

VILLAGE PRESIDENT

Seth Speiser

VILLAGE CLERK

Jerry Menard

VILLAGE TRUSTEES

Ray Matchett, Jr.

Steve Smith

Mike Blaies

Mathew Trout

Dean Pruett

Elizabeth Niebruegge

VILLAGE OF FREEBURG

FREEBURG MUNICIPAL CENTER

14 SOUTHGATE CENTER, FREEBURG, IL 62243

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

Web Site: www.freeburg.com

VILLAGE ADMINISTRATOR

Tony Funderburg

VILLAGE TREASURER

Bryan A. Vogel

PUBLIC WORKS DIRECTOR

John Tolan

POLICE CHIEF

Stanley Donald

VILLAGE ATTORNEY

Weilmuenster Law Group, P.C

November 8, 2013

**NOTICE
MEETING OF THE ELECTRIC COMMITTEE
(Blaies/Smith/Niebruegge)**

An Electric Committee Meeting of the Village of Freeburg will be held at the Municipal Center, Executive Board Room, **Wednesday, November 13, 2013, at 5:30 p.m.**

ELECTRIC COMMITTEE MEETING AGENDA

I. Items to be Discussed

A. Old Business

1. Approval of October 9, 2013 minutes
2. Acquiring Ameren Customers
3. Portable Generator replacement
4. Wiegmann's project
5. Shed
6. Risk assessment conducted by insurance company
7. Transformer Bids/Surplus Transformers
8. LED Lighting
9. Cost of electric materials
10. Discontinuance of Village employees installing temp electric
11. Maintenance of electric service at park
12. Maintenance of Caterpillar engines
13. Trailers for trencher

B. New Business

1. APPA Legislative Rally
2. Rate Study

C. General Concerns

D. Public Participation

1. Warren Schenewerk

E. Adjourn

At said Electric Committee Meeting, the Village Trustees may vote on whether or not to hold an Executive Session to discuss the selection of a person to fill a public office [5 ILCS, 120/2 - (c) (3)], litigation [5 ILCS, 120/2 - (c)(11)] personnel [5 ILCS, 120/2 - (c) (1)]; or real estate transactions [5 ILCS, 120/2 - (c)(5)].

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ELECTRIC COMMITTEE MEETING
Wednesday, November 13, 2013 at 5:30 p.m.

The meeting of the Electric Committee was called to order at 5:35 p.m. on Wednesday, November 13, 2013 by Chairman Mike Blaies. Committee members present were Chairman Mike Blaies, Trustee Steve Smith, Trustee Elizabeth Niebruegge, Mayor Seth Speiser, Village Clerk Jerry Menard, Public Works Director John Tolan, Head Lineman Shane Krauss, Village Administrator Tony Funderburg and Office Manager Julie Polson. Guest present: Warren Schenewerk.

Trustee Elizabeth Niebruegge motioned to amend the agenda in order to hear Public Participation first and Trustee Steve Smith seconded the motion. All voting aye, the motion carried.

Administrator Funderburg explained Mr. Schenewerk was present to discuss the security light the Village installed by his home when he annexed into the Village in 2001. The light was not working and he called to have a work order put in to fix the light and Jane realized he was not paying for the security light. Mr. Schenewerk said when he annexed into the Village, he was given a security light as part of the agreement. His property was a vital piece needed in order to annex Savanna Oaks into the Village. Trustee Blaies asked if the light is metered and John said no, we don't meter security lights. The residents pay a flat monthly fee. Julie advised she looked through the annexation file and also the old board and committee minutes and could not find any reference to Mr. Schenewerk receiving a free security light with his annexation. Mayor Speiser commented he doesn't know how we can make Warren pay when we don't have any documentation to say to the contrary. The committee agreed but asked Administrator Funderburg to prepare a letter for Mr. Schenewerk to sign that if he sold the property, the new owner will have to pay for the security light, and Mr. Schenewerk was fine with that.

A. OLD BUSINESS:

1. Approval of October 9, 2013 Minutes: Trustee Steve Smith motioned to approve the October 9, 2013 minutes and Trustee Elizabeth Niebruegge seconded the motion. All voting aye, the motion carried.
2. Acquiring Ameren customers: Administrator Funderburg said he would like to wait on this until the rate study is done.
3. Portable Generator Replacement: Shane said he has a new tank on order for the portable generator that will be permanently mounted onto it. He has not gone any further with the other generator since there is no money in the budget for it.
4. Wiegmann's project: Shane said we completed another transformer bank. There is a potential to have two more planned outages this year. John said their plant

manager would like to have them done before the end of the year. John also said Wiegmann's is handling this very well.

