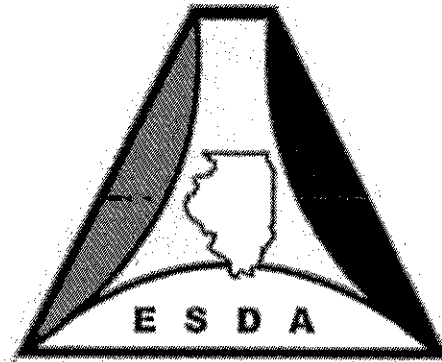
**ESDA Coordinator Gene Kramer** –

**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, October 3, 2022 at 7:40 p.m. and Trustee Ramon Matchett, Jr. seconded the motion. All voting aye, the motion carried.*



Jerry Lynn Menard  
Village Clerk



## Report to Mayor and Village Trustees

Oct. 17, 2022

1. Sent reminder/update to County EMA “bulk radio purchases” program with Motorola communications. Village of Freeburg-ESDA quote provided for two model APX6000 700/800 mhz trunked portable radios at ½ price; quote #1906994; purchase quote deadline Nov. 3, 2022. Submitted data to Village Admin. Tony T. & Public Safety Chair person, Trustee Meehling for consideration.
2. Confirmed with the National Severe Storms Laboratory, FACET’s program, that I will receive an instruction Email on either Oct. 13<sup>th</sup> or 14<sup>th</sup> with the Zoom or Google Meet links in preparation of the 3-day schooling, later this month.
3. County EMA Assistant Director Bryan Whitaker provided update email on Oct.5, 2022, concerning the “County wide” tornado siren equipment purchase & installation program that would not “initially” cost the ESDA/EMA participating emergency response organizations for its setup or equipment . . . project awaiting County Board approval. Freeburg ESDA will meet with Mayor and Public Safety committee as well as local Fire & Police Department “prior” to commitment to this project. This project will NOT take over any of Freeburg ESDA’s present outdoor tornado siren equipment

OR operations. This would be “in addition” to our present system BUT NOT under “our local control” of operation.

4. Performed County wide ARES communication drills on Oct. 4, 11, and 18<sup>th</sup> at 6:30 PM, from the ESDA office.
  
5. Freeburg ESDA conducted the activation and testing of the Outdoor Tornado Warning sirens on Tuesday, Oct. 4, 2022 with all systems operating properly. Also, Villagewide radio communication tests were conducted under the Village FCC license of KNGW976 with emergency departments of Fire, Police, and the three major school units (District 70, 77, and St. Joseph). Also conducted Village-CW TG on the Motorola trunked communication system as well as the IEMA Region 8 Starcom21 trunked radio system –all tests began at 9:55 AM and ended at 10:50 AM.
6. Completed PO for ESDA office telephone “reprogramming” remotely by Mrs. Linda Burns of Computron, “repair cost billing” for this programming service.
7. Receiving IESMA membership and insurance billing notices for Freeburg ESDA volunteers and will prepare for PO submission in Nov. 2022.

Submitted by:

Freeburg ESDA

Coordinator Eugene Kramer

## FREEBURG VILLAGE BOARD MEETING ZONING REPORT

October 17<sup>th</sup>, 2022

Matt Trout Zoning Administrator

Haier has been working on process piping between structures. The splitter and anerobic basins have been dug, formed, and rebar installed. We met with Durkin on Thursday 10/13/22 to go over the SCADA System at the plant. This was very helpful to see how the system will run with the new plant. The blowers arrived on 10/14/22.

Tony and myself have met with and continue to work with the owners of 5 S Alton. They are working on getting the structural report and stamped plans for the building permit. In the meantime, they plan to work on a couple items the Fire Department is requiring them to take care of.

I have been in contact with Terry Keck, the owner of the home on Old Freeburg Rd. that burnt up last week. They are working on getting anything salvageable out of the property and getting bids to wreck the property. Once wrecked, they plan to rebuild further back on the property.

The Combined Board met on Tuesday October 11<sup>th</sup> to hear the annexation and rezoning of the property on the corner of Barber Ln & Cemetery Rd. The Combined Board recommended to the Village Board the rezoning by a vote of 7-0.

Oct 1<sup>st</sup> through Oct 14<sup>th</sup>

5 -- Occupancy Permit

4 -- Permits

- 1 Electric Permit
- 2 Deck, Patio, or Flatwork
- 1 New Home (Edison Estates)

## VILLAGE OF FREEBURG MEMORANDUM

**DATE:** October 12<sup>th</sup>, 2022  
**TO:** Village of Freeburg Board  
**FROM:** Matt Trout, Zoning Administrator  
**RE:** Combined Planning and Zoning Board Meeting October 11<sup>th</sup>, 2022

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On Tuesday October 11<sup>th</sup>, 2022, the above board held their monthly meeting.

At 6:00pm the Combined Planning and Zoning Board opened the meeting with a hearing to discuss a possible annexation pending the rezoning from SR-1 to Ag of 72.16 acres on the corner of Barber Ln and Cemetery Rd.

Chairman Woodward opened the hearing by reading the hearing notice. Chairman Woodward turned it over to Zoning Administrator Matt Trout to discuss the provided information. Zoning Administrator Trout started by discussing the process involved and reviewing the staff report he provided. Zoning Administrator Trout told the board several neighbors reached out with questions about the notice. The only neighbor in attendance was Mr. David Fellows via zoom. He stated he was in favor of the applicants. Zoning Administrator Trout turned it over to the applicants and their representation. Donald Krieg and their attorney Anthony Gilbreth spoke about their plans for the property which included subdividing the property into 11 5 plus acre lots to sell off.

After a short discussion and no further questions from the board or applicants, Chairman Woodward entertained a motion.

Gary Henning *motioned to recommend the rezoning from SR-1 to Ag to the Full Village Board.* Gary Mack *Seconded the motion.* **ROLL CALL VOTE:** Gary Henning - yes, Gary Mack - yes, Dirk Downen - yes, Rita Green - yes, Lee Smith - yes, Terry Gamblin - yes (Via Zoom), and Steve Woodward - yes. With 7 yes votes and 0 no votes, the motion passed.

cc: Seth Speiser, Mayor of Freeburg

**ORDINANCE NO. 1752****AN ORDINANCE AUTHORIZING THE EXECUTION OF AN ANNEXATION AGREEMENT FOR THE ANNEXATION OF 72.16 ACRES, MORE OR LESS, OF REAL ESTATE OWNED BY DONALD DAVID KRIEG, CHERI ANN PAYNE, TAMMY LYNN FOSTER AND EVA MARIE CALLICO, LOCATED IN THE COUNTY OF ST. CLAIR, STATE OF ILLINOIS**

WHEREAS, at least two-thirds (2/3) of the corporate authorities holding office believe it is in the best interest of the Village of Freeburg, St. Clair County, Illinois, to enter into a certain Annexation Agreement pertaining to property consisting of approximately 72.16 acres more or less as described in the Annexation Agreement attached as "Exhibit A" and commonly known as the Krieg, Payne, Foster and Callico property; and

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

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

WHEREAS, the Village did, on the 17th day of October, 2022, hold and conduct a public hearing pursuant to notice and statute to discuss the Annexation Agreement; and

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

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

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

**SECTION 2:** That the Village hereby adopts and enters into the Annexation Agreement and the Village President be and he is hereby authorized and directed to execute, and the Village Clerk is directed to attest the Annexation Agreement attached hereto dated the 17th of October, 2022 (a copy of which is attached hereto and made a part hereof as "Exhibit A).

ORDINANCE NO. 1752 cont.

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

PASSED by the Board of Trustees of the Village of Freeburg, Illinois, this 17th day of October, 2022.

AYES \_\_\_\_\_ NAYS \_\_\_\_\_ ABSENT \_\_\_\_\_

AYES \_\_\_\_\_ NAYS \_\_\_\_\_ ABSENT \_\_\_\_\_

AYES \_\_\_\_\_ NAYS \_\_\_\_\_ ABSENT \_\_\_\_\_

AYES \_\_\_\_\_ NAYS \_\_\_\_\_ ABSENT \_\_\_\_\_

AYES \_\_\_\_\_ NAYS \_\_\_\_\_ ABSENT \_\_\_\_\_

AYES \_\_\_\_\_ NAYS \_\_\_\_\_ ABSENT \_\_\_\_\_

Vote recorded by:

\_\_\_\_\_  
Jerry Menard, Village Clerk

Approved by the Village President of the Village of Freeburg, St. Clair County, Illinois, this \_\_\_\_\_ day of October, 2022.

\_\_\_\_\_  
Seth E. Speiser, Village President

ATTEST:

\_\_\_\_\_  
Jerry Menard, Village Clerk

Approved as to Legal Form:

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

ANNEXATION AGREEMENT

THIS ANNEXATION AGREEMENT ("Agreement") is made and entered into this 17<sup>th</sup> day of October, 2022, by and between Donald David Krieg, Cheri Ann Payne, Tammy Lynn Foster and Eva Marie Callico as Tenants in Common, 820 Cemetery Road, Freeburg, Illinois, (hereinafter referred to as "Owners") and the VILLAGE OF FREEBURG ("Village"), a municipal corporation organization and existing under and by virtue of the laws of the State of Illinois by and through its Mayor and Village Trustees (collectively, "Corporate Authorities").

**RECITALS**

- A. Owners are the owner of record of certain parcels of real property situated in St. Clair County, Illinois, which are adjacent to the Village and are more particularly described in Exhibit "A," the legal description, attached hereto and made a part hereof (the "Parcels").
- B. The Parcels consists of approximately 72.16 acres and adjoins, abuts, and is contiguous to the corporate limits of the Village.
- C. The Parcels have not been annexed to any municipality and is currently situated within unincorporated St. Clair County, Illinois.
- D. The Parcels constitute territory that is contiguous to and may be annexed to the Village, as provided under Section 7-1-1, *et seq.*, of the Illinois Municipal Code, 65 ILCS 5/7-1-1, *et seq.*
- E. Owners desire to have the Parcels annexed to the Village, on the terms and conditions provided herein and to qualify for such benefits or services as such annexation may so entitle it.
- F. The Corporate Authorities, after due and careful consideration, have concluded that the annexation of the Parcels to the Village would further the orderly growth of the Village, enable the Village to control the development of the Parcels, and serve the best interests of the Village.
- G. Pursuant to the provisions of 65 ILCS 5/11-15.1-1, *et seq.*, a proposed Annexation Agreement, in substance and form the same as this Agreement, was submitted to the Corporate Authorities and a public hearing was held on October 17, 2022 pursuant to notice, all as provided by statute and the ordinances of the Village.
- H. Any fire protection district, library district and other entity or person entitled to notice prior to annexation of the Parcel to the Village have been given notice thereof by the Village as required by law.

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

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

2. **Annexation.**

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

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

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

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

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

- b) During the term of this Agreement, the Village agrees to allow the Owner to connect to the Village electric system at Owner's option and Owner's expense, if and when electric service becomes available to the Parcels. Upon expiration of this Agreement, Owner's connection obligations shall be governed by the applicable Village ordinances and policies. Any conflicting federal or state laws governing electric system connection shall supersede this paragraph.
- c) The Village shall not be held responsible for its inability to install any utility, or for any loss or damage including consequential damage, or delay in installation, caused by strikes, riots, elements, embargoes, failure of carriers, inability to obtain material, or other acts of God, or any other cause beyond Village's reasonable control, including but not limited to the acquisition of easements, modifications of Facilities Planning Area boundaries, Illinois Environmental Protection Agency permits or any other governmental or regulatory permit or approval.

