

**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](http://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

July 28, 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, July 30, 2014, at 5:00 p.m.**

#### LEGAL AND ORDINANCE COMMITTEE MEETING AGENDA

I. Items to be Discussed:

A. Old Business

1. Approval of June 25, 2014 Minutes
2. Zoning Report/Nuisance Properties
3. Update Code Book
4. Occupancy Permit Inspections

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)].

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(Trout/Matchett/Pruett)

Wednesday, July 30, 2014 at 5:00 p.m.

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The meeting of the Legal and Ordinance Committee was called to order at 5:00 p.m. by Chairman Matt Trout on Wednesday, July 30, 2014, in the Freeburg Municipal Center. Members attending were Chairman Matt Trout, Trustee Ray Matchett, Mayor Seth Speiser, Village Clerk Jerry Menard, Village Administrator Tony Funderburg, Zoning Administrator Gary Henning, Public Works Director John Tolan (5:05 p.m.) and Office Manager Julie Polson.

### A. OLD BUSINESS:

1. Approval of June 25, 2014 Minutes: Trustee Ray Matchett motioned to approve the June 25, 2014 minutes and Trustee Matt Trout seconded the motion. All voting aye, the motion carried.
2. Status of Public Hazard Homes: Zoning Administrator Henning advised 11 S. Richland has been cleaned up by Huschle Lawn except for a large log. That will be picked up soon. The homeowner of 107 S. Pitts is making progress every week. The O'Reillys' ground breaking ceremony will be held Monday, August 4<sup>th</sup> at 9:00 a.m.
3. Update Code Book: Tony scheduled a Committee as a Whole meeting on August 6, 2014 at 5:30 p.m. and confirmed Attorney Manion will be there.
4. Occupancy permits inspections: There is nothing new to report.

- B. **NEW BUSINESS:** Zoning Administrator Henning said he has been working with the residents to make sure Freeburg looks nice for Homecoming weekend. Tony said Cameron Reid, one of our new part-time police officers has offered to help with clean-up projects around Freeburg. He is in charge of the inmate crews that go out and help with projects like weed eating ditches or picking up trash along the highway. Tony said they only need for us to provide them with equipment. Tony will ask John to compile a list of areas where we could use their help. John advised a company from DuQuoin got the O'Reillys' bid.

C. **GENERAL CONCERNS:** None.

D. **PUBLIC PARTICIPATION:** None.

E. **ADJOURN:** Trustee Ray Matchett motioned to adjourn at 5:08 p.m. and Trustee Matt Trout seconded the motion. All voting aye, the motion carried.

  
Julie Polson  
Office Manager

Legal and Ordinance Committee Meeting  
Wednesday, July 30, 2014

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(Trout/Matchett/Pruett)

Wednesday, June 25, 2014 at 5:00 p.m.

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### A. OLD BUSINESS:

1. Approval of May 28, 2014 Minutes: Trustee Dean Pruet motioned to approve the May 28, 2014 minutes and Trustee Ray Matchett seconded the motion. All voting aye, the motion carried.
2. Status of Public Hazard Homes: Zoning Administrator Henning advised 11 S. Richland is being taken care of this week, and 12 S. Alton is being handled by the bank. Mayor Speiser asked about the status of O'Reillys and Gary advised he has not heard back from corporate on the ground-breaking ceremony. Trustee Matchett asked for an update on the Ernst building. Administrator Funderburg said the demolition permit is good until October. We are waiting to hear back from St. Clair County on whether or not they are going to be able to help with the asbestos removal.
3. Update Code Book: Tony received two bids for codification services. General Code (ECode 360) quoted \$16,800 which encompasses an editorial and legal analysis and recodification of our existing code, puts our code online and provides hard copies of the code book. Their annual maintenance fee is \$995. The second proposal is from Municode with a recodification base cost of \$8750 which includes the review of our current code, editing, updating state law references and submission of the legal memorandum. It does not include the attorney review fee and any additional pages after that review. This price also does not include putting the code on the internet, and their annual maintenance fee is \$1075. Tony also advised the committee we signed a contract with Frank for our code revision. We still owe \$3300 to finish his update to our code. Tony explained we have the option to have Frank complete the code revision and then ask Attorney Manion for a legal review of the code. There could be a substantial cost associated with Attorney Manion's review. We could also hold a meeting with the full board, Attorney Manion and Frank to review the revisions. Attorney Manion would then be present to address any of our concerns. The committee agreed to have each individual trustee and committee review their portion of the code and schedule a meeting in late August for the review. Tony will check with Attorney Manion to see what his cost to review the code would be.

Legal and Ordinance Committee Meeting  
Wednesday, June 25, 2014

4. Occupancy permits inspections: Mayor Speiser has contacted several mayors and they will give him their policies on occupancy permit inspections. He will bring them to next month's meeting.

**B. NEW BUSINESS:**

**EXECUTIVE SESSION**

**5:14 P.M.**

*Trustee Dean Pruett motioned to enter into Executive Session at 5:14 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**

**5:20 P.M.**

*Trustee Matt Trout reconvened the regular session of the Legal/Ordinance Committee meeting at 5:21 p.m.*

**C. GENERAL CONCERNS:** None.

**D. PUBLIC PARTICIPATION:** None.

**E. ADJOURN:** *Trustee Dean Pruett motioned to adjourn at 5:22 p.m. and Trustee Ray Matchett seconded the motion. All voting aye, the motion carried.*



Julie Polson  
Office Manager

LEGAL-ORDNANCE MEETING  
ZONING REPORT  
July 30, 2014

Gary Henning Zoning Administrator

The Freeburg Tribune article this week will be about Signs! Four nice large demolition signs have arrived and will be posted at demolition sites. John has posted 2 signs at 101 East Hill Street.

7--Courtesy calls concerning high grass in July.

11--Occupancy Permits issued in July.

15--Building Permits issued in July:

- 1-Concrete Driveway
- 1-Storage Shed
- 1-Portable Deck
- 1-Concrete Patio
- 1-Accessory Building
- 1-Sign
- 2-Detached Garages
- 2-Electrical Upgrades
- 2-New Homes
- 3-Fences

Nuisances Corrected in July: 3

Nuisance Complaints with action to be taken:

1. The old G&S Foundry which has been vacant since 1998 is for sale-on hold at present due to owner's legal lawsuits.
2. Talked with owner about complaint on his rental property located at 107 S. Pitts—he is working on correcting the mess left by renters who skipped out without paying for over a year. He is making weekly progress.

3. 11 S. Richland Street is in foreclosure—Safeguard Properties—Talked with Justin Williams of Safeguard and they cannot take over the home until occupant has completely moved out. Did not know when that would be—informed him the Village would cut the lawn and send invoice to Safeguard. He provided me with address to send the invoice. Yard has been cleaned up by Josh Huschle.

New Businesses Working:

O'REILLY AUTO PARTS--Ground-breaking ceremony will be this Monday August 4<sup>th</sup> at 9:00 am.

POSSIBLE AUTO REPAIR AND PAINT SHOP: Contact concerning purchase of Pickers and converting into an auto repair-paint facility. Plans to redo complete front of building with 6 glass doors and 6 bays for work—all be quipped with state-of-arc equipment—Jerry Kessler who runs and owns Kessler's Auto Body in St. Libory. Presently in negotiations for various properties located within the Village.