5. Shed: Shane confirmed the voltages and has the transformer on order. The original bid for the boiler was gas but we are getting it straightened out to have electric boilers. Shane said they are in the process of wiring the openers.
6. Risk assessment conducted by insurance company: Shane said this is moving along. He spoke with the insurance company and they are agreeable to working through the issues. John talked to BHM&G about the insurance company's recommendations. These are only recommendations from the insurance company and there may be some we want to act on and some we don't.
7. Transformer bids/Surplus Transformers: Shane has nothing new to report.
8. LED lighting: Tony said the grant was incorrectly keyed in at the state level, so instead of receiving \$5000, we are only receiving \$500. There is nothing we can do about it. The shed lighting will be addressed first and Village Hall second.
9. Cost of electric materials: Mayor Speiser said we are getting ready to sign the new building code agreement with St. Clair County. We should update our material pricing. Shane said we could keep the pricing of the wire at \$3/ft. or \$3.50/ft. but would like to address the line extensions. John said we also need to look at our service upgrade pricing. Tony suggested we update this with the codebook update. John would like to see what other communities charge.
10. Discontinuance of Village employees installing temp electric: Shane said this is not addressed in our code. It's just something we've always done. We could change this with the County code update that is effective 1/1/14. Currently we charge \$100 for the deposit and \$50 for hooking up the meter.
11. Maintenance of electric service at park: Shane said everything worked out fine for the chili cook-off. We don't mind helping out on events as long as we get the requests in advance and not a day or two before.
12. Maintenance of Caterpillar engines: Shane said we have received quotes from Altorfer on the maintenance of the engines. They offer a three-year maintenance schedule at a cost of about \$27,000. We can stop at any time and we only pay for the services used. Considering the price of the equipment, this is a pretty good price. It would work out to \$9500 per year. Trustee Smith said he felt more comfortable if we would sign a contract. The committee asked Shane to confirm the price is set for the three-year period.

Trustee Elizabeth Niebruegge motioned to recommend to the full Board the Village of Freeburg enter into a contract with Altorfer for a three-year maintenance schedule on the Caterpillar engines not to exceed \$30,000 and Trustee Steve Smith seconded the motion. All voting aye, the motion carried.

13. Trailers for trenchers: Shane said we will take care of this in next year's budget. Item can be taken off the agenda.

B. NEW BUSINESS:

1. APPA Legislative Rally: The committee agreed both John and Shane should go.
2. Rate Study: John and Tony met with IMEA about our electric rates. We also talked to Verbal at BHM&G. She said a rate study is usually done every five years or so. The last time we did a rate study was 2003. BHM&G would charge \$17,400 and said that is a full-blown study which includes two presentations to the Village Board. John said we do not have to pay for the study upfront. That cost will be spread out over several months. BHM&G will also provide us with tools on how we can keep track of our rates. John said we need to look at our power cost adjustment factor, what drives our fuel costs, do we have enough money in reserves? Several options would be looked at in the study. Julie will get a copy of the 2003 study to everyone. Shane would like to look at a declining scale. Tony said we need to get a better idea of how our fuel factor is decided.

Trustee Elizabeth Niebruegge motioned to recommend to the full Board we hire BHM&G to conduct a rate study at a cost not to exceed \$20,000 and Trustee Steve Smith seconded the motion. All voting aye, the motion carried.

C. GENERAL CONCERNS: None.

D. PUBLIC PARTICIPATION: None.

E. ADJOURN: *Trustee Elizabeth Niebruegge motioned to adjourn at 6:45 p.m. and Trustee Steve Smith seconded the motion. All voting aye, the motion carried.*



Julie Polson
Office Manager

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ELECTRIC COMMITTEE MEETING
Wednesday, October 9, 2013 at 5:30 p.m.

The meeting of the Electric Committee was called to order at 5:30 p.m. on Wednesday, October 9, 2013 by Chairman Mike Blaies. Committee members present were Chairman Mike Blaies, Trustee Steve Smith, Trustee Elizabeth Niebruegge, Mayor Seth Speiser, Head Lineman Shane Krauss and Village Administrator Tony Funderburg. Guest present: Janet Baechle.