5. Subdivision/Dedication of Improvements.

- a) In the event the Owners subdivide or otherwise develop the Parcels, and the nature of the subdivision or development requires the filing of a subdivision plat, the Owners shall dedicate to the Village, the roadways, the public improvements, the water lines, sanitary sewers and the storm sewers by recording with the St. Clair County, Illinois Recorder, in a form acceptable to the Village, the appropriate subdivision plat which dedicates the public improvements as provided herein. Nothing herein shall require the Village to accept such improvements for maintenance or liability that are not in satisfaction of the Village's specifications or that have not been inspected, approved and accepted by the Village.
- b) The Owners shall grant to the Village nonexclusive utility easements ("Utility Easements") for maintenance and repair of the aforesaid utilities to be constructed on the Parcels and dedicated to the Village as shown on the Final Plat, and any other easements the Village may reasonably require for municipal purposes.
- c) The Owners shall pay all development fees including but not limited to green space fees, plat review fees, completion and maintenance security for dedicated public improvements and normal and customary building permits, relative to development of the Parcels as set forth in the Code of Ordinances of the Village of Freeburg, as amended from time to time.

6. Miscellaneous.

- a) Notwithstanding any other provision contained herein to the contrary, with respect to the Parcels, this Agreement shall be effective for a term of twenty (20) years from the date hereof, provided that any continuing obligations to the Village shall survive any termination or expiration to the extent consistent with 65 ILCS 5/11-15.1-1.
- b) This Agreement shall bind the heirs, successors, and assigns of the Owners, the Village, the Corporate Authorities and their successors in office. This Agreement shall inure to the benefit of the Parties hereof, their successors and assigns. This Agreement and the obligations of Owners hereunder shall be a covenant that shall run with the land, shall be a provision of any sale or other contract for transfer of interest in the Parcels, and may be recorded. Upon annexation, Owners shall comply with all ordinances of the Village, as adopted or amended from time to time.
- c) Nothing herein shall in any way prevent the alienation, encumbrance or sale of the Parcels or any portion thereof, and the new owner or owners shall be both benefited and bound by the conditions and restrictions herein expressed.
- d) Within thirty (30) days after the passage, approval and adoption of an ordinance of annexation by the Village, the text of this Agreement (or a suitable memorandum hereof) shall be recorded at the sole cost and expense of the Village in the Office of the Recorder of St. Clair County, Illinois.
- e) Except as otherwise expressly provided herein, Owners shall comply in all respects with the applicable provisions of the Village of Freeburg Municipal Code, whether or not any of such ordinances are amended after the date hereof.
- f) It is further agreed that any party to this Agreement, either in law or in equity, by suit, action, mandamus or other proceeding may enforce or compel the performance of this Agreement, or have other such relief for the breach thereof as may be authorized by law or that by law or in equity is available to them.
- g) It is understood by the Parties hereto that time is of the essence. It is further understood that upon the occurrence of a default of any of the provisions of this Agreement, which default continues for ten (10) days after a notice specifying such default is given the defaulting party, the injured party hereto may in law or in equity, by suit, action, mandamus or other proceeding, including specific performance, enforce or compel the performance of this Agreement by such defaulting party.

- h) The undersigned persons, whether signing individually, on behalf of a municipal corporation, or by an attorney-in-fact warrant themselves: (i) to be of lawful age, (ii) to be legally competent to execute this Agreement, (iii) to be fully authorized to execute this Agreement on behalf of themselves or the municipal corporation or other entity indicated below, and (iv) to have signed this Agreement on their own behalf or on behalf of such municipal corporation or other entity as their own free acts and deeds and/or the free acts and deeds of such municipal corporation or other entity after opportunity to consult with legal counsel.
- i) In the event any portion of this Agreement or part thereof shall be deemed invalid, such invalidity of said provision or part thereof shall not affect the validity of any other provision hereof.
- j) Unless stated otherwise herein, any notice required or permitted under this Agreement shall be in writing and shall be deemed given when mailed by registered or certified mail, return receipt requested, to the respective parties at their addresses listed below:

If to the Village:

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

With a copy to:

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

If to the Owner:

Mr. Anthony P. Gilbreth, Attorney at Law  
St. Clair Gilbreth & Steppig, LLC  
252 Southwoods Center  
Columbia, IL 62236

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

**VILLAGE:**

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

**ATTEST:**

\_\_\_\_\_  
Jerry Menard  
Village Clerk

\_\_\_\_\_  
Seth E. Speiser  
Village President

**OWNERS:**

  
\_\_\_\_\_  
Donald David Krieg

\_\_\_\_\_  
Cheri Ann Payne

\_\_\_\_\_  
Tammy Lynn Foster

\_\_\_\_\_  
Eva Marie Callico

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

**VILLAGE:**

VILLAGE OF FREEBURG

A Municipal Corporation,

County of St. Clair

State of Illinois

**ATTEST:**

---

Jerry Menard

Village Clerk

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Seth E. Speiser

Village President

**OWNERS:**

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Donald David Krieg

*Cheri Ann Payne*

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Cheri Ann Payne

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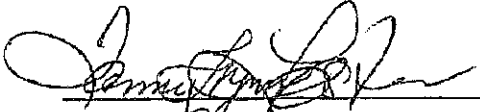
Tammy Lynn Foster

---

Eva Marie Callico

---

Donald David Krieg



---

Tammy Lynn Foster

---

Cheri Ann Payne



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Eva Marie Callico

**LIST OF EXHIBITS**

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

## LIST OF EXHIBITS

- A. Legal Description of Parcel
- B. Petition for Annexation
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## EXHIBIT A

### Legal Description of Parcel

820 Cemetery Road

Freeburg, Illinois

P.I.N.s: 14-21.0-300-006TR; 14-21.0-400-027TR; 14-28.0-200-017TR

#### Tract 1:

The Southeast Quarter of the Southwest Quarter and that part of the Southwest Quarter of the Southeast Quarter lying West of Peabody Mine Haulage Road also known as Barber Lane; all in Section 21, Township 1 South, Range 7 West of the 3<sup>rd</sup> P.M., St. Clair County, Illinois; reference being had to the plat thereof recorded in the Recorder's Office of St. Clair County, Illinois in Assessor's Plats Lands South "1" on Page 28.

Excepting any part there of used as a public roadway.

#### Tract 2:

That part of the North half of the Northwest Quarter of the Northeast Quarter of Section 28, Township 1 South, Range 7 West of the 3<sup>rd</sup> P.M., St. Clair County, Illinois, lying West of a public road known as Barber Lane, formerly known as Peabody Mine Haulage Road; reference being had to the plat thereof recorded in the Recorder's Office St. Clair County, Illinois in Assessor's Plats Lands South "1" on Page 29.

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Also excepting part of the Northwest Quarter of the Northeast Quarter of Section 28, Township 1 South, Range 7 West of the 3 P.M., St. Clair County, Illinois, described as follows:

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along said West right of way line, South 39 degrees 30 minutes 01 second West 94.75 feet; thence continuing along said West right of way line, South 33 degrees 02 minutes 51 seconds West 87.25 feet; thence continuing along said West right of way line, South 27 degrees 27 minutes 31 seconds West, 99.85 feet; thence continuing along said West right of way line, South 20 degrees 31 minutes 11 seconds West, 5.65 feet; thence North 85 degrees 22 minutes 50 seconds West, 362.94 feet to the point of beginning.

Excepting any part thereof lying within said public roadway.

Situated in St. Clair County, Illinois.

Subject to easements, conditions and restrictions of record.

EXPRESSLY RESERVING Life Estate in the above described property unto the Grantor and its assigns. The Grantor shall have full ownership, possession and use of the property, as well as the rents, revenues and profits generated by the property during the term of the Grantor's natural life.

Upon the expiration of the Grantor's natural life, the ownership, possession, use, rents, revenues and profits of the above described property shall revert to the Grantee.

Together with all and singular the hereditaments and appurtenances and all the right, title and interest which the Party of the First Part now has in and to the aforesaid premises.

Permanent Index Number(s) 14-21.0-300-006TR; 14-21.0-400-027TR and 14-28.0-200-017TR

Property Address: 820 Cemetery Road, Freeburg, IL 62243

**PETITION FOR ANNEXATION (Krieg, Payne, Foster and Callico)**

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

The Petitioners, Donald David Krieg, Cheri Ann Payne, Tammy Lynn Foster and Eva Marie Callico, as Tenants in Common, respectively state under oath:

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

Tract 1:

The Southeast Quarter of the Southwest Quarter and that part of the Southwest Quarter of the Southeast Quarter lying West of Peabody Mine Haulage Road also known as Barber Lane; all in Section 21, Township 1 South, Range 7 West of the 3<sup>rd</sup> P.M., St. Clair County, Illinois; reference being had to the plat thereof recorded in the Recorder's Office of St. Clair County, Illinois in Assessor's Plats Lands South "1" on Page 28.

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Excepting any part thereof lying within said public roadway.

Situated in St. Clair County, Illinois.

Subject to easements, conditions and restrictions of record.

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Upon the expiration of the Grantor's natural life, the ownership, possession, use, rents, revenues and profits of the above described property shall revert to the Grantee.

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Permanent Index Number(s) 14-21.0-300-006TR; 14-21.0-400-027TR and 14-28.0-200-017TR

Property Address: 820 Cemetery Road, Freeburg, IL 62243

To Have and to hold the same unto the Party of the Second Part as aforesaid.

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

WHEREFORE PETITIONERS REPSECTFULLY REQUEST:

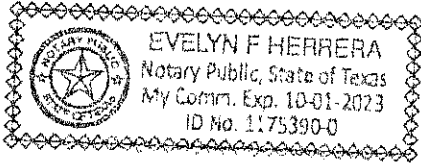
1. That the above-described tracts be annexed to the Village of Freeburg by ordinance of the President and Board of Trustees of the Village of Freeburg pursuant to Section 7-1-8 of the Illinois Municipal Code of the State of Illinois as amended (65 ILCS 5/6-1-8).

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

Dated this 19<sup>th</sup> day of September, 2022.

Donald Davis Krieg  
Donald Davis Krieg, Tenant in Common

DON DAVID KRIEG  
Subscribed to and sworn to before me this 19<sup>th</sup> day of September, 2022.



Evelyn F. Herrera  
Notary Public

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Cheri Ann Payne, Tenant in Common

Subscribed to and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Notary Public

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Tammy Lynn Foster, Tenant in Common

Subscribed to and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Notary Public

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Eva Marie Callico, Tenant in Common

Subscribed to and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Notary Public

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

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Donald Davis Krieg, Tenant in Common

Subscribed to and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Notary Public

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Cheri Ann Payne, Tenant in Common

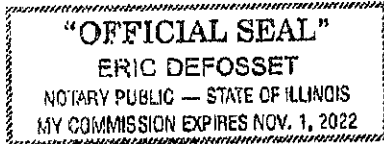
Subscribed to and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Notary Public

Dated this 19 day of Sept, 2022.

*Tammy Lynn Foster*  
\_\_\_\_\_  
Tammy Lynn Foster, Tenant in Common

Subscribed to and sworn to before me this 19 day of Sept, 2022.

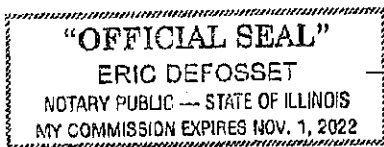


*Eric Defosset*  
\_\_\_\_\_  
Notary Public

Dated this 19 day of Sept, 2022.

*Eva Marie Callico*  
\_\_\_\_\_  
Eva Marie Callico, Tenant in Common

Subscribed to and sworn to before me this 19 day of Sept, 2022.



*Eric Defosset*  
\_\_\_\_\_  
Notary Public

Excepting any part thereof lying within said public roadway.

Situated in St. Clair County, Illinois.  
Subject to easements, conditions and restrictions of record.

