

**REGULAR BOARD MEETING  
VILLAGE OF TEUTOPOLIS  
SEPTEMBER 01, 2021**

The regular meeting of the President and Board of Trustees of the Village of Teutopolis, Effingham County, State of Illinois, was held in the Village Hall of said Village, September 01, 2021, at 7:00 p.m.

The President called the meeting to order and upon roll call the following trustees were present:

Daniel Zerrusen-----yes  
Jane Summers-----yes  
David Tegeler-----yes

Angela Kroeger-----yes  
Greg Oseland-----yes  
Bernard Hartke-----yes

It was moved by Greg Oseland seconded by Bernard Hartke and carried that the minutes of the last meeting be approved as presented.

Tony Esker reported 1 new building permit.

Julie O'Brien addressed the board on moving forward with side-by-sides being allowed in town. She stated they are just asking to be able to do what golf carts already do. She also presented the board with a petition, 65 residences signed, that were in support of side-by-sides being allowed. After hearing from additional members of the audience the board chose to take a straw poll vote to see if they would move forward or table the request. By Roll Call Vote – Daniel Zerrusen, yes; Jane Summers, yes; Angela Kroeger, yes; David Tegeler, no; Greg Oseland, yes; Bernard Hartke, no. By roll call vote 4 yes, 2 nays, they will move forward with contacting the attorney for assistance in creating a side-by-side ordinance.

Tina Brumleve, owner of Designs Unlimited, address the board to give an update on the proposed new building Designs Unlimited would like to build in Wooden Shoe Development. She said they are waiting for building cost to stabilize before they commit to building.

Motion by Greg Oseland, second by Angela Kroeger to pass Resolution No. 638, A Resolution Designating a Developer for Redevelopment of Certain Property Being Considered for a Tax Increment Redevelopment Project and Declaring An Intent to Reimburse Certain Redevelopment Project Costs. (For Designs Unlimited) By Roll Call Vote – 6 yes, 0 nays, motion carried.

Motion by David Tegeler, second by Greg Oseland to accept a TIF redevelopment agreement between the Village and SRMD Solutions, LLC. (This agreement will pay SRMD 75% of their property taxes, per year, until they reach \$80,400.) By Roll Call Vote – 6 yes, 0 nays, motion carried.

Greg Oseland introduced Ordinance No. 963, An Ordinance Authorizing the Execution of a Redevelopment Agreement with SRMD Solutions, An Illinois Limited Liability Company. Motion was made by Angela Kroeger, seconded by Daniel Zerrusen to pass Ordinance No. 963. By Roll Call Vote – 6 yes, 0 nays, motion carried.

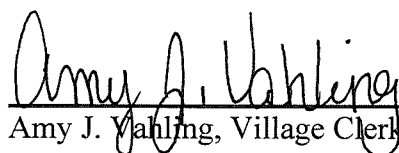
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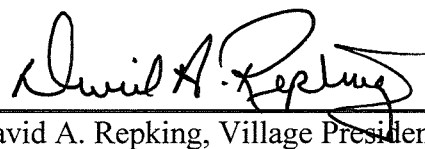
Motion was made by Greg Oseland, seconded by Daniel Zerrusen to pass Resolution No. 639, A Resolution Approving WSD Subdivision Plat (BT Enterprises). By Roll Call Vote – 6 yes, 0 nays, motion carried.

After discussion the board agreed to lower the price of the lots in Prairie View Subdivision. The new rates will be \$10,000 for an individual and \$5,000 if you are a contractor building a spec home. This will be published on the Village's website, Facebook page and a sticker on the board in Prairie View. By roll call vote - Daniel Zerrusen, yes; Jane Summers, yes; Angela Kroeger, no; David Tegeler, yes; Greg Oseland, yes; Bernard Hartke, yes. By roll call vote 5 yes, 1 nay, the price will be lowered.

Motion was made by Daniel Zerrusen, seconded by Bernard Hartke to approve a final payment of \$33,381.55 to John L. Lewis Concrete Construction, Inc. for sidewalks in Phase I of Prairie View Subdivision.

It was moved by Greg Oseland seconded by Daniel Zerrusen and carried to adjourn the meeting.

  
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Amy J. Vahling, Village Clerk

  
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David A. Repking, Village President