A. OLD BUSINESS:

1. Approval of September 11, 2013 Minutes: Trustee Steve Smith motioned to approve the September 11, 2013 minutes and Trustee Elizabeth Niebruegge seconded the motion. All voting aye, the motion carried.
2. Acquiring Ameren customers: Shane discussed this with Julie. He would like to address all of the customers as a study to see who would be interested. Then, he can visit each location and see if it would be cost effective to switch them over to Freeburg power. Right now, we may not be in the best position price wise. Tony said it may be better to wait until closer to 2016 when people may be fighting to obtain our power. He also said we may be able to switch customers over who already want to annex into the village. We will concentrate on the residents that want to annex into the Village at this time.
3. Portable Generator Replacement: Shane said the portable generator is up and running. He will actually be using it tomorrow and stated he would like to keep it portable. Mike asked about the fuel leak and Shane said it is a drip and if it becomes a greater issue, we will address it then. Shane will get bids on another portable generator. We may put money in the budget for a new generator rather than replacing the generator that is working on an old engine.
4. Arc Flash Study: Shane said we want to paint the building but are running into a temperature conflict. It may not be done before winter hits. It's not as critical to have this done during the winter-time but will be once it gets closer to summer. Item can be taken off the agenda.
5. Safety Training: Since this a regularly scheduled event, we can take this item off the agenda.
6. Wiegmann's project: Shane said we have the outage scheduled for the 17th. We are going to rack out one of the transformer banks.
7. Shed: Shane is working on what voltage we are going to use on the boilers. We are going to rock the apron for now. Shane does not think the heat will be in before the winter. Mayor Speiser asked Shane to call the guy every day and

Shane said he will stay on him. Shane said he bid this with gas and we are going with electric boilers which are more expensive. Tony will pull the bids to see if it was worded to use gas or electric.

8. Risk assessment conducted by insurance company: Shane will start working on this. He found the log books Ron purchased but doesn't have anything that was supposed to be logged into those books. He will work with Julie on this.
9. Doors at old power plant: Shane met with them and it will be taken care of. It was a transmitter issue. Item can be taken off the agenda.
10. Transformer bids/Surplus Transformers: Shane has a list of transformers that were tested. Most all of them came back too high to sell. This company will dispose of them properly as long as their charge is reasonable. Shane said there is a handful that we can sell and he will keep them on hand until he has enough to do so.
11. LED lighting: Tony said out of the \$10,000 grant from IMEA, Professional Metals' project cost \$3,251. Therefore, we have \$2,082 to use for any lighting project. We can give him the full amount and said we need to decide how much incentive we should give Professional Metals. The committee agreed to give \$1600 to them.

Trustee Elizabeth Niebruegge to approve the IMEA LED Lighting Grant to Dennis Kaiser of Professional Metal Works in the amount of \$1600 and Trustee Steve Smith seconded the motion. All voting aye, the motion carried.

12. Cost of electric materials: Shane is working on this. Tony said we meet with IMEA tomorrow and he will bring this up at that time.
13. Discontinuance of Village employees installing temp electric: Shane said we need to decide on the policy. Shane asked if we or the County should inspect it. He feels comfortable with our linemen looking at it to give the approval to hook up. He only wants us to be responsible to hook the power up and not have to maintain them. We will review the building permit to see if it needs to be updated. Currently we charge \$100 for a deposit and \$50 to hook it up.
14. Maintenance of electric service at park: Mayor Speiser said the Park District wants Shane to call Jackie about the chili cook-off. Tony thinks this goes beyond borrowing electric. Shane said it's pretty much wired up for them and he said we can help them if we need to. We need to get away from requests that come in the day or so before the event. Shane said all of the lights for the ball field are going.
15. Inspection of power poles: Shane said this is ongoing and he said he deals with this on a daily basis. Item can be taken off the agenda.
16. Maintenance of Caterpillar engines: Shane said he will break down the quotes further to see if there are certain items we can tackle during this budget year and others that can be addressed next year.

Trustee Niebruegge brought up the resident utility mix up discussed last month and Tony said Troy and Brian both said we should not make the resident that would owe the \$2800 pay the money back and the committee agreed.

Steve asked to get together in the next couple of weeks to meet with Shane and John about Lights in the Park.

Tony said the budget billing has some major glitches in it. He said anyone that is not on automatic bill pay is showing the customer past due. It's an issue with Locis and if you hear anything, we are working with Locis to fix the problem. Tony said it's a work in progress.

B. NEW BUSINESS: Shane said we have two trenchers, one of which is old that we never use. He would like to surplus that one and possibly buy a better trailer for the one we do use. He doesn't remember the last time we started the one up. Tony said we can surplus the one. Shane asked if we could trade it in on a trailer? Tony said there is money in the budget for a trailer. Shane will get some costs on trailers and get some quotes from companies.