EXPRESSLY RESERVING Life Estate in the above described property unto the Grantor and its assigns. The Grantor shall have full ownership, possession and use of the property, as well as the rents, revenues and profits generated by the property during the term of the Grantor's natural life.

Upon the expiration of the Grantor's natural life, the ownership, possession, use, rents, revenues and profits of the above described property shall revert to the Grantee.

Together with all and singular the hereditaments and appurtenances and all the right, title and interest which the Party of the First Part now has in and to the aforesaid premises.

Permanent Index Number(s) 14-21.0-300-006TR; 14-21.0-400-027TR and 14-28.0-200-017TR

Property Address: 820 Cemetery Road, Freeburg, IL 62243

To Have and to hold the same unto the Party of the Second Part as aforesaid.

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

WHEREFORE PETITIONERS REPSECTFULLY REQUEST:

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

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Donald Davis Krieg, Tenant in Common

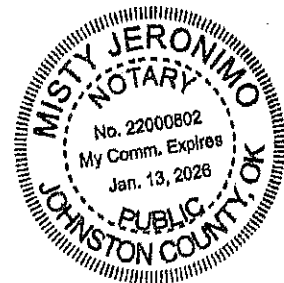
Subscribed to and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Notary Public

Dated this 19<sup>th</sup> day of September, 2022.

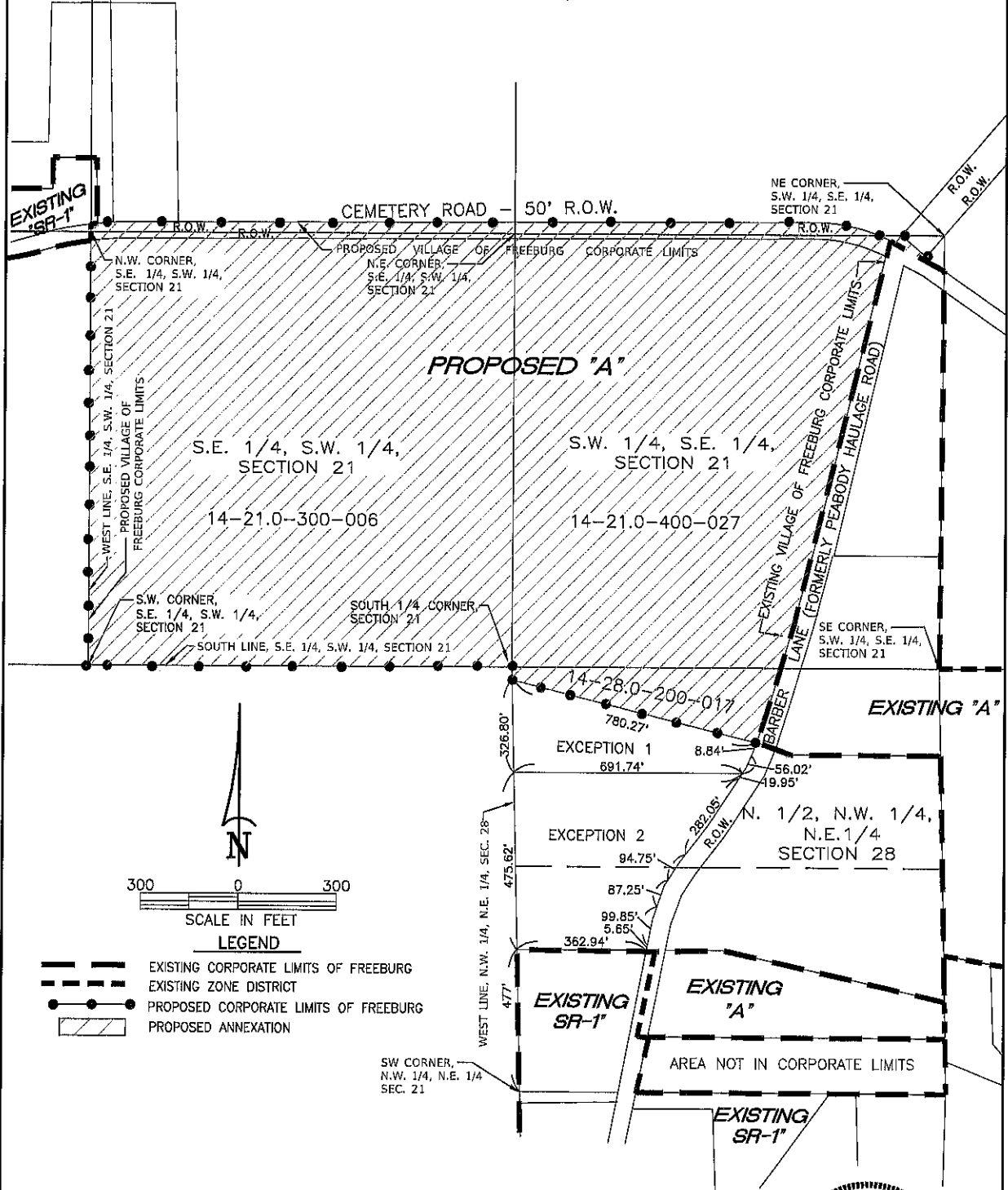
Cheri Anne Payne  
Cheri Ann Payne, Tenant in Common

Subscribed to and sworn to before me this 19<sup>th</sup> day of September, 2022.



# ANNEXATION PLAT ORDINANCE NO. \_\_\_\_\_ FREEBURG, ILLINOIS

PART OF THE SOUTH 1/2 OF SECTION 21 AND  
PART OF THE NORTH 1/2 OF THE N.W. 1/4 OF THE N.E. 1/4 OF SECTION 28  
T. 1 S., R. 7 W. OF THE 3RD P.M.  
ST. CLAIR COUNTY, ILLINOIS

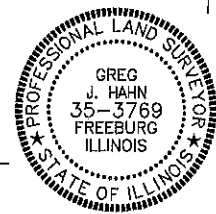


I DO HEREBY CERTIFY THAT THIS ANNEXATION PLAT HAS BEEN PREPARED UNDER MY DIRECT SUPERVISION

*Greg G. Hahn*

09-22-2022

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



**VOLKERT**

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

**ORDINANCE NO. 1753****AN ORDINANCE ANNEXING CERTAIN TERRITORY COMMONLY KNOWN AS THE “KRIEG, PAYNE, FOSTER AND CALICO PROPERTY” TO AND IN THE VILLAGE OF FREEBURG, ST. CLAIR COUNTY, ILLINOIS**

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

WHEREAS, the property owners are all of the electors, and, electors, Donald David Krieg, Cheri Ann Payne, Tammy Lynn Foster and Eva Marie Callico are residing on said territory; and

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

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

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

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

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

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

See legal description attached hereto as “Exhibit C”

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

**ORDINANCE NO. 1732 cont.**

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

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

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

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

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

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

Vote recorded by: \_\_\_\_\_  
Jerry Menard, Village Clerk

Approved by the Village President of the Village of Freeburg, St. Clair County, Illinois, this \_\_\_\_\_ day of October, 2022.

\_\_\_\_\_  
Seth E. Speiser, Village President

ATTEST:

Approval as to Legal Form:

\_\_\_\_\_  
Jerry Menard, Village Clerk

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

**PETITION FOR ANNEXATION (Krieg, Payne, Foster and Callico)**

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

The Petitioners, Donald David Krieg, Cheri Ann Payne, Tammy Lynn Foster and Eva Marie Callico, as Tenants in Common, respectively state under oath:

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WHEREFORE PETITIONERS RESPECTFULLY REQUEST:

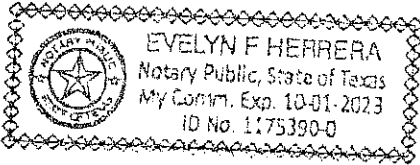
1. That the above-described tracts be annexed to the Village of Freeburg by ordinance of the President and Board of Trustees of the Village of Freeburg pursuant to Section 7-1-8 of the Illinois Municipal Code of the State of Illinois as amended (65 ILCS 5/6-1-8).

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

Dated this 19<sup>th</sup> day of September, 2022.

Donald Davis Krieg  
Donald Davis Krieg, Tenant in Common

DON DAVID KRIEG  
Subscribed to and sworn to before me this 19<sup>th</sup> day of September, 2022.



Evelyn F. Herrera  
Notary Public

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Cheri Ann Payne, Tenant in Common

Subscribed to and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Notary Public

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Tammy Lynn Foster, Tenant in Common

Subscribed to and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Notary Public

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Eva Marie Callico, Tenant in Common

Subscribed to and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Notary Public

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

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Donald Davis Krieg, Tenant in Common

Subscribed to and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Notary Public

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Cheri Ann Payne, Tenant in Common

Subscribed to and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

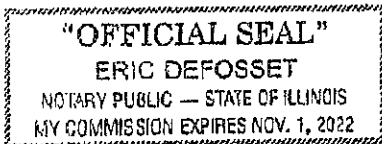
\_\_\_\_\_  
Notary Public

Dated this 19 day of Sept, 2022.

*Tammy Lynn Foster*

Tammy Lynn Foster, Tenant in Common

Subscribed to and sworn to before me this 19 day of Sept, 2022.



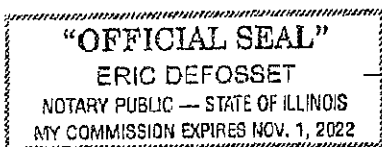
*Eric Defosset*  
\_\_\_\_\_  
Notary Public

Dated this 19 day of Sept, 2022.

*Eva Marie Callico*

Eva Marie Callico, Tenant in Common

Subscribed to and sworn to before me this 19 day of Sept, 2022.



*Eric Defosset*  
\_\_\_\_\_  
Notary Public

Excepting any part thereof lying within said public roadway.

Situated in St. Clair County, Illinois.  
Subject to easements, conditions and restrictions of record.

EXPRESSLY RESERVING Life Estate in the above described property unto the Grantor and its assigns. The Grantor shall have full ownership, possession and use of the property, as well as the rents, revenues and profits generated by the property during the term of the Grantor's natural life.

Upon the expiration of the Grantor's natural life, the ownership, possession, use, rents, revenues and profits of the above described property shall revert to the Grantee.

Together with all and singular the hereditaments and appurtenances and all the right, title and interest which the Party of the First Part now has in and to the aforesaid premises.

Permanent Index Number(s) 14-21.0-300-006TR; 14-21.0-400-027TR and 14-28.0-200-017TR

Property Address: 820 Cemetery Road, Freeburg, IL 62243

To Have and to hold the same unto the Party of the Second Part as aforesaid.

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

WHEREFORE PETITIONERS REPSECTFULLY REQUEST:

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

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Donald Davis Krieg, Tenant in Common

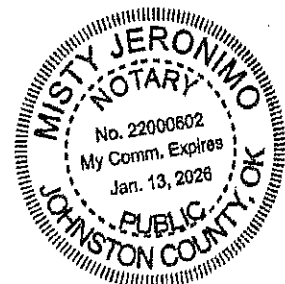
Subscribed to and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Notary Public

Dated this 19<sup>th</sup> day of September, 2022.

