

VILLAGE PRESIDENT  
Seth Speiser

VILLAGE CLERK  
Jerry Menard

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

VILLAGE TREASURER  
Bryan A. Vogel

# VILLAGE OF FREEBURG

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VILLAGE ADMINISTRATOR  
Tony Funderburg

PUBLIC WORKS DIRECTOR  
John Tolan

POLICE CHIEF  
Michael J. Schutzenhofer

ESDA COORDINATOR  
Eugene Kramer

ZONING ADMINISTRATOR  
Matt Trout

VILLAGE ATTORNEY  
Weilmuenster Keck Brown, P.C.

Committee as a Whole Meeting  
Monday, August 31, 2020 at 6:00 p.m.

The Committee as a Whole meeting was called to order at 5:30 p.m., on Monday, August 31, 2020, by Mayor Seth Speiser. Those in attendance were Mayor Seth Speiser, Trustee Denise Albers, Trustee Mike Blaies, Trustee Mike Heap, Trustee Bob Kaiser, Trustee Ray Matchett, Trustee Lisa Meehling, Village Clerk Jerry Menard, Public Works Director John Tolan, Crew Worker Trevor Breitwieser, Village Attorney Fred Keck, Zoning Administrator Matt Trout, Village Administrator Tony Funderburg and Office Manager Julie Polson. Guests present: Jeff Barnhard and Allison White.

## E. OLD BUSINESS:

1. Approval of March 2, 2020 Minutes. Trustee Lisa Meehling motioned to approve the March 2, 2020 minutes and Trustee Denise Albers seconded the motion. All voting yea, the motion carried.

## F. NEW BUSINESS:

1. New Sewer Project: Jeff Barnhard advised Ally is going to review the CMOM project and he will review the Wastewater Treatment Plan portion of the project. Ally said her scope was to develop the CMOM (Capacity Management Operations & Maintenance) which is a guide for our collection system. They looked at how things are done as well as what would be required by EPA in the future. She advised this is generally required by the EPA when a system has overflows or capacity related issues. After completing the flow monitoring, they did find some areas of concern. They completed reports which detail how things were done historically and currently and how they think we should trend for the future. She provided the draft CMOM report which details the infiltration getting into the system both privately and publicly. They also provided a cost estimate to remove the infiltration from the system. They are working with John and Gregg to provide this report to the EPA without making promises that would be very hard for the Village to keep. They were able to push back the original due date of September 7<sup>th</sup> to sometime in October to give us a chance for an in-depth review of the report. Trustee Albers asked if the CMOM schedule is based on goals rather than dates. Ally said they don't create a schedule for us to comply to, it is goal driven and up to the Village to implement the goals based on our budget. Trustee Albers asked if we have to report yearly to EPA and if they do it, what are the costs involved. Ally advised this report is submitted when we renew our NPDES permit. The CMOM is listed as a special requirement and would need to be renewed at the same time via an addendum to the NPDES permit.

Wastewater Treatment Plant: Jeff commented that he had a meeting with Tony, John and Gregg in June regarding the status of the project and costs. We are approximately \$2,000,000 over. Jeff pointed out the general site work, yard piping, controls and electrical amounted to \$4,000,000 of the project costs. At that point of the design, those numbers are best guest estimates, and these numbers will move as we move forward. The admin/lab building is at \$1,000,000. We have cut about 1,000 square feet, and consolidated the primary electric feed and have brought the price down considerably with some of the changes we made. When we go out to bid, we will see a spectrum of pricing. Our estimators have been on the higher side, sometimes up to 15% high. Trustee Meehling asked what changed from your initial estimates to