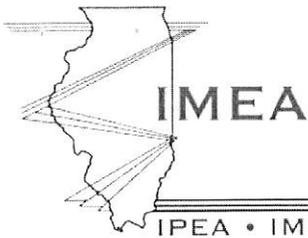
C. GENERAL CONCERNS: None.

D. PUBLIC PARTICIPATION: Janet wanted to know why the painting wasn't done on the doors and Shane said we were busy and he was tackling a lot of projects. Janet asked if we have all of the high level transformer things gone where we don't have any more to worry about? Shane said we have the failed transformers tested when they go bad.

E. ADJOURN: *Trustee Elizabeth Niebruegge motioned to adjourn at 6:24 p.m. and Trustee Steve Smith seconded the motion. All voting aye, the motion carried.*



Transcribed from tape by
Julie Polson
Office Manager



IPEA • IMUA

3400 CONIFER DRIVE, SPRINGFIELD, IL 62711
217-789-4632 / FAX 217-789-4642

Memorandum

To: Association Electric System Members

From: Kevin Gaden, President & CEO 

Date: November 4, 2013

Re: **2014 APPA Washington Legislative Rally – March 10 to March 12, 2014**

The American Public Power Association has scheduled its 2014 Washington Legislative Rally. We hope to have a large number of municipal officials accompany our group.

The rally itself begins on a Monday (March 10) and continues through Wednesday (March 12). **The headquarters hotel will be the Grand Hyatt Washington**, 1000 H Street NW, Washington, DC, 20001. Here are the highlights:

The hotel room block is now open. To ensure the hotel discounted room rate of \$319/night, please call the reservation center at **1-888-421-1442**, reference the **“APPA room block”** and use access code **IMUA2014**. **You can also make your reservation online using the following link:** <https://resweb.passkey.com/go/IMUALegislativerally>.

- We have attached a registration form for the Rally. Please make sure you register either on line at the APPA website, by fax, or by filling out the attached form and mailing it along with your check to the APPA using the address on the bottom of the form.
- APPA holds a welcoming reception for everyone the evening of Monday, March 10.
- The Legislative and Resolutions (L&R) Committee will meet on Tuesday morning, March 11.
- The Legislative & Resolutions Committee lunch will host a speaker of national importance at lunch following the Committee meeting.
- Most meetings with our Congressional delegation on Capitol Hill will take place on Wednesday, March 12.
- Travel home can be scheduled on Thursday, March 13.

Please note that IMEA will reimburse up to two (2) individuals from each IMEA member community for their APPA member registration fee (\$245), hotel (\$319 per night) and air fare costs as it has in the past. Please fax copies of your original receipts upon your return to the attention of Cindy Evans at (217) 241-3037. Costs for additional individuals, transportation to and from the airport and incidentals at the hotel will not be compensated. Upon approval, one check will be issued to each IMEA member community.

In addition, you are invited to a series of events that include:

- A breakfast prior to the L&R Committee meeting on Tuesday morning.
- A place at one of the reserved tables IMUA has arranged to have at the L&R Luncheon Tuesday at Noon.
- And our traditional group dinner will again be held on Tuesday evening.

IMUA will be preparing background and briefing materials for everyone participating in the rally. In addition, IMUA will conduct a briefing on the various resolutions that will be presented at the L&R committee meeting following the IMUA breakfast Tuesday morning as well as an issues briefing Tuesday afternoon prior to our visits to Capitol Hill. Finally, IMUA will schedule visits to Capitol Hill for meetings with our elected officials on Wednesday, March 12.

If you are planning on attending the Rally, please contact Tammy Hall with your intention to participate. You can call **1-800-243-4632**, or email her at [**thall@imea.org**](mailto:thall@imea.org). This will allow us to plan the proper number of meals for those coming, develop a distribution list for Rally materials and also help us schedule the legislative visits on Capitol Hill.

Those who will be participating will receive an information packet from the IMUA which will provide background materials, briefing information and schedules of meetings with our delegation members on Capitol Hill. But right now, all we need to do is to assemble the list of those who will be attending.

As always, if you have any questions please call.

Attached: APPA Rally Registration Form

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ILLINOIS PUBLIC ENERGY AGENCY
ILLINOIS MUNICIPAL UTILITIES ASSOCIATION
WWW.IMEA.ORG

2014 APPA Legislative Rally ID 4985

Registration Form

March 10-12, 2014

Program Contact: Joy Ditto at JDitto@PublicPower.org, 202/467-2954

Registration Contact: Meeting Services at Registration@PublicPower.org, 202/467-2941

Assistance with Hotel Contact: Monique McCaw at MMcCaw@PublicPower.org, 202/467-2938

L&R Luncheon Table Contact: Forrest Sholars at FSholars@PublicPower.org, 202/467-2959

Grand Hyatt Washington

1000 H St., NW
Washington, DC 20001

Reservations: 888/421-1442, Group Code: G-AP14

Room Rate: \$319 Single/\$344 Double (plus tax, 14.5%)

APPA Room Block Opens on November 1, 2013

Make your hotel reservation online.