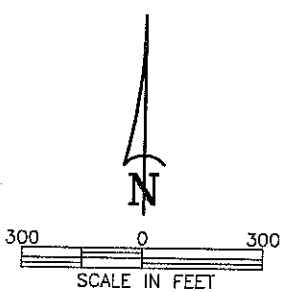
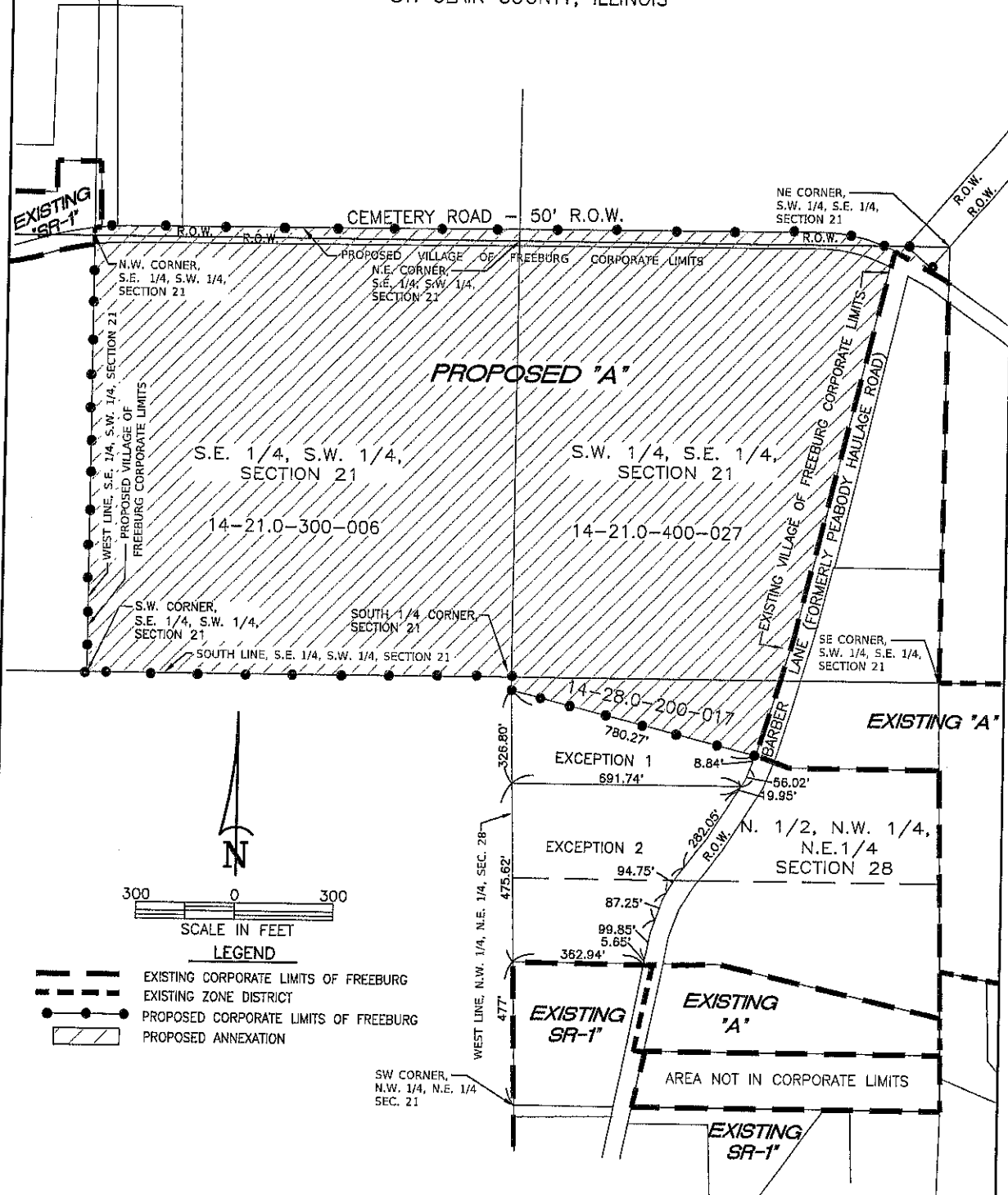
Cheri Anne Payne  
Cheri Ann Payne, Tenant in Common

Subscribed to and sworn to before me this 19<sup>th</sup> day of September, 2022.



# ANNEXATION PLAT ORDINANCE NO. 1753 FREEBURG, ILLINOIS

PART OF THE SOUTH 1/2 OF SECTION 21 AND  
PART OF THE NORTH 1/2 OF THE N.W. 1/4 OF THE N.E. 1/4 OF SECTION 28  
T. 1 S., R. 7 W. OF THE 3RD P.M.  
ST. CLAIR COUNTY, ILLINOIS

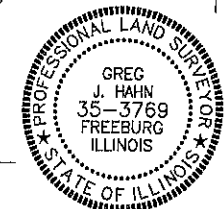


- LEGEND**
- EXISTING CORPORATE LIMITS OF FREEBURG
  - EXISTING ZONE DISTRICT
  - PROPOSED CORPORATE LIMITS OF FREEBURG
  - PROPOSED ANNEXATION

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

*Greg J. Hahn* 09-22-2022

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



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

## EXHIBIT C

### Legal Description of Parcel

820 Cemetery Road  
Freeburg, Illinois

P.I.N.s: 14-21.0-300-006TR; 14-21.0-400-027TR; 14-28.0-200-017TR

#### Tract 1:

The Southeast Quarter of the Southwest Quarter and that part of the Southwest Quarter of the Southeast Quarter lying West of Peabody Mine Haulage Road also known as Barber Lane; all in Section 21, Township 1 South, Range 7 West of the 3<sup>rd</sup> P.M., St. Clair County, Illinois; reference being had to the plat thereof recorded in the Recorder's Office of St. Clair County, Illinois in Assessor's Plats Lands South "1" on Page 28.

Excepting any part there of used as a public roadway.

#### Tract 2:

That part of the North half of the Northwest Quarter of the Northeast Quarter of Section 28, Township 1 South, Range 7 West of the 3<sup>rd</sup> P.M., St. Clair County, Illinois, lying West of a public road known as Barber Lane, formerly known as Peabody Mine Haulage Road; reference being had to the plat thereof recorded in the Recorder's Office St. Clair County, Illinois in Assessor's Plats Lands South "1" on Page 29.

Excepting part of the Northwest Quarter of the Northeast Quarter of Section 28, Township 1 South, Range 7 West of the 3<sup>rd</sup> P.M., St. Clair County, Illinois, described as follows: Commencing at the Southwest corner of said Northwest Quarter of the Northeast Quarter; thence North 03 degrees 00 minutes 14 seconds East (bearing assumed) along the West line of said Northwest Quarter of the Northeast Quarter, 952.62 feet to the point of beginning; thence continuing along said West line, North 03 degrees 00 minutes 14 seconds East 326.80 feet; thence South 70 degrees 36 minutes 08 seconds East, 780.27 feet to the West right of way line of Peabody Haulage Road, now known as Barber Lane; thence South 20 degrees 05 minutes 42 seconds West along said West right of way line 8.84 feet; thence continuing along said West right of way line South 28 degrees 46 minutes 41 seconds West, 56.02 feet; thence North 86 degrees 59 minutes 46 seconds West, 691.74 feet to the point of beginning.

Also excepting part of the Northwest Quarter of the Northeast Quarter of Section 28, Township 1 South, Range 7 West of the 3 P.M., St. Clair County, Illinois, described as follows:

Commencing at the Southwest corner of said Northwest Quarter of the Northeast Quarter; thence North 03 degrees, 00 minutes 14 seconds East (bearing assumed) along the West line of said Northwest Quarter of the Northeast Quarter, 477 feet to the point of beginning; thence continuing along said West line, North 03 degrees 00 minutes 14 seconds East 475.62 feet; thence South 86 degrees 59 minutes 46 seconds East 691.74 feet to the right of way line of Peabody Haulage Road, now known as Barber Lane; thence South 35 degrees 05 minutes 19 seconds West along said West right of way line 19.95 feet; thence continuing along said West right of way line, South 41 degrees 25 minutes 31 seconds West, 282.05 feet; thence continuing along said West right of way line, South 39 degrees 30 minutes 01 second West 94.75 feet; thence continuing along said West right

of way line, South 33 degrees 02 minutes 51 seconds West 87.25 feet; thence continuing along said West right of way line, South 27 degrees 27 minutes 31 seconds West, 99.85 feet; thence continuing along said West right of way line, South 20 degrees 31 minutes 11 seconds West, 5.65 feet; thence North 85 degrees 22 minutes 50 seconds West, 362.94 feet to the point of beginning.

Excepting any part thereof lying within said public roadway.

Situated in St. Clair County, Illinois.

Subject to easements, conditions and restrictions of record.

EXPRESSLY RESERVING Life Estate in the above described property unto the Grantor and its assigns. The Grantor shall have full ownership, possession and use of the property, as well as the rents, revenues and profits generated by the property during the term of the Grantor's natural life.

Upon the expiration of the Grantor's natural life, the ownership, possession, use, rents, revenues and profits of the above described property shall revert to the Grantee.

Together with all and singular the hereditaments and appurtenances and all the right, title and interest which the Party of the First Part now has in and to the aforesaid premises.

Permanent Index Number(s) 14-21.0-300-006TR; 14-21.0-400-027TR and 14-28.0-200-017TR

Property Address: 820 Cemetery Road, Freeburg, IL 62243

**ORDINANCE NO. 1754****AN ORDINANCE AMENDING THE FREEBURG ZONING ORDINANCE FOR THE PURPOSE OF REZONING CERTAIN PROPERTY COMMONLY KNOWN AS THE KRIEG, PAYNE, FOSTER AND CALLICO PROPERTY**

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

**WHEREAS**, the Village Combined Planning and Zoning Board has complied with the provisions of 65 ILCS 5/11-13-14 and Article 40-23-1 of the Freeburg Zoning Ordinance regarding amendments of regulations and zoning districts by holding a public hearing on October 17, 2022 to consider the request for a rezoning of certain property owned by Donald David Krieg, Cheri Ann Payne, Tammy Lynn Foster and Eva Marie Callico, pursuant to notice as required by statute; and

**WHEREAS**, the property owners of certain property commonly known as the Krieg, Payne, Foster and Callico Property consisting of 72.16 acres in the Village of Freeburg, Illinois have filed an application for rezoning the Property from SR-1 to A (Agricultural);

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

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

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

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

**Section 1:** The Village of Freeburg Zoning Ordinance is hereby amended to change the zoning classification from Residential (SR-1) to A (Agricultural) on a tract of land consisting of approximately 72.16 acres in accordance with the map attached hereto as Exhibit A and as more particularly described herein on Exhibit B.

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

**ORDINANCE NO. 1733 cont.**

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

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

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

PASSED by the Board of Trustees of the Village of Freeburg, Illinois, this 17th day of October, 2022.

AYES \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

NAYS \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

ABSENT \_\_\_\_\_  
\_\_\_\_\_

ABSTAIN \_\_\_\_\_  
\_\_\_\_\_

Approved this \_\_\_\_\_ day of October, 2022.

