

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

December 15, 2014

NOTICE

MEETING OF LEGAL AND ORDINANCE COMMITTEES Annexation; Building; Zoning; Subdivision (Trout/Matchett/Pruett)

A Legal and Ordinance Committee Meeting of the Village of Freeburg will be held at the Municipal Center, Executive Board Room, **Wednesday, December 17, 2014, at 5:00 p.m.**

LEGAL AND ORDINANCE COMMITTEE MEETING AGENDA

I. Items to be Discussed:

A. Old Business

1. Approval of November 19, 2014 Minutes
2. Zoning Report/Nuisance Properties
3. Occupancy Permit Inspections
4. Time limits on donation collection requests
5. Park District Deed of Property for Pool
6. Koppeis Request to Lower Taxes

B. New Business

C. General Concerns

D. Public Participation

E. Adjourn

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

VILLAGE PRESIDENT
Seth Speiser

VILLAGE CLERK
Jerry Menard

VILLAGE TRUSTEES
Ray Matchett, Jr.
Steve Smith
Mike Blaies
Mathew Trout
Dean Prueett
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

Legal and Ordinance Committee Meeting
(Annexation; Building; Zoning; Subdivision)
(Trout/Matchett/Prueett)

Wednesday, November 19, 2014 at 5:00 p.m.

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

The meeting of the Legal and Ordinance Committee was called to order at 5:00 p.m. by Chairman Matt Trout on Wednesday, November 19, 2014, in the Freeburg Municipal Center. Members attending were Chairman Matt Trout, Trustee Ray Matchett, Trustee Dean Prueett, Mayor Seth Speiser, Village Clerk Jerry Menard, Trustee Elizabeth Niebruegge, Trustee Steve Smith, Trustee Mike Blaies (5:28 p.m.), Zoning Administrator Gary Henning, Public Works Director John Tolan, Village Administrator Tony Funderburg, Village Attorney Brian Manion and Office Manager Julie Polson. Guest present: Janet Baechle.

A. OLD BUSINESS:

1. Approval of October 29, 2014 Minutes: Trustee Ray Matchett motioned to approve the October 29, 2014 minutes and Trustee Dean Prueett seconded the motion. All voting yea, the motion carried.
2. Zoning Report/Nuisance Properties: Tony said we have not made any further progress with the old Ernst property. The County had previously promised to pay for the demolition of the two buildings. An inspection of the buildings uncovered asbestos and it will now cost \$20,000 to tear them down. The owner can only afford \$12,000. Tony has a call into the County to see if they can add anything into next year's budget to help on this. Another option would be have the homeowner pay us the \$12,000 and we tear the building down and place a lien on the remaining amount. Attorney Manion suggested another option would be to negotiate an intergovernmental agreement with the County and tie in our demolition along with the other buildings they are getting demolished. We may be able to get a better price that way.
3. Update code book: Tony stated the code revision has been received and now needs to be adopted. He and Julie will go through and make sure all of the changes were made. He reminded the committee this does not include any changes to the zoning code. Those will be done after the Plan Commission has had a hearing on them.

Trustee Ray Matchett motioned to approve Ordinance #1525 adopting the Revised Code of Ordinances and Trustee Dean Prueett seconded the motion. All voting yea, the motion carried.

4. Occupancy permits inspections: No-one had anything new on this.
5. Change in Code for Meetings: Tony said we are working towards two Committee as a Whole meetings a month that would cover 3 committee meetings in each meeting. We need to keep in mind the requirements of the Open Meeting Act.

Legal and Ordinance Committee Meeting
Wednesday, November 19, 2014

Attorney Manion said anytime you have a meeting of more than two trustees, you need to make sure you are not conducting business outside of the posted meetings. Trustee Trout suggested creating a new committee with that format where you would get reimbursed \$150 for attending. Attorney Manion will look into that.

6. Time Limits on Donation Collection Requests: Trustee Trout and Trustee Niebruegge met with Chief Donald on this matter. They suggested a policy where donations will only be collected on Saturday or Sunday from 9:00 a.m. – 3:00 p.m., with a 4-hour time limit per organization per day, reflective vests must be worn and no person collecting can sit. They will also be required to show an approval letter from the Village. Julie asked if there will be a limit on the number of days an organization can collect and the committee decided to limit it to one weekend a year.
7. Park District Deed of Property for Pool: Tony advised the Park District's attorney has the paperwork and should present it at their next meeting.
8. Tax Levy: Item can be taken off the agenda.
9. Recommend Plan Commission Hearing on Changes to Code: Tony stated we have two annexations coming up for hearing along with two proposed changes to the code. Both of the changes to the code were suggested by Frank. The first change would be to remove a manufactured home as an allowable special use in an SR-1 district. After a brief discussion, the committee decided to hold on requesting an opinion from the Plan Commission. The other change to the zoning code was to include a new definition for office/data storage. This is being done to accommodate a business that would like to go into the old doctor's building. There was some concern over whether the language was too restrictive, and Tony thinks this is a step in the right direction and covers quite a few fields that make sense for this building. The committee agreed to send this onto the Plan Commission.

Trustee Blaies entered the meeting at 5:28 p.m.

B. NEW BUSINESS:

1. Koppeis Request to Lower Taxes: We received a notice from the Board of Review that Mr. Koppeis is trying to get his taxes lowered. Attorney Manion will attend the hearing. He has filed a Motion to Intervene and he has also talked to Mr. Koppies. Brian has sked for Joe to provide him with the numbers showing why he should have his taxes reduced. All of the TIF agreements have language that state Mr. Koppies cannot lower his taxes to an amount where there is not sufficient money to pay the bonds. Tony said we will see an increase in property tax revenue from O'Reillys.

Attorney Manion asked that we call for a motion to go into Executive Session citing litigation.

EXECUTIVE SESSION
5:39 P.M.

Trustee Dean Pruett motioned to enter into Executive Session at 5:39 p.m. citing litigation, 5 ILCS, 120/2-(c)(11), and Trustee Ray Matchett seconded the motion. All voting aye, the motion carried.

**EXECUTIVE SESSION ENDED
6:17 P.M.**

Trustee Matt Trout reconvened the regular session of the Legal/Ordinance Committee meeting at 6:18 p.m.

- C. **GENERAL CONCERNS:** None.
- D. **PUBLIC PARTICIPATION:** Janet Baechle asked if Mr. Koppeis owned the property where the TIF is now located.
- E. **ADJOURN:** Trustee Dean Pruett motioned to adjourn at 6:19 p.m. and Trustee Matt Trout seconded the motion. All voting yea, the motion carried.



Julie Polson
Office Manager