ATTENDEE INFORMATION Please print clearly. Reproduce form for additional registrants. We cannot accept registration via telephone.

Name _____ Title _____

Organization _____

Address _____

City _____ State _____ Zip _____

Phone _____ Fax _____ Email _____

Emergency Contact _____ Phone _____ Email _____

Check here if you have a disability and may require special accommodations to participate.

REGISTRATION Please check (✓) the appropriate box:

Legislative Rally, March 10 - 12, 2014

Legislative Rally - ID 4985

Pre-Rally Seminars, March 10 (Half-day seminars)

Overview of the Federal Budget: Deficits, Debt, Appropriations and Taxes (8:30 a.m. - Noon) ID 5039

Long-Term Implications of Greater Use of Natural Gas for Electric Generation (1:30 p.m. - 5 p.m.) ID 5040

Public Power Governance Workshop, March 10

Public Power Governance Workshop (8 a.m. - 3 p.m.) ID 5041

Online, Faxed or Mailed Registration

APPA Member \$245

Non-member \$490

Received On/Before 2/17 After 2/17

APPA Member \$275 (each) \$325 (each)

Non-member \$550 (each) \$600 (each)

Received On/Before 2/17 After 2/17

APPA Member \$425 (each) \$475 (each)

Non-member \$800 (each) \$850 (each)

L&R LUNCHEON TABLE RESERVATIONS

Table Reservations ID 5048 APPA Member \$300 per table

Number of Table(s) _____ Nonmember \$600 per table

Benefits of reserved tables:

- Preferential seating in the banquet hall
- Three additional tickets to the luncheon
- Signage and advance notice of table location

ORGANIZATION NAME FOR TABLE SIGNAGE:

INVOICING FEE — If payment is not included with the registration (check, credit card, or wire payment), a \$10 invoicing fee will be added to the registration price.

CONFIRMATIONS/NAME BADGES — Registration confirmation will be sent via email. Email confirmations to (if different from above): _____

Pick up registration materials and badges at the APPA registration desk at the Grand Hyatt Washington.

TRAVEL — Travel arrangements and costs are the responsibility of the meeting participants. APPA will not reimburse for changes in travel expenditures regardless of the cause, including the cancellation of a course, meeting or workshop.

CANCELLATIONS/NO-SHOWS/REFUNDS/SUBSTITUTIONS — Registrants who cancel in writing on or before March 3, 2014, are entitled to a refund of their registration fee, minus a \$50 cancellation fee. Registrants who cancel after March 3 will not receive a refund. However, we will accept attendee substitutions for the 2014 APPA Legislative Rally only. Registrants and no-shows who do not cancel on or before March 3 are responsible for the full registration fee and are not entitled to a refund of their registration fee.

Cancellations must be made in writing and mailed, faxed, or emailed to: American Public Power Association, 1875 Connecticut Ave., NW, Suite 1200, Washington, DC 20009-5715, fax: 202/495-7484, email: Registration@PublicPower.org.

PHOTOGRAPHS — By registering for this meeting, I authorize the American Public Power Association (APPA) to photograph me at this event and use such photographs in APPA marketing pieces (both electronic and print). I understand that I will not be paid for giving this consent.

2014 APPA LEGISLATIVE RALLY REGISTRATION FEE

PAYMENT METHOD: All fees are payable in U.S. currency. Nonmembers are required to include payment or provide credit card information when registering.

Enclosed is my check made payable to: American Public Power Association

Purchase Order # (optional) _____

Bill me (Members Only) \$10 invoicing fee will be applied

Wire/ACH Payments contact: Katrina Reynolds-Taylor, 202/467-2962

Please charge the following Credit Card: MasterCard

VISA

American Express

Discover

Name as It Appears on Card _____

Name of Attendee _____

Credit Card Number _____

Expiration Date _____

Amount to Charge to Card \$ _____

Cardholder Signature _____

For APPA Use Only: Order ID # _____

APPA maintains the right to designate any APPA meeting or session as open only to APPA regular members (public power utilities, rural electric cooperatives, joint action agencies, state/regional associations). The APPA Legislative Rally is not open to investor-owned utilities or other privately owned energy companies.