\_\_\_\_\_  
Seth E. Speiser  
Village President

ATTEST:

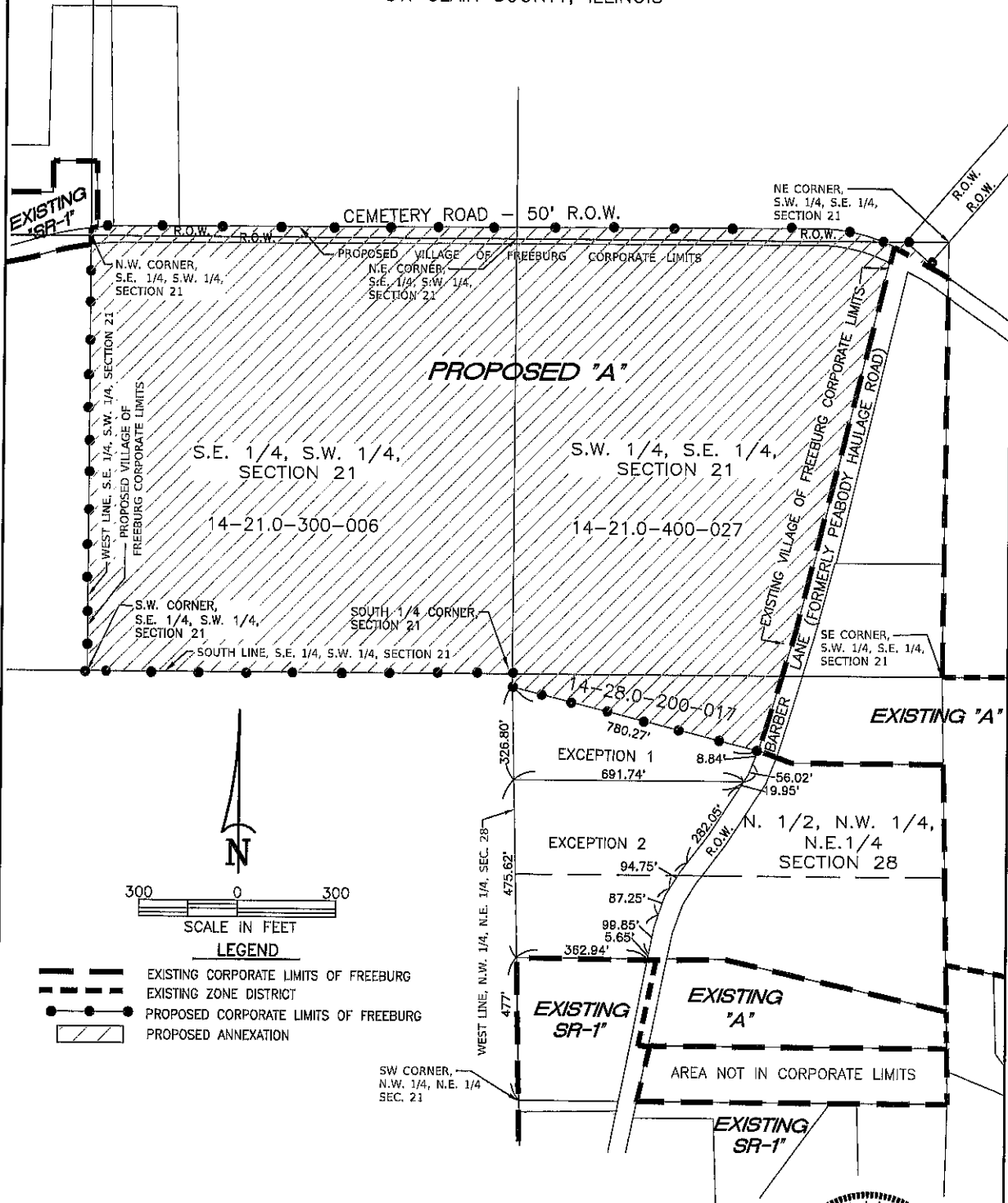
\_\_\_\_\_  
Jerry Menard, Village Clerk

Approved as to Legal Form:

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

ANNEXATION PLAT  
ORDINANCE NO. 1753  
FREEBURG, ILLINOIS

PART OF THE SOUTH 1/2 OF SECTION 21 AND  
PART OF THE NORTH 1/2 OF THE N.W. 1/4 OF THE N.E. 1/4 OF SECTION 28  
T. 1 S., R. 7 W. OF THE 3RD P.M.  
ST. CLAIR COUNTY, ILLINOIS

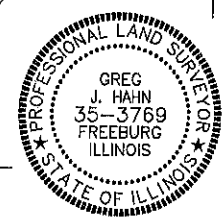


I DO HEREBY CERTIFY THAT THIS ANNEXATION PLAT HAS BEEN PREPARED UNDER MY DIRECT SUPERVISION

*Greg J. Hahn*

09-22-2022

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



**VOLKERT**

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

## EXHIBIT B

### Legal Description of Parcel

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Freeburg, Illinois

P.I.N.s: 14-21.0-300-006TR; 14-21.0-400-027TR; 14-28.0-200-017TR

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Permanent Index Number(s) 14-21.0-300-006TR; 14-21.0-400-027TR and 14-28.0-200-017TR

Property Address: 820 Cemetery Road, Freeburg, IL 62243

**VILLAGE PRESIDENT**

Seth Speiser

**VILLAGE CLERK**

Jerry Menard

**VILLAGE TRUSTEES**

Denise Albers

Michael Heap

Robert Kaiser

Mike Blaies

Ray Matchett, Jr.

Lisa Meehling

**VILLAGE TREASURER**

Bryan A. Vogel

**VILLAGE OF FREEBURG****FREEBURG MUNICIPAL CENTER**

14 SOUTHGATE CENTER, FREEBURG, IL 62243

PHONE: (618) 539-5545 • FAX: (618) 539-5590

Web Site: www.freeburg.com

**VILLAGE ADMINISTRATOR**

Tony Funderburg

**PUBLIC WORKS DIRECTOR**

John Tolan

**POLICE CHIEF**

Michael J. Schutzenhofer

**ESDA COORDINATOR**

Eugene Kramer

**ZONING ADMINISTRATOR**

Matt Trout

**VILLAGE ATTORNEY**

Weilmuenster Keck Brown, P.C.

**Finance Committee Meeting**  
**(Finance/Industrial Park/Economic Development/Budget)**  
**(Albers/Blaies/Kaiser/Matchett)**

Wednesday, September 28, 2022 at 5:30 p.m.

Chairperson Denise Albers officially called the meeting of the Finance Committee to order at 5:30 p.m., on Wednesday, September 28, 2022. Those in attendance were Chairperson Denise Albers, Trustee Mike Blaies, Trustee Bob Kaiser, Trustee Ray Matchett, Mayor Seth Speiser, Village Clerk Jerry Menard, Treasurer Bryan Vogel, Trustee Mike Heap, Trustee Lisa Meehling, Village Attorney Fred Keck, Public Works Director John Tolan, Police Chief Mike Schutzenhofer, Zoning Administrator Matt Trout, Village Administrator Tony Funderburg, Bookkeeper Laura Wolf, and Office Manager Julie Polson (absent). Guest present: Janet Baechle. There were no guests present via Zoom.

- A. REVIEW OF BOARD LISTS:** The Citizen's loan for the boring machine in the amount of \$23,167.69 is an annual payment.
- B. REVIEW OF INVESTMENTS:** Chairperson Albers advised Treasurer Vogel went out for bids on the CDs from Citizens, First National Bank of Waterloo and Bank of Belleville and will address those later on in this meeting. We do not have any other CDS up for renewal at this time.
- C. INCOME STATEMENT:** Village Administrator Tony Funderburg advised we should be around fifty percent right now. There will be some transfers made now that the audit has been completed.
- D. TREASURER'S REPORT:** Treasurer Vogel advised the annual Treasurer's Report will be published in tomorrow's edition of the Tribune. He stated the report covers the time period from April 1, 2021 – March 31, 2022. He would like to note that one of the loans in the audit was incorrectly stated as coming from Citizens and it should have been Bank of Belleville. Tony stated it has been fixed with our auditing firm.
- E. OLD BUSINESS:**
1. Approval of August 24, 2022 Minutes. Trustee Ray Matchett motioned to approve the August 24, 2022 minutes, and Trustee Mike Blaies seconded the motion. All voting yea, the motion carried.
  2. Attorney Invoices: The attorney's invoice was provided for the committee's review.
  3. Newsletter: The newsletter was mailed out last week.
  4. Money Market Funds to Invest into CDs: Treasurer Vogel confirmed we have six CDs that we not renewed totaling \$720,000 that he would like to invest. Those include two general fund, one electric, and two water and one sewer. The best rate that Bryan came back with was 59 months at 3.5% at Citizen's Community Bank. Tony explained our code states once you have approved

this, it automatically goes to the best rate that was bid. Tony would like for everything to be sent to the board but asked Bryan to lock it in so we wouldn't lose it.

*Trustee Ray Matchett motioned to recommend to the full Board to accept Citizen's Community Bank's bid in the amount of \$720,000 for 59 months at 3.5%, and Trustee Mike Blaies seconded the motion. All voting yea, the motion carried.*

**E. NEW BUSINESS:**

1. 2023 Village Liability Insurance Renewal: Tony Funderburg said we had previously discussed looking at another path for us. He has a document for Attorney Keck's review that he would like an answer on before he would sign any documents with another firm. Tony stated it is a lot of work to go out for another quote.
2. 2023 Health Insurance Renewal: Tony advised they are working through the renewal quotes and will bring them to us once they are complete.

Tony provided a handout which provided the fund, bank, IPTIP and CD balances as of August 31, 2022. Laura will provide them each month. These are a snapshot in time because they can change daily. He said the income statement shows where we are at but not where we start from. He discussed the status of the different funds. He would like to use the impact fees for the engineering on Wolf Road. The IPTIP accounts are the monies received from the State of Illinois. This information will help us determine what projects we can afford to do.

**G. PUBLIC PARTICIPATION:** None.

**H. ADJOURN:** *Trustee Ray Matchett motioned to adjourn the meeting at 5:50 p.m., and Trustee Mike Blaies seconded the motion. All voting yea, the motion carried.*



Julie Polson  
Office Manager

**VILLAGE PRESIDENT**

Seth Speiser

**VILLAGE CLERK**

Jerry Menard

**VILLAGE TRUSTEES**

Denise Albers

Michael Heap

Robert Kaiser

Mike Blaies

Ray Matchett, Jr.

Lisa Meehling

**VILLAGE TREASURER**

Bryan A. Vogel

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Eugene Kramer

**ZONING ADMINISTRATOR**

Matt Trout

**VILLAGE ATTORNEY**

Weilmuenster Keck Brown, P.C.

Legal and Ordinance Committee Meeting  
(Annexation; Building; Zoning; Subdivision)  
(Heap/Albers/Matchett/Meehling)  
Wednesday, September 28, 2022 at 5:45 p.m.

The meeting of the Legal and Ordinance Committee was called to order at 5:52 p.m. by Chairperson Mike Heap on Wednesday, September 28, 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 (absent). Guest present: Janet Baechle. There were no guests present via Zoom.

**A. OLD BUSINESS:**

1. Approval of August 24, 2022 Minutes: Trustee Lisa Meehling motioned to approve the August 24, 2022 minutes, and Trustee Ray Matchett seconded the motion. All voting yea, the motion carried.
2. Zoning Report/Nuisance Properties: Zoning Administrator Matt Trout reported 10 occupancy permits, 10 building permits which included 4 electric, 1 parking lot, 3 fences, and 1 new home in Edison Estates. Matt followed up on the Cardinal Court trailer. Most of the inside has been cleaned up, the fence has been taken down and a vehicle hauled away. Matt said they are not moving very quickly, and Village Administrator Tony Funderburg stated we can always do the work and put a lien on the property. Both Matt and Tony feel that is not a very good option. Chairperson Heap suggested waiting until harvest is over to see where they are at. Attorney Keck would like a letter sent that gives them a deadline in case this would ever go to the courts for action, and the committee agreed. At 5 S. Alton, a crane was there today working on the roof. We did send a letter requesting for them to come up with a plan. Attorney Keck stated if it is a nuisance condition where it impacts public safety, they have 15 days to come to us to present a plan. We can accept that or modify that plan. Tony brought up the situation where we had someone in town that said we should condemn the building. Tony believes that we should send that letter out whenever there is a fire or damage to a building. He further said there is no-one qualified to say that a building should be condemned. We can deem a building unsafe, and then is the homeowner and insurance company's responsibility. That road will not be opened until it is safe. Matt will check on the property on State Route 15 on some non-operable vehicles.
3. Meadow Pines/Edison Estates Subdivisions: Matt does not have anything on either subdivision. John ran the sewer line in Meadow Pines. John said Tim Pruett stated they are talking about the second phase in Meadow Pines.

