

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

Committee as a Whole Meeting
Tuesday, September 22, 2020 at 5:30 p.m.

VILLAGE ATTORNEY
Weinmueller-Keck-Brown, P.C.

The Committee as a Whole meeting was called to order at 5:30 p.m., on Tuesday, September 22, 2020, via Zoom and in person 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, Village Attorney Fred Keck, Water/Sewer Department Leader Gregg Blomenkamp, Zoning Administrator Matt Trout, Village Administrator Tony Funderburg and Office Manager Julie Polson. Guest present: Jeff Barnhard from Burns & McDonnell. Guest present via Zoom: Trevor Breitwieser.

E. OLD BUSINESS:

1. Approval of August 31, 2020 Minutes. Trustee Lisa Meehling motioned to approve the August 31, 2020 minutes with corrections and Trustee Denise Albers seconded the motion. All voting yea, the motion carried.
2. New Sewer Project: Village Administrator Tony Funderburg said our job is to make sure the plant we bring the board fits the village's affordability and functionality. With respect to the admin building, the drawing labeled #1 is the first design that was presented to us at \$1,000,000. Since then, the plan was reworked to reduce the footprint of the building. The blowers were moved to reduce the noise level, the vestibule was removed, the lab size was reduced. With the CMOM, there will be a lot of planning, and there is enough room to house all of the files and blueprints. Tony commented this is the garage we need along with the mudroom, shower and bathroom which will help keep the employees and area clean. The ceilings will be 10 feet high to accommodate the height of our trucks. John believes the floor will be concrete with an epoxy finish. This building will be used seven days a week. The hydro excavator and sewer machine will be stored here, and our parts can be stored at the old sewer plant.

Tony stated even with the cuts we made of approximately \$200,000, the building is still \$1,000,000. We feel the building's cost is closer to \$800,000. Originally, we thought we were going to finance around \$11,700,000. At this time, we feel \$13,000,000 is on the high side, however, Tony used \$13,000,000 for the basis of his proposed rate structure. With a \$13,000,000 loan, our payment will be around \$553,000 per year, and we would start paying on that in 2024. Since we don't have the actual costs yet, his recommendation would be to pass a rate increase once the bids have come in. In option 3, we would have about 3 years to build the fund if we start at the beginning of the next fiscal year. We would end up with approximately \$1,500,000 to fix infiltration. Tony would incorporate this into the 3- to 5-year plan. He also commented we have two sewer loans totaling \$105,000 in yearly payments that end in 2033 and 2036. Tony's goal is to have \$800,000 to build the infrastructure fund while we fix the infiltration. In 2033-2036, those numbers will go back up to continue to build reserves and continue to fix infrastructure. The 15% loan forgiveness is built into Tony's proposed numbers. He feels this project is in the \$12,000,000 - \$12,500,000 range. Tony said if we are happy with the plan, we should move forward and bid the project.



Tony said the original plan was at \$17,000,000 and we all worked to bring that number down to what we needed and met all of our major concerns. We do not have our final permit parameters from EPA. John was concerned about sludge removal, and Tony has the costs budgeted to haul the sludge. There is a company that handles that. The plans will come to us for a final review before they are released to bid. Tony will call EPA to let them know we close on the project and emphasize the importance of meeting our timeline. Jeff will put together a revised timeline of the project. He will need a construction permit before we can go to bid. He would like to have all that by January 1st. The board was in agreement that the final plan was more functional and cost effective and to move forward with the process.

F. NEW BUSINESS:

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

EXECUTIVE SESSION

6:35 P.M.

Trustee Lisa Meehling motioned to enter Executive Session to discuss Real Estate, 5 ILCS 120-2-(c)(5) and Trustee Denise Albers seconded the motion. All voting yea, the motion carried.

EXECUTIVE SESSION ENDED

6:49 P.M.

Trustee Denise Albers motioned to end Executive Session at 6:49 p.m. and Trustee Lisa Meehling seconded the motion. All voting aye, the motion carried.

Trustee Denise Albers motioned to reconvene the committee meeting at 6:49 p.m. and Trustee Lisa Meehling seconded the motion. All voting aye, the motion carried.

Tony advised we will be assessing late fees starting in October. We sent out letters and a deferred payment plan agreement to those affected residents. Tony stated we want our residents to call and communicate with us on this. We will give them 3 months to pay their balance off. If they can't, Tony feels they need to meet and talk to the board. Mayor Speiser believes this is ample time to pay off their past due balance. Tony said there are 35 residents on the list with 3 that have paid and 1 that has called. Matt talked to St. Paul's, and their assistance fund is very healthy. Trustee Albers and Trustee Meehling offered to help as well.

C. GENERAL CONCERNS: Matt stated they will be testing the sewer and water at Edison Estates tomorrow. Mark White advised him they plan to start on the streets and curbs Friday. Attorney Keck said the draft purchase agreement has been sent to Ms. Schaffner.

G. PUBLIC PARTICIPATION: None.

H. ADJOURN: *Trustee Lisa Meehling motioned to adjourn the meeting at 6:50 p.m. and Trustee Mike Heap seconded the motion. All voting yea, the motion carried.*



Julie Polson
Office Manager