Submit completed registration form: Fax: 202/495-7484 • E-mail: Registration@publicpower.org • Register online at www.PublicPower.org/LegislativeRally

If paying by check: Mail completed form and full payment to our bank lock box: American Public Power Association • P.O. Box 418617 • Boston, MA 02241-8617

MAR 28 2001

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BOOK 3511 PAGE 1023

STATE OF ILLINOIS
ST. CLAIR COUNTY
FILED FOR RECORD IN
THE RECORDERS OFFICE

01 MAR 23 AM 9:53

Michael T. Burtis

RECORDER

AN ORDINANCE ANNEXING CERTAIN TERRITORY
TO THE VILLAGE OF FREEBURG, ST. CLAIR
COUNTY, ILLINOIS (SCHENEWERK)

ORDINANCE NO. 986

For Electric Comm.

VILLAGE OF FREEBURG
14 SOUTHGATE CENTER
FREEBURG, ILLINOIS 62243

C-7692

(5)

ORDINANCE NO. 986

AN ORDINANCE ANNEXING
CERTAIN TERRITORY TO THE VILLAGE
OF FREEBURG, ST. CLAIR COUNTY, ILLINOIS (SCHENEWERK)

WHEREAS, a written petition, signed by the legal owners of record of all land within the territory hereinafter described, has been filed with the Village Clerk of the Village of Freeburg, St. Clair County, Illinois, requesting that said territory be annexed to the Village of Freeburg, and,

WHEREAS, there are no electors residing within the said territory other than the owners; and,

WHEREAS, the said territory is not within the corporate limits of any municipality but is contiguous to the Village of Freeburg; and

WHEREAS, legal notices regarding the intention of the Village to annex said territory have been sent to all public bodies required to receive such notice by state statute; and,

WHEREAS copies of such notices required to be recorded, if any, have been recorded in the Office of the Recorder of St. Clair County; and,

WHEREAS, the legal owners of record of said territory and the Village of Freeburg have entered into a valid and binding annexation agreement relating to such territory; and,

WHEREAS, all petitions, documents, and other necessary legal requirements are in full compliance with the terms of the annexation agreement and with the statutes of the State of Illinois, specifically Section 7-1-8 of the Illinois Municipal Code; and,

WHEREAS, it is in the best interest of the Village of Freeburg that the territory be annexed thereto.

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: THAT the following described territory,

The South Half of the Southwest Quarter of the Southwest Quarter of Section 28, Township 1 South, Range 7 West of the 3rd 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 Book of Plats "C" on Page 283

AND

Outlot "A" of "PHILLIP FUESSER TRACTS ASSESSMENT PLAT"; reference being had to the plat thereof recorded in the Recorder's Office of St. Clair County, Illinois, in Book of Plats "48" on Page 21.

EXCEPTING that part thereof conveyed to Gustave L. Roos and Margaret B. Roos, his wife, as joint tenants and not as tenants in common by Warranty Deed from Elwell J. Boul, a widower and not remarried dated August 26, 1966 and recorded September 9, 1966 in Book 2031 on Page 624, more particularly described as follows, to-wit:

Part of Outlot "A" of "PHILLIP FUESSER TRACTS ASSESSMENT PLAT" being part of the North Half of the Northwest Quarter of Section 33, Township 1 South Range 7 West of the Third P.M.; reference being had to the plat thereof recorded in the Recorder's Office of St. Clair County, Illinois, in Book of Plats "48" on Page 21, and being more particularly described as follows, to-wit:

Commencing the survey thereof at the Northwest corner of said Section 33; said point being the point of beginning of the tract herein described; running thence in an Easterly direction along the North line of said Section a distance of 185.7 feet to a point; running thence in a Southwesterly direction along a line making a counterclockwise angle of 80 degrees 07 minutes with the last described course a distance of 244.65 feet to a point in the North line of U.S. Route No. 460 (County Highway 47); running thence in a Westerly direction along the chord of a curve to the right having a radius of 2,814.93 feet and making a counterclockwise angle of 95 degrees 00 minutes with the last described course a distance of 143 feet to a point in the West line of the aforesaid Section 33, running thence in a Northerly direction along said West line a distance of 228.55 feet more or less to the **point of beginning**.

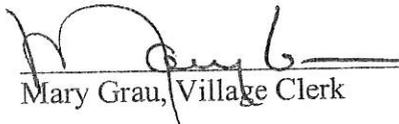
being indicated on an accurate map of the annexed territory (which is appended to and made part of this Ordinance) is hereby annexed to the Village of Freeburg, St. Clair County, Illinois, with a zoning classification of AG (agricultural).