- B. NEW BUSINESS:** Matt said on Cemetery Road and Barber Lane, they are going to annex in, and at the October 11<sup>th</sup> meeting they will hold a hearing to rezone it to agriculture. Once it annexes in, they plan to divide it into 5-acre parcels. It does not require a subdivision plat. He and Tony met with Dr. Despain who bought the Vollmer property off Wolf Road. He wants

Legal and Ordinance Committee Meeting  
Wednesday, September 28, 2022

Page 1 of 2

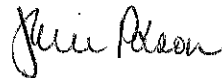
VILLAGE BOARD OF TRUSTEES MEETINGS ARE HELD ON THE FIRST AND THIRD MONDAY OF EVERY MONTH

to build a lake, and Tony advised him that is zoned SR-1. Grass has to be below 8 inches. He wants to make it a park/nature preserve. We will have to be a part of it if the grass goes above 8 inches, and if he wants to change the zoning it can go before the Combined Planning and Zoning Board. Tony told him it was planned for a road to go through there. Matt said the conversation lasted 1.5 hours.

**C. GENERAL CONCERNS:** None.

**D. PUBLIC PARTICIPATION:** None.

**E. ADJOURN:** *Trustee Lisa Meehling motioned to adjourn at 6:16 p.m., and Trustee Ray Matchett seconded the motion. All voting yea, the motion carried.*



Julie Polson  
Office Manager

**VILLAGE PRESIDENT**  
Seth Speiser

**VILLAGE CLERK**  
Jerry Menard

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

**VILLAGE TREASURER**  
Bryan A. Vogel

# VILLAGE OF FREEBURG

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

**VILLAGE ADMINISTRATOR**  
Tony Funderburg

**PUBLIC WORKS DIRECTOR**  
John Tolan

**POLICE CHIEF**  
Michael J. Schutzenhofer

**ESDA COORDINATOR**  
Eugene Kramer

**ZONING ADMINISTRATOR**  
Matt Trout

**VILLAGE ATTORNEY**  
Weilmuenster Keck Brown, P.C.

**PERSONNEL AND PUBLIC SAFETY COMMITTEE MEETING**  
(Meehling/Blaies/Heap/Matchett)  
Wednesday, September 28, 2022 at 6:00 p.m.

Chairperson Lisa Meehling called the meeting of the Personnel and Public Safety Committee to order on Wednesday, September 28, 2022 at 6:17 p.m. Those present were Chairperson Lisa Meehling, Trustee Mike Blaies, Trustee Mike Heap, Trustee Ray Matchett, Mayor Seth Speiser, Village Clerk Jerry Menard, Trustee Denise Albers, Trustee Bob Kaiser, Village Attorney Fred Keck, Chief Mike Schutzenhofer, Public Works Director John Tolan, Zoning Administrator Matt Trout, Village Administrator Tony Funderburg and Office Manager Julie Polson (absent). Guest present: Janet Baechle. There were no guests present via Zoom.

**POLICE:**

**A. OLD BUSINESS:** Chief Schutzenhofer advised the new hires are in place and working out well. We have put the patrol car that we were getting rid of in service, so each officer now has their own vehicle. He reported the accident on W. Apple turned fatal, and that will now be sent over to the State's Attorney's office to see if they will seek charges. With regard to Sheets' dogs, he had a meeting with the Director of Animal Control and Mr. Sheets, and he will be installing a fence soon. Chief Schutzenhofer said that he is making progress. He will be meeting with the other chiefs in October regarding the new legislation that will be effective next year. Village Administrator Tony Funderburg commented they are waiving bail for rapists and second-degree murderers and that puts the police officers in a very bad spot. Trustee Meehling asked if body cams are part of this legislation, and Chief advised yes, but we don't have to comply until 2025. He is working on getting prices from different vendors for the body cameras. The SROs are working out very well at both schools. A K-9 search was conducted today at the school and nothing was found. Chief Schutzenhofer provided a summary of all of the calls for assistance. Attorney Keck commented if Sheets is in the process of fixing the problem with his dogs, the State's Attorney and Judge will not be in favor of prosecuting the citations against him. We still have our ordinance violations we can proceed with, but Mike has taken the right approach working with Animal Control Department on this. Attorney Keck said with respect to the Safety Act and the legislation, there have been four northern Illinois counties that have filed lawsuits declaring that bill unconstitutional. There is huge pressure on the legislature to correct that.

**B. NEW BUSINESS:** None.

**PERSONNEL:**

**A. OLD BUSINESS:**

1. Approval of August 24, 2022 Minutes: Trustee Mike Blaies motioned to approve the August 24, 2022 Minutes, and Trustee Ray Matchett seconded the motion. All voting yea, the motion carried.

**B. NEW BUSINESS:**

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

**EXECUTIVE SESSION  
6:27 P.M.**

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

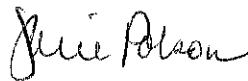
**EXECUTIVE SESSION ENDED  
6:39 P.M.**

*Chairperson Meehling motioned to reconvene the regular session at 6:39 p.m.*

- C. GENERAL CONCERNS:** Mayor Speiser attended the East-West Gateway and there will be some road projects going out for bid in St. Clair and Madison counties. Chairperson Meehling asked for volunteers at the Chili Cookoff.

- D. PUBLIC PARTICIPATION:** None.

- E. ADJOURN:** *Trustee Ray Matchett motioned to adjourn at 6:43 p.m., and Trustee Mike Heap seconded the motion. All voting yea, the motion carried.*



Julie Polson  
Office Manager

## VILLAGE PRESIDENT

Seth Speiser

## VILLAGE CLERK

Jerry Menard

## VILLAGE TRUSTEES

Denise Albers

Michael Heap

Robert Kaiser

Mike Blaies

Ray Matchett, Jr.

Lisa Meehling

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Bryan A. Vogel

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## ESDA COORDINATOR

Eugene Kramer

## ZONING ADMINISTRATOR

Matt Trout

## VILLAGE ATTORNEY

Weilmuenster Keck Brown, P.C.

## ELECTRIC COMMITTEE MEETING

(Blaies/Albers/Heap/Meehling)

Wednesday, October 12, 2022 at 5:30 p.m.

The meeting of the Electric Committee was called to order at 5:30 p.m. on Wednesday, October 12, 2022 by Chairperson Mike Blaies. Committee members present were Chairman Mike Blaies, Trustee Denise Albers, Trustee Mike Heap, Trustee Lisa Meehling, Mayor Seth Speiser, Village Clerk Jerry Menard (5:51 p.m.), Trustee Bob Kaiser, Trustee Ray Matchett, Public Works Director John Tolan, Police Chief Mike Schutzenhofer, Head Lineman Shane Krauss, Zoning Administrator Matt Trout, Village Attorney Fred Keck, Village Administrator Tony Funderburg and Office Manager Julie Polson. Guest present: Janet Baechle. There were no guests present via Zoom.

**A. OLD BUSINESS:**

1. Approval of September 14, 2022 Minutes: Trustee Denise Albers motioned to recommend to the full Board approval of the September 14, 2022 minutes, and Trustee Lisa Meehling seconded the motion. All voting yea, the motion carried.
2. Customer Issues: Head Lineman Shane Krauss reported a single service power outage on 9/21 where their service was ripped off from a storm; SAVE's 3-phase service that serves the 911 radio tower had a blown fuse on 9/23, and there was no indication of what happened; we had two customers out on N. State on 10/9 that was animal related; Reifschneiders had animal issues and Shane has ordered some high voltage cover for the wire; and the whole north circuit was taken out today for about 15-30 minutes for a large limb on a power line on Railroad.
3. IMEA Energy Efficiency Grant: Public Works Director John Tolan advised IMEA held an energy efficiency meeting this week. We have \$2,773 left over from last year and \$11,094 from this year that needs to be used or we lose it. Since the program took effect in 2009, there has been \$82,000,000 in savings and 381 million kilowatt hours saved. Zoning Administrator Matt Trout said the high school is going to apply for an energy efficiency grant, and he sent them Rodd's contact information.
4. Generator Upgrades – BHM&G Invoice #2185-101 in the amount of \$16,831.45: Shane stated we are in the middle of upgrading units 8 and 9. They are down right now, and we are making good progress. Next week, those units will be tested mid week, and we will run the north units to get our exercise done before they are taken out of service. The north units will be taken out the end of next week or beginning of the next one. The north units' upgrades should not take as long since their technology is closer to what is being put in.

*Trustee Denise Albers motioned to recommend to the full Board BHM&G's Invoice #2185-101 in the amount of \$16,831.45 for approval, and Trustee Lisa Meehling seconded the motion. All voting yea, the motion carried.*

Electric Committee Meeting Minutes

Wednesday, October 12, 2022

Page 1 of 2

John commented that invoice shows the project to be 40% complete.

**B. NEW BUSINESS:**

1. Freeburg High School Solar Project: Village Administrator Tony Funderburg said the high school would like to install solar on their new addition. Shane said the high school's load is huge, and their consumption is during peak hours. He commented both the grade and high schools are on the west circuit, and having solar on the new building will help relieve that circuit. Tony feels in this instance you can go with a larger solar system. The board agreed to have John and Shane talk to the solar company in order to move forward with this request. John advised there is a resident on Rock Hill that would like to install a ground-mounted system. That resident has an all electric home, and if it is approved, it would be the largest residential system. Moving forward, Shane would like to add to the application having the customer provide their projected annual kilowatt hour total for what they expect their unit to produce.

Shane commented they shut down the west plant for about 2 hours to prepare for the new transformer. Once the pad has been poured, we will set the new transformer and fire it up . Dollar General is ready, but Shane said there is no room for him to get in there right now. They would like the transformer hooked up as soon as we can get in. Tony commented on an issue we are having with the Fire Department using our fiber for their phones. Shane said the modem that we are using for internet is here, and the Fire Department is plugged in right at the modem. They went in front of our network to keep them off of ours. The Village's IT firm was okay with that since they were on it before our network. It has since become an issue, and they are not comfortable with the situation. They believe the fire department should have their own service. Tony stated it is our IT's job to keep the Village protected. He will have a discussion with the Fire Department.

**C. GENERAL CONCERNS:** None.

**D. PUBLIC PARTICIPATION:** None

**E. ADJOURN:** *Trustee Lisa Meehling motioned to adjourn at 6:00 p.m., and Trustee Denise Albers seconded the motion. All voting yea, the motion carried.*



Julie Polson  
Office Manager



SERVICE CORP.

630 Jeffco Blvd Arnold, MO 63010

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

Invoice Number S02185-101

Date 09/30/2022

Project S02185 Freeburg Generator Controls  
Upgrade

Billing Cutoff: 9/30/2022

**Professional Services**

Description	Contract Amount	% Complete	Invoice Amount
Generators 8-12 Controls Upgrade	\$336,629.00	40.00	\$16,831.45
Total	\$336,629.00		\$16,831.45
		Invoice Amount	\$16,831.45

Approved by:

Charles Fiessinger

Project Manager

Thank You for your patronage.