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get us where we are now? Once the project progressed, we got a better understanding of the footprint and equipment needed. We lacked the geotechnical information. The floodplain also changed the design to push the plant further up the hill. Trustee Albers said originally we were at a \$9,000,000 - \$10,000,000 sewer plant and now we are at \$12,750,000. Jeff took the original \$9,000,000 - \$10,000,000 compared to the facility plan and thought it was pretty close. Jeff said from a planning perspective, if he gives us a 900,000 gallon plant, it would not be an effective one to manage the capacity over time. They are trying to lay the foundation now to handle the population of the village in the future. Our facility plan was also based off using some of the existing plant. After visiting other plants, it would not be good to use our steel tanks as they ready for retirement. They decided to build a new tank for sludge and demolish the steel tanks. The big difference is we aren't reusing any infrastructure and our organic loading bases are very different from what we originally looked at. Trustee Meehling asked what contingencies are built in, and Jeff advised we won't know that until we get the bids back. They did not include it in the \$12,500,000 based on their history with where their bidded projects came in. He confirmed Trustee Meehling is correct that there is not an additional contingency. After bids come in, he suggests a warranty percent to cover change orders coming in. Jeff said he knows we are not at \$9,000,000 or \$10,000,000 and Trustee Albers said we are not at \$12,500,000 either. Mayor Speiser would like to see the comparison broken down between the numbers in writing. John said it is not the plant they dream of, and they are going to haul the sludge, took out the grit screen, and cut 1,000 square feet from the admin building. They need to hold firm on the capacity of the plant. With the sewer rate increase, there will be money built in that to fix sewers. John doesn't know of any other place to cut and Gregg agreed.

Tony had a spreadsheet giving different rate options for a \$10,400,000 and \$13,000,000 plant. He said we made it clear we were going to pass one big rate. If we have the extra \$2,000,000 that may affect the rate each year and how much money we have each year to fix issues. Tony said on Table 1, based on a \$10,400,000 loan which included the plant, loan forgiveness and design, the minimum bill everyone would pay is \$49.70; the minimum bill for option 2 is \$35.40 and the minimum bill for option 3 is \$28.35. Tony commented if you look at the average user, the costs don't change between the options. That means we aren't building the capital the first three years. Tony doesn't believe we are at a \$10,400,000 or \$13,000,000 plant. We don't have \$13,000,000 and he believes it should be below that amount. John said we want everything competitively bid. Tony said some expenses not included in these numbers are the fee from IDNR and also some structural inspections on steel that will be paid out of pocket. We are going to need to move forward but there are some additional steps that need to be taken. The interest rate and 15% loan forgiveness are very important and the timing is now. Jeff said his team is going to have a coordination review next week. He will meet with his estimator and update the \$12,500,000 number. He has been in contact with EPA and is hoping to submit the plan to the loan and construction department for their review to make sure everything fits with their rules and regulations on the design of the plant. He hopes to bid the project in October/November. Tony would like to have that timeline in writing to send out to the trustees so we are all working on the same page including the site plan.

c. Burns & McDonnell Invoice #113084-10 in the amount of \$36,972.34: *Trustee Bob Kaiser motioned to recommend to the full Board Burns & McDonnell Invoice #113084-10 in the amount of \$36,972.334 for approval and Trustee Denise Albers seconded the motion.* All voting yea, the motion carried.

d. Burns & McDonnell Invoice #113084-11 in the amount of \$29,076.14: *Trustee Bob Kaiser motioned to recommend to the full Board Burns & McDonnell Invoice #113084-11 in the amount of \$29,076.14 for approval and Trustee Lisa Meehling seconded the motion.* All voting yea, the motion carried.

e. IDNR Permit Application – Review of Application \$2,750.00: *Trustee Bob Kaiser motioned to recommend to the full Board IDNR Review of Application in the amount of \$2,750.00 for approval and Trustee Denise Albers seconded the motion. All voting yea, the motion carried.*

Mayor Speiser said ESDA Coordinator Gene Kramer picked up a large amount of masks from St. Clair County, and he would like for Gene to handle the distribution. He would like help getting out the information on facebook and in the paper. All volunteers are welcome.

Attorney Keck said there will be new restrictive guidelines coming out with regard to COVID.

Steve Smith was very appreciative of the limb pickup and the work our guys did. Tony said we brought in our part-time workers and it took longer to get the limbs picked up because of the size of the storm.

**C. GENERAL CONCERNS:** None.

**D. PUBLIC PARTICIPATION:** None.

**E. ADJOURN:** *Trustee Lisa Meehling motioned to adjourn the meeting at 6:42 p.m. and Trustee Denise Albers seconded the motion. All voting yea, the motion carried.*



Julie Polson  
Office Manager