Section 2: THAT the Village Clerk is hereby directed to record with the Recorder and to file with the County Clerk a certified copy of this Ordinance, together with the accurate map of the territory annexed appended to the Ordinance.

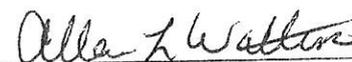
Section 3: THAT this Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

AYES <u>Tom Carpenter</u>	NAYS _____	ABSENT _____
AYES <u>Brad Bowen</u>	NAYS _____	ABSENT _____
AYES <u>Mike Ferguson</u>	NAYS _____	ABSENT _____
AYES <u>Tom Haly</u>	NAYS _____	ABSENT _____
AYES <u>Stan Koerber</u>	NAYS _____	ABSENT _____
AYES <u>Roger Sloan</u>	NAYS _____	ABSENT _____

Vote recorded by:


Mary Grau, Village Clerk

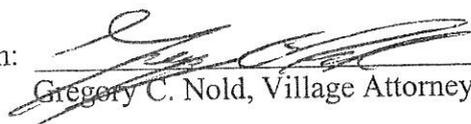
Approved by the Village President of the Village of Freeburg, St. Clair County, Illinois, this 19th day of March, 2001.


Allen L. Watters, Village President

ATTEST:

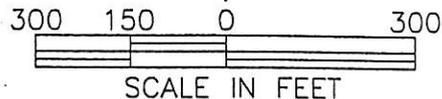

Mary Grau, Village Clerk

Approved as to Legal Form:


Gregory C. Nold, Village Attorney

ANNEXATION PLAT
ORDINANCE NO. 986
FREEBURG, ILLINOIS

PART OF THE S.W. 1/4 OF SECTION 28 AND
PART OF OUTLOT "A" OF PHILLIP FUESSER TRACTS
T. 1 S., R. 7 W. OF THE 3RD P.M.
ST. CLAIR COUNTY, ILLINOIS



SCALE IN FEET

LEGEND

- EXISTING CORPORATE LIMITS
- PROPOSED CORPORATE LIMITS
- PROPOSED ANNEXATION

EXISTING "A" DISTRICT

SEC. 29
SEC. 28

EXISTING CORPORATE LIMITS

SEC. 29

E. LINE S.E. 1/4, S.E. 1/4
730.66'

SEC. 29
SEC. 32

N.W. CORNER
SEC. 33

185.7'

228.55'

244.65'

143'

SEC. 32
SEC. 33

PROPOSED CORPORATE LIMITS

SCHENEWERK PROPERTY
PROPOSED "A" DISTRICT

S 1/2, S.W. 1/4, S.W. 1/4
SECTION 28

PHILLIP FUESSER TRACTS A.P.
(PLAT BOOK 48, PAGE 21)

ILLINOIS ROUTE 15

SEC. 28
SEC. 33

ROW

ROW

ROW

ROW



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

Gale E. Hake MARCH 19, 2001

GALE E. HAKE, I.P.L.S. NO. 2579 DATE
DATE OF LICENSE RENEWAL: 11/30/2002



RHUTASEL and ASSOCIATES, INC.
CONSULTING ENGINEERS • LAND SURVEYORS
FREEBURG, ILLINOIS CENTRALIA, ILLINOIS
(618) 539-3178 (618) 532-1992
IL. LICENSE NO. 184-000287



MAR 12 2001

ANNEXATION AGREEMENT

This Agreement entered into this 13th day of March, 2001, between the **Village of Freeburg**, a municipal corporation, in the County of St. Clair and State of Illinois, hereinafter referred to as the **Village**, and **Warren L. Schenewerk, Donna K. Schenewerk and Brian K. Schenewerk**, of 3708 State Route 15, Freeburg, Illinois hereinafter referred to as the **Owners**.

1. WHEREAS, Owners do hereby represent that they are the legal owners of the following real property near the corporate limits of the Village and is described as follows, to-wit: See Attached Legal as Exhibit "A" and made part by reference hereto; located in Sections 28 and 33 of Freeburg Township, St. Clair County, Illinois. Consisting of 21.2 acres more or less. (Subject Premises)

2. WHEREAS, the Village held a public hearing at the Municipal Center on March 19, 2001 at 7:00 p.m., of which due notice was given not more than thirty nor less than fifteen days before the date of said hearing by publication in the Freeburg newspaper or paper of general circulation.

3. WHEREAS, it has been determined that it is in the mutual interest of the Village and property Owners to annex said property to the Village upon its becoming contiguous to the Village limits.