**Please remit to: BHMGSERVICE CORP**

**Invoice Supporting Details****Billing Cutoff: 9/30/2022****S02185 Freeburg Generator Controls Upgrade**

Employee	Date	Hours	Description
<b>01 Generators 8-12 Controls Upgrade</b>			
DeJournett, Stephen D	8/1/2022	4.00	Drawings and material list review for layout of replacement panel skins for Units 8 and 9.
	8/2/2022	7.00	Component layout and drafting for cover plates for Units 8 and 9, request for quotation for fabrications.
	8/3/2022	5.00	Component layout and drafting for cover plates for Units 8 and 9, request for quotation for fabrications.
	8/11/2022	2.00	Review and corrections to the panel front plates for Generators #8 and #9, correspondence with Dave Thoele for review.
	8/16/2022	3.00	Final review of cover skins for Units #8 and #9, coordinate with panel fabrication shop.
	8/17/2022	1.00	Final review of cover skins for Units #8 and #9, coordinate with panel fabrication shop.
	8/23/2022	2.00	Deliver materials to Dave Thoele for bench testing. Review programming of CAT CCM modules at Flora installation.
	9/16/2022	3.00	Review Panelview screens for generation upgrades.
	9/21/2022	5.00	Site visit to plan fiber installations and cleanup south power plant to north substation, meet with personnel to discuss project kickoff and measure panels and equipment.
	9/22/2022	4.00	Order fiber termination equipment, review load sharing fiber connections from north sub station to south sub station.
	9/26/2022	8.00	Parts layout and drawings review for units 8 and 9. Order rings for SEL relays, pick up materials.
	9/27/2022	5.00	Parts layout and drawings review for units 8 and 9. Order rings for SEL relays, pick up materials.
	9/28/2022	9.00	Parts layout and drawings review for units 8 and 9, install control wiring for back panels.
	9/29/2022	9.00	Parts layout and drawings review for units 8 and 9, install control wiring for back panels. Pick up additional materials.
	9/30/2022	9.00	Parts layout and drawings review for units 8 and 9, install control wiring for back panels. Load material for delivery to Freeburg.
Fiessinger, Charles E	9/21/2022	5.00	Pre job walk.
Frirsch, Jacqueline M	8/15/2022	1.25	Applied purchase order to invoice; placed online purchase; prepared and submitted purchase orders - Amazon / AS Fabricating.
	8/22/2022	0.25	Recorded materials received.
	8/23/2022	0.25	Applied purchase order to invoice.
	8/30/2022	0.25	Applied purchase orders to invoices.
Fuest, Anthony J	9/21/2022	5.00	1.5 hours drive time 3.5 hours looking at cabinet for controls upgrade and planning for fiber pull
	9/22/2022	5.50	1.5 Hours drive time 4 Hours pulling and splicing fiber for scada upgrades

Employee	Date	Hours	Description
Fuest, Anthony J	9/26/2022	9.00	1.5 hours drive time 7.5 Hours to splice fiber at the South powerplant. ran and spliced fiber at the North powerplant.
Johnson, Douglas E	8/22/2022	1.00	Working on the Panelview replacement program.
	9/9/2022	4.00	Working on the Panelview screens, updating to the new version and screen formats.
	9/12/2022	4.00	Working on the new panelview program and going over graphic changes with Steve for new operations.
	9/13/2022	2.00	Started on the new control screens for the easygen controls
	9/14/2022	4.00	Started on the new control screens for the easygen controls
	9/20/2022	3.00	Working on the Generation panelview screens, making modifications that were requested.
	9/22/2022	5.00	Working on the Generation panelview screens, making modifications that were requested.
	9/26/2022	9.00	Working on the Panelview Screens for the controls upgrade
	9/28/2022	4.00	Working on the Panelview Screens for the controls upgrade
	9/29/2022	4.00	Working on the Panelview Screens for the controls upgrade
	9/30/2022	5.00	Working on the Panelview Screens for the controls upgrade
Stackle, Laura E	9/30/2022	0.50	Prepare and submit purchase order requisition.

**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

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**ZONING ADMINISTRATOR**  
Matt Trout

**VILLAGE ATTORNEY**  
Weilmuenster Keck Brown, P.C.

**PUBLIC WORKS COMMITTEE MEETING**  
**Trash/Water/Sewer**  
**(Kaiser/Blaies/Heap/Meehling)**  
**Wednesday, October 12, 2022 at 5:45 p.m.**

The Public Works Committee Meeting was called to order at 6:00 p.m. on Wednesday, October 12, 2022, by Chairman Bob Kaiser. Members present were Chairman Bob Kaiser, Trustee Mike Blaies, Trustee Mike Heap, Trustee Lisa Meehling, Mayor Seth Speiser, Village Clerk Jerry Menard, Trustee Denise Albers, Trustee Ray Matchett, Village Attorney Fred Keck, Public Works Director John Tolian, Zoning Administrator Matt Trout, Village Administrator Tony Funderburg and Office Manager Julie Polson. Guests present: Janet Baechle and Peter Matusak. There were no guests present via Zoom.

**A. OLD BUSINESS:**

1. Approval of September 14, 2022 minutes: *Trustee Lisa Meehling motioned to recommend to the full Board approval of the September 14, 2022 minutes, and Trustee Mike Heap seconded the motion. All voting yea, the motion carried.*
2. New Sewer Plant/Sewer Loan – Haier Plumbing Pay Request #13 in the amount of \$495,618.72: Zoning Administrator Matt Trout said they are running pipe and conduit connecting all buildings and tanks; working on the anaerobic basins and starting to block the filter building. He, John and Eric, Trevor and Buddy are going to SCADA system training tomorrow. Tony provided a spreadsheet which shows amounts billed to date with a remaining \$74,542.00 left to bill us. He has had previous conversations with them to correct erroneous billing, and believes he will need to again to get them to invoice this project correctly.

*Trustee Lisa Meehling motioned to recommend to the full Board Haier Plumbing Pay Request #13 in the amount of \$495,618.72 for approval, and Trustee Mike Blaies seconded the motion. All voting yea, the motion carried.*

John reported another issue at the old sewer plant. A wall rusted through, and divestor sludge was leaking through into the creek. We had Metro Ag pump the sludge out of the divestor, and Wolf Fabrication will be here next week to weld a patch onto the tank.

3. Sewer issues: John reported the Fire Department ambulance shed had a backup. There is no basement, and we are fine. It looks to be something in the lateral.
4. FSH Minutes: John had nothing new to report.
5. Water System Study: John has made two attempts to try and meet with Scott on this, and has not received any response. We need to review the project plan and what phases we want to start with.
6. Repair/Replace Sewer Main East and West Apple: This project is done. It was quite the project ran into a few issues. We lowered the manhole in the alley; we replaced 170 feet of

Water/Sewer Committee Meeting  
Wednesday, October 12, 2022  
Page 1 of 2

sewer line, we did hit a 2 inch unmarked gas main. John Feder was very easy to work with. Insituform is scheduled for the 25<sup>th</sup> and 26<sup>th</sup> to line that.

- B. NEW BUSINESS:** John reported that the hydrant flushing has been completed, the disinfectant has been switched back to chloramine residual, installed the Dollar General water service one on Foxtail, and also Mr. Luge on Old Fayetteville Road; we have 4 upcoming in Edison Estates, 3 in Meadow Pines and 3 at the old Lighthouse building. We had water breaks on W. Apple and Woodland Path and a hydrant hit on S. Edison/High St.; the new hatch on the SAVE Site pump station has been installed, we will get that area regraded and hopefully IDOT will let us install a guardrail. Lead and copper sampling is complete and we are waiting for the results; and we are working on replacing a water meter lid for Ace Hardware.
- C. GENERAL CONCERNS:** None.
- D. PUBLIC PARTICIPATION:** Peter Matusak was here to get an update on his stop sign request. Trustee Matchett advised he and Chief Schutzenhofer will work on this.
- E. ADJOURN:** *Trustee Lisa Meehling motioned to adjourn the meeting at 6:13 p.m., and Trustee Mike Heap seconded the motion. All voting yea, the motion carried.*



Julie Polson,  
Office Manager

**Contractor's Application for Payment No. 13**

Application Period: August 15, 2022 - September 16, 2022	Application Date: Wednesday, September 28, 2022	13
From (Contractor): Haier Plumbing & Heating, Inc.	Via (Engineer): Burns & McDonnell Engineering	
Contractor's Project No.: 1185FW0W	Engineer's Contract Number: 113084	

**Change Order Summary**

Approved Change Orders	Additions	Deductions
Number		
Total changes approved in previous months by Owner	\$16,790.85	\$0.00
Total Approved this Month	\$10,567.53	\$0.00
<b>TOTALS</b>	<b>\$27,358.38</b>	<b>\$0.00</b>

NET CHANGE BY  
CHANGE ORDERS

**Application For Payment**

1. ORIGINAL CONTRACT PRICE ..... \$11,237,000.00
2. Net Change By Change Order ..... \$27,358.38
3. Current Contract Price (Line 1+2) ..... \$11,264,358.38
4. TOTAL COMPLETED AND STORED TO DATE (Column F on Progress Estimate) ..... \$7,506,189.05
5. RETAINAGE:
  - a. 10.00% X \$7,506,189.05 Work Completed..... \$637,459.90
  - b. 10.00% X \$113,059.05 Stored Material..... \$113,059.05
  - c. Total Retainage (Line 5a + 5b)..... \$750,518.95
6. AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5c) ..... \$6,754,670.10
7. LESS PREVIOUS REQUESTS (line 6 from prior Application) .... \$6,259,061.38
8. AMOUNT DUE THIS APPLICATION ..... \$495,618.72
9. BALANCE TO FINISH, PLUS RETAINAGE (Column G on Progress Estimate + Line 5 above) ..... \$4,509,688.28

Payment of: \$495,618.72  
 is recommended by: Jeff Barnard 10/10/2022  
 (Engineer) (Date)  
 Jeff Barnard, PE; Burns & McDonnell

Payment of: \$495,618.72  
 is approved by: \_\_\_\_\_  
 (Owner)  
 Approved by: \_\_\_\_\_  
 Funding Agency (if applicable) \_\_\_\_\_  
 (Date) \_\_\_\_\_

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

By: Mona Menese Date: 9/21/2022



Progress Estimate - Unit Price Work

Contractor's Application

A		B				C			D			E		F		G
Item		Scheduled Value				From Prev Apps			This Period Completed			Materials Stored (not in C or D)		Total Completed and Stored to Date (C + D + E)	% (F/B)	Balance to Finish (B-F)
No.	Description	Unit	Unit Price	Total Bid Value	Qty Installed	Value of Work Previously Installed	Qty Installed	Value of Work Installed to Date	Materials Stored (not in C or D)	Total Completed and Stored to Date (C + D + E)	% (F/B)	Balance to Finish (B-F)				
23	Tile	1 LS	\$10,350.00	\$10,350.00								\$10,350.00				
24	Painting & Coating	1 LS	\$170,039.00	\$170,039.00					\$62,900.00	\$62,900.00	78.63%	\$170,039.00				
25	Laboratory Casework	1 LS	\$80,000.00	\$80,000.00								\$17,100.00				
26	Metal Building Systems	1 LS	\$466,180.00	\$466,180.00		\$412,769.50				\$412,769.50	84.90%	\$73,410.50				
27	Sanitary Plumbing	1 LS	\$118,800.00	\$118,800.00		\$47,064.16				\$47,064.16	39.62%	\$71,735.84				
28	HVAC	1 LS	\$192,855.00	\$192,855.00								\$192,855.00				
29	Blower Piping	1 LS	\$74,720.00	\$74,720.00								\$56,969.19				
30	Electrical	1 LS	\$1,700,000.00	\$1,700,000.00		\$535,330.00		\$17,750.81		\$17,750.81	23.76%	\$662,249.19				
41	Integration and Control	1 LS	\$630,000.00	\$630,000.00				\$201,790.00	\$522,497.28	\$522,497.28	43.36%	\$62,502.72				
42	Site Preparation & Earthwork	1 LS	\$241,555.00	\$241,555.00		\$216,181.52		\$11,920.00		\$228,101.52	94.43%	\$13,453.48				
43	Rock/Asphalt Drives	1 LS	\$63,000.00	\$63,000.00		\$13,478.61				\$13,478.61	21.39%	\$49,521.39				
44	Concrete Pavement	1 LS	\$94,133.00	\$94,133.00								\$94,133.00				
45	Chain Link Fence	1 LS	\$109,300.00	\$109,300.00								\$109,300.00				
46	Seeding/Site Cleanup	1 LS	\$10,000.00	\$10,000.00								\$10,000.00				
47	Waterline	1 LS	\$73,100.00	\$73,100.00								\$73,100.00				
48	Process Piping	1 LS	\$880,300.00	\$880,300.00		\$562,400.46		\$29,530.30	\$7,322.77	\$599,253.53	68.07%	\$281,046.47				
49	Submersible Pumps	1 LS	\$50,000.00	\$50,000.00								\$50,000.00				
50	Slide Gates	1 LS	\$57,800.00	\$57,800.00		\$2,320.00			\$34,906.00	\$36,926.00	63.89%	\$20,874.00				
51	Blowers	1 LS	\$178,520.00	\$178,520.00					\$64,020.00	\$64,020.00	35.86%	\$114,500.00				
52	Rotary Lob Pumps	1 LS	\$61,000.00	\$61,000.00								\$61,000.00				
53	Screening Equipment	1 LS	\$160,500.00	\$160,500.00		\$160,500.00				\$160,500.00	100.00%	\$0.00				
54	Liquid Chemical Metering System	1 LS	\$42,300.00	\$42,300.00					\$25,232.00	\$25,232.00	59.65%	\$17,068.00				

