

**REGULAR BOARD MEETING
VILLAGE OF TEUTOPOLIS
SEPTEMBER 21, 2022**

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 21, 2022 at 7:00 p.m.

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

Daniel Zerrusen-----yes	Angela Kroeger-----yes
Jane Summers-----yes	Greg Oseland-----yes
David Tegeler-----yes	Bernard Hartke-----yes

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

It was moved by Greg Oseland, seconded by Daniel Zerrusen and carried that the treasurer's report be accepted and place on file.

It was moved by Greg Oseland, seconded by Daniel Zerrusen and carried that the board report be approved, and the September bills paid.

Tony Esker reported 2 new building permits were issued in September.

Sasha Althoff and Todd Hull from the City of Effingham were in attendance to explain proposed changes to the Effingham/Effingham County Enterprise Zone. The changes would include a 3-year property tax abatement for multi-family structures and 5-year property tax abatement for single family structures. If a single or multi-family structure would be rehabilitated, they would qualify for a sales tax exemption.

Jim Meinhart, Clay Zerrusen and Chelsea Meinhart were present to address the board. Jim Meinhart spoke about 40-aces he purchased at 14240 N. 1600th Street. His daughter, Chelsea Meinhart, and son-in-law, Clay Zerrusen, would like to purchase 8.32 acres of the property to build a home. Under the current Zoning Ordinance, they would be required to construct a minimum standard road, since it would then be considered a subdivision. Jim asked the board since they will be selling to family if this requirement could be eliminated. After discussion, the board advised Jim he would need to bring this issue to the Board of Appeals to seek a possible variance.

Lori Runde from Farmweld asked the board to consider constructing sidewalks out to Farmweld Avenue. The project would take about 900 linear feet of concrete. They feel this would help employees walk or bike to work safely. They also feel these sidewalks could help future development on the West side of the Village. Farmweld is willing to share some of the cost of the project, they would give the Village \$15,000 towards the project area. The board agreed they would take this offer into consideration.

9-21-2022

The board discussed the ditch/creek area by Mainz Circle that needs to be cleaned out. After discussing, President Repking is going to speak to Carl Pals about this project.

Greg Oseland introduced Ordinance No. 993, An Ordinance Authorizing the Transfer of Real Estate (P.E.L Land Trust) Lot 16. Motion by David Tegeler, seconded by Daniel Zerrusen to pass Ordinance No. 993. Roll call vote – 6 yes, 0 nays, motion carried.

Daniel Zerrusen introduced Ordinance No. 994. A Joint Ordinance Amending Ordinance 71-2016 to Modify Local Incentives and Property Tax abatements for the Effingham/Effingham County Enterprise Zone. Motion by Greg Oseland, seconded by Jane Summers to pass Ordinance No. 994. Roll call vote – 6 yes, 0 nays, motion carried.

David Tegeler introduced Ordinance No. 995, An Ordinance amending Chapter 71 of the Code of Ordinances for the Village of Teutopolis, Illinois (Golf Cart and Recreational Off-Highway Vehicles). Motion by Bernard Hartke, seconded by Daniel Zerrusen to pass Ordinance No. 995. Roll call vote – 6 yes, 0 nays, motion carried.


Greg Oseland introduced Ordinance No. 996, An Ordinance Authorizing First Amendment to TIF Redevelopment Between the Village of Teutopolis and SRMD, LLC An Illinois Limited Liability Company. Motion by Bernard Hartke, seconded by Angela Kroeger to pass Ordinance No. 996. Roll call vote – 6 yes, 0 nays, motion carried.

The board discussed a draft Ordinance, An Ordinance Amending Chapter 154 of the Code of Ordinance of Village of Teutopolis, Illinois (Adopting Section 154.031. Swimming Pools). Area residences were also present at the meeting to discuss with the board. After discussing, the board agreed they would need more time to look the Ordinance over. They will review the draft Ordinance at a future meeting.


The board discussed a draft Ordinance, An Ordinance Amending Chapter 154 of the Code of Ordinance of the Village of Teutopolis, Illinois (Adopting Section 154.030. Solar Energy). Eric Pals from Tick Tock Energy was also present to discuss with the board. After discussion, the board said they will need more time to look the draft Ordinance over and would also like to do more research on solar energy sources.

In other action, Mitch Hardiek from Milano and Grunloh was present to update the board on the current and future grant projects, spoke about residential and commercial properties that are not being maintained, the Village signed an electrical aggregation contract with Constellation that will start in February 2023, the new electrical aggregation rate will be .1149 and the contracted price will be good for 36 months, the Village received the last installment of the NEU ARPA fund check for \$111,725.49 and the Village received \$12,500 from the Unsewered Engineering Grant.

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



Amy J. Vahling, Village Clerk



David A. Repking, Village President