NOW, THEREFORE, in consideration of the mutual covenants and conditions herein contained, it is agreed between the Village and the Owner as follows:

- A. The owners covenant and warrant that they are presently vested with good, fee simple title to the property as evidenced by a copy of the most recent title insurance policy which owners will present to the Village.
- B. The Owners shall immediately file a Petition to Annex the subject premises to the Village of Freeburg upon its becoming contiguous to the Village limits. The petition shall be in proper form and shall comply with the appropriate statutes of the State of Illinois.

C. These covenants herein contained are to run with the land and shall be binding upon and inure to the benefit of the parties hereto, successor owners of the subject premises, successor municipal authorities of the Village, their heirs, executors, administrators, assigns, grantees and all persons claiming thereunder for a period of ~~twenty~~^{ten} years from the date of annexation.

D. The Village agrees to annex the subject premises on the terms and conditions contained in this agreement.

E. The property shall be zoned "**Agriculture**" with all the rights and privileges of that zoning classification. In the event the owners wish to change the classification in the future, they agree to abide by the regulations as set forth for such change requests in the Village code.

F. The Village agrees to abate the real estate taxes on said premises for a period of **ten years** from the date of annexation.

G. The Village shall install one (1) street light at the Owners' entrance driveway to the Subject Premises at no cost to Owners.

H. The Owners shall receive one (1) water line tap-in fee waiver; one (1) electric line tap-in fee waiver; and one (1) sewer line tap-in fee waiver, provided sewer service becomes available. In addition to the free electric tap-in, the Village will connect the Owners' present electrical service to the Village municipal system upon their request at no charge. Subsequent to annexation, all Village utility charges shall be based upon resident rates rather than out-of-town (non-resident) rates.

I. The Village shall install a fire hydrant at the Owners' entrance to the subject premises.

J. The village agrees to waive its portion of any building permit or inspection fees related to new construction on the subject premises for a period of ten (10) years.

K. This agreement may be amended as provided by law provided each party concurs in any revisions.

This Agreement shall become effective only upon passage by a vote of two thirds of the members of the Village Board holding office at the time of its passage.

A survey or plat of the above-described property is attached hereto and made a part hereof.

VILLAGE OF FREEBURG

Allen L. Watters Dated 3/13/2001
Allen L. Watters, Village President

ATTEST

Mary Grau Dated 3/12/01
Mary Grau, Village Clerk

Warren Schenewerk Dated 3/7/01
Warren Schenewerk

Donna Schenewerk Dated 3/7/01
Donna Schenewerk

Brian Schenewerk Dated 3/08/01
Brian Schenewerk

Nold & Nold, LTD.
201 North State Street
P.O. Box 99
Freeburg, Illinois 62243
618-539-5566

EXHIBIT "A" TO ANNEXATION AGREEMENT
LEGAL DESCRIPTION (Schenewerk)

The South Half of the Southwest Quarter of the Southwest Quarter of Section 28, Township 1 South, Range 7 West of the 3rd 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 Book of Plats "C" on Page 283

AND

Outlot "A" of "PHILLIP FUESSER TRACTS ASSESSMENT PLAT"; reference being had to the plat thereof recorded in the Recorder's Office of St. Clair County, Illinois, in Book of Plats "48" on Page 21.

EXCEPTING that part thereof conveyed to Gustave L. Roos and Magaret B. Roos, his wife, as joint tenants and not as tenants in common by Warranty Deed from Elwell J. Boul, a widower and not remarried dated August 26, 1966 and recorded September 9, 1966 in Book 2031 on Page 624, more particularly described as follows, to-wit:

Par to Outlot "A" of "PHILLIP FUESSER TRACTS ASSESSMENT PLAT" being part of the North Half of the Northwest Quarter of Section 33, Township 1 South Range 7 West of the Third P.M.; reference being had to the plat thereof recorded in the Recorder's Office of St. Clair County, Illinois, in Book of Plats "48" on Page 21, and being more particularly described as follows, to-wit:

Commencing the survey thereof at the Northwest corner of said Section 33; said point being the point of beginning of the tract herein described; running thence in an Easterly direction along the North line of said Section a distance of 185.7 feet to a point; running thence in a Southwesterly direction along a line making a counterclockwise angle of 80 degrees 07 minutes with the last described course a distance of 244.65 feet to a point in the North line of U.S. Route No. 460 (County Highway 47); running thence in a Westerly direction along the chord of a curve to the right having a radius of 2,814.93 feet and making a counterclockwise angle of 95 degrees 00 minutes with the last described course a distance of 143 feet to a point in the West line of the aforesaid Section 33, running thence in a Northerly direction along said West line a distance of 228.55 feet more or less to the **point of beginning**.