For (Contract):

FREEBURG WWTP IMPROVEMENTS 2021

Application Number:

13

Period:

August 15, 2022 - September 16, 2022

Application Date:

Wednesday, September 28, 2022

Progress Estimate - Unit Price Work

Contractor's Application

For (Contract):		FREEBURG WWTP IMPROVEMENTS 2021										Application Number:	13			
Application Period:		August 15, 2022 - September 16, 2022										Application Date:	Wednesday, September 23, 2022			
A		B				C				D				E	F	G
		Scheduled Value				From Prev Apps				Work Completed						
No.	Description	Bid Item Quantity	Unit	Unit Price	Total Bid Value	Qty Installed	Value of Work Previously Installed	Qty Installed	Value of Work Installed to Date	Materials Stored (not in C or D)	Total Completed and Stored to Date (C + D + E)	% (F/G)	Balance to Finish (B-F)			
55	Circular Clarifiers	1	LS	\$287,000.00	\$287,000.00		\$52,800.00		\$223,195.00		\$275,995.00	96.17%	\$11,005.00			
56	Secondary Treatment Equipment	1	LS	\$900,000.00	\$900,000.00					\$320,754.50	\$320,754.50	35.64%	\$579,245.50			
57	Disk Cloth Filter	1	LS	\$857,000.00	\$857,000.00		\$842,132.50				\$842,132.50	96.27%	\$14,867.50			
58	Precast Structures	1	LS	\$115,000.00	\$115,000.00		\$53,360.20		\$7,076.25		\$60,436.45	52.55%	\$54,563.55			
59	Box Culvert	1	LS	\$132,731.00	\$132,731.00		\$132,731.00				\$132,731.00	100.00%				
60	Survey Reference Points Addition	1	LS	\$16,790.85	\$16,790.85		\$7,038.00				\$7,038.00	41.92%	\$9,752.85			
61	CO 2: COR #2: Change 18" g.v. from MJJ to flange connection	1	LS	\$4,535.43	\$4,535.43								\$4,535.43			
62	CO 2: COR #3: Change 2" branch line to flange connection	1	LS	\$3,546.11	\$3,546.11								\$3,546.11			
63	CO 2: COR #4: Change 8" flange knife	1	LS	\$2,485.99	\$2,485.99				\$2,485.99		\$2,485.99	100.00%				
TOTAL CONTRACT PRICE					\$11,264,368.38		\$5,665,216.03		\$709,382.47		\$7,505,189.05		\$3,759,189.33			



**VILLAGE PRESIDENT**

Seth Speiser

**VILLAGE CLERK**

Jerry Menard

**VILLAGE TRUSTEES**

Denise Albers

Michael Heap

Robert Kaiser

Mike Blaies

Ray Matchett, Jr.

Lisa Meehling

**VILLAGE TREASURER**

Bryan A. Vogel

**VILLAGE OF FREEBURG****FREEBURG MUNICIPAL CENTER**

14 SOUTHGATE CENTER, FREEBURG, IL 62243

PHONE: (618) 539-5545 • FAX: (618) 539-5590

Web Site: www.freeburg.com

**VILLAGE ADMINISTRATOR**

Tony Funderburg

**PUBLIC WORKS DIRECTOR**

John Tolan

**POLICE CHIEF**

Michael J. Schutzenhofer

**ESDA COORDINATOR**

Eugene Kramer

**ZONING ADMINISTRATOR**

Matt Trout

**VILLAGE ATTORNEY**

Weilmuenster Keck Brown, P.C.

**Public Property Committee Meeting**  
**Streets/Municipal Center/Pool/Parks & Recreation**  
**(Matchett/Albers/Heap/Kaiser)**  
**Wednesday, October 12, 2022 at 6:00 p.m.**

The meeting of the Public Property Committee was called to order at 6:15 p.m., on Wednesday, October 12, 2022, by Chairman Ray Matchett. Members present were Chairman Ray Matchett, Trustee Denise Albers, Trustee Mike Heap, Trustee Bob Kaiser, Mayor Seth Speiser, Village Clerk Jerry Menard, Trustee Mike Blaies, Trustee Lisa Meehling, Village Attorney Fred Keck, Public Works Director John Tolan, Zoning Administrator Matt Trout, Village Administrator Tony Funderburg and Office Manager Julie Polson. Guest present: Janet Baechle. There were no guests present via Zoom.

**POOL: A. OLD BUSINESS:** Public Works Director John Tolan said the pool cover is substantially ripped. Heintz provided a quote of \$18,862 for a new cover. Mr. Heintz has a contact for someone that can repair them. John also talked to Mike's Pool and Spa today, and Bob is checking 2 other places. John's hope is to be able to repair it. The pool winterization was completed today.

**B. NEW BUSINESS:**

1. Pool Safety Cover Estimates: See discussion in Old Business.

**STREETS: A. OLD BUSINESS:**

1. Approval of September 14, 2022 Minutes: *Trustee Denise Albers motioned to recommend to the full Board approval of the September 14, 2022 minutes, and Trustee Mike Heap seconded the motion.* All voting yea, the motion carried.
2. E. Drainage Problem Areas/Stormwater Run-Off: Public Works Director John Tolan said the culvert work on Potter and Elizabeth Streets has been completed. Village Administrator Tony Funderburg is concerned about the drainage on Wolf Road. A resident there has equipment ready to dig out an area to make a pond on land that is zoned SR-1. Tony said our zoning code requires a permit for the work that is going to be done. Our responsibility is to make sure the natural flow of water is not changed. Zoning Administrator Matt Trout confirmed the resident received our letter on the 30<sup>th</sup>. We have not heard from the homeowner or engineers. We are prepared to be there to make sure they follow the proper procedure, and the work is done properly. Attorney Keck said we will file an injunction if we need to.
3. Customer Issues: None to report.
4. MFT: John said we are good.
5. Wolf Road Project: Tony said this is a work in progress, and Oates is going to start looking at available grants. Matt has their preliminary plan if anyone would like to take a look at it. They believe the first step is to try and get Wolf Road classified as a collector street. Oates reported a 5% increase in traffic over the past 4 years. There was some alarming data on the counters for speed.

**B. NEW BUSINESS:**

1. ESDA Motorola Equipment Quote: Tony stated there are two phones to be purchased at a cost of \$6,895.48, and the committee authorized Tony to order them.
2. Status of Sheets' Dog Issue: Attorney Keck believes our goal was to fix the problem. Chief Schutzenhofer confirmed the fence is up. Attorney Keck said the county doesn't want to take the dogs, so installing the fence was a good solution. He further stated Mr. Sheets has provided him with all the proof he requested including pictures and cost of the fence and vaccination records. Mr. Sheets has 7 ordinance violations which could result in 7 different trials at a significant cost. The board needs to decide whether to go to trial or have Attorney Keck negotiate a deal. Trustee Meehling does not see the value of spending more taxpayer money that what we need. If we had ongoing issues, that would be another matter. The committee agreed to have Attorney Keck negotiate the best deal and be finished with this matter.
3. Executive Session to Discuss Potential Litigation, 5 ILCS 120/2-(c)(11):

**EXECUTIVE SESSION  
6:36 P.M.**

*Trustee Denise Albers motioned to enter Executive Session to Potential Litigation, 5 ILCS 120/2-(c)11, and Trustee Bob Kaiser seconded the motion. All voting yea, the motion carried.*

**EXECUTIVE SESSION ENDED  
6:54 P.M.**

Chairperson Ray Matchett reconvened the regular session at 6:54 p.m.

**C. GENERAL CONCERNS:** Julie reminded everyone of the public hearing Monday night at 7:15 p.m.

**D. PUBLIC PARTICIPATION:** None.

**E. ADJOURN:** *Trustee Denise Albers motioned to adjourn the meeting at 6:55 p.m., and Trustee Mike Heap seconded the motion. All voting yea, the motion carried.*



Julie Polson  
Office Manager



DRAFT

QUOTE-1906994

Billing Address:  
 FREEBURG, VILLAGE OF  
 14 SOUTHGATE CTR  
 FREEBURG, IL 62243  
 US

Quote Date:10/04/2022  
 Expiration Date:01/02/2023  
 Quote Created By:  
 Kyle Peirce  
 Kyle.Peirce@  
 motorolasolutions.com

End Customer:  
 FREEBURG, VILLAGE OF

### Summary:

Any sales transaction resulting from Motorola's quote is based on and subject to the applicable Motorola Standard Terms and Conditions, notwithstanding terms and conditions on purchase orders or other Customer ordering documents. Motorola Standard Terms and Conditions are found at [www.motorolasolutions.com/product-terms](http://www.motorolasolutions.com/product-terms).

Line #	Item Number	Description	Qty	List Price	Sale Price	Ext. Sale Price
	APX™ 6000 Series	APX6000				
1	H98UCF9PW6BN	APX6000 700/800 MODEL 2.5 PORTABLE	2	\$6,049.00	\$3,262.84	\$6,525.68
1a	QA01648AA	ADD: HW KEY SUPPLEMENTAL DATA	2			
1b	Q667BB	ADD: ADP ONLY (NON-P25 CAP COMPLIANT) (US ONLY)	2			
1c	QA05570AA	ALT: LI-ION IMPRES 2 IP68, 3400 MAH	2			
1d	Q361AR	ADD: P25 9600 BAUD TRUNKING	2			
1e	H38BT	ADD: SMARTZONE OPERATION	2			
1f	Q58AL	ADD: 3Y ESSENTIAL SERVICE	2			
1g	Q806BM	ADD: ASTRO DIGITAL CAI OPERATION	2			
2	PMNN4486A	BATT IMPRES 2 LIION R IP67 3400T	2	\$179.30	\$95.03	\$190.06
3	NNTN8860A	CHARGER, SINGLE-UNIT, IMPRES 2, 3A, 115VAC, US/NA	2	\$169.56	\$89.87	\$179.74



Any sales transaction following Motorola's quote is based on and subject to the terms and conditions of the valid and executed written contract between Customer and Motorola (the "Underlying Agreement") that authorizes Customer to purchase equipment and/or services or license software (collectively "Products"). If no Underlying Agreement exists between Motorola and Customer, then Motorola's Standard Terms of Use and Motorola's Standard Terms and Conditions of Sales and Supply shall govern the purchase of the Products.  
 Motorola Solutions, Inc.: 500 West Monroe, United States - 60861 - #: 36-1115800

Grand Total

**\$6,895.48(USD)****Notes:**

- Unless otherwise noted, this quote excludes sales tax or other applicable taxes (such as Goods and Services Tax, sales tax, Value Added Tax and other taxes of a similar nature). Any tax the customer is subject to will be added to invoices.

