

**REGULAR BOARD MEETING
VILLAGE OF TEUTOPOLIS
SEPTEMBER 06, 2023**

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 06, 2023, 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-----No
Christina Mette-----yes	Greg Oseland-----No
David Tegeler-----yes	Bernard Hartke-----yes

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

The Building Official, Tony Esker, reported four new building permits issued in September. One of the permits was for the construction of a four-unit vacation rental.

Village Foreman Carl Pals reported on several items. The first item discussed was the south approach at the Columbus Building Association. The asphalt to complete these repairs would cost around \$4,200. After discussion, the board advised the village president to contact the Columbus Building Association to ask if they would be okay with a temporary fix until Spring. Secondly, Carl and the board discussed the Viking Industrial Painting quote for \$43,500 for repairs to the water towers. With the repairs adding up to \$43,500, the board instructed Carl to go out for more bids on this project. The third item discussed was grass and weed violations within Village limits. Lastly, they discussed insulating and adding on to the maintenance shop. Something will need to be constructed or remodeled there before the winter comes.

John Buening from Teutopolis Tire and Auto was present to give a status update on his property. The old trailers are out, and he is working to obtain titles for junk vehicles on his property. He is working on having a fence installed. The board informed John they would extend the September 12th court date until early 2024.

Sasha Althoff and Todd Hull from the City of Effingham were present to discuss changes to the Effingham Enterprise Zone. These changes will annex four properties. Todd Kabbes will develop three properties near the Enterprise Zone. The first property will be 43.88 acres near East Evergreen Avenue in the City of Effingham, the second property will be 268.8 acres near Illinois Route 32/33 in Effingham County, and the third property will be 90.8 acres along Route 40 in Effingham County. South Central FS is also asking to annex 1.14 acres of property located at 420 S. Willow Street in Effingham. They plan to demolish the old Kirby building at 420 S. Willow and would like to build a 17,050 sq. ft. building for feed sales and warehousing. This new building would cost around \$2.4 million and expand its workforce by 5 employees in the next two years. Sasha Althoff also explained a Joint Ordinance to encourage the development of business entities and the hiring of individuals defined as minorities, women, and persons with disabilities within the Effingham/Effingham County Enterprise Zone. As part of the annexation application, to meet one of the criteria,

the designating units of government need to pass an Ordinance to encourage the development of business entities and the hiring of individuals defined as minorities, women, and persons with disabilities within the Effingham/Effingham County Enterprise Zone. This work will be completed by the Enterprise Zone Administrator. The units of government will not need to do anything. The Enterprise Zone Administrator will create a creation of policy statement for development, a policy statement for development, a policy statement using other businesses, and incorporate a promotional statement of materials.

Brian Repking was present to present his TIF application. Brian plans to open a vision center named Repking Eye Care, PLLC at 113 E. Main Street. He plans to remodel the building by adding exam rooms, updating all flooring, and making cosmetic updates. He hopes to create 3 to 4 jobs in the future. The estimated cost of his renovation will be \$175,000. He is requesting to be reimbursed \$26,000 through TIF II funds. The board discussed potential payback options. Both parties agreed to a 5-year payback. The Village Attorney will be contacted to prepare an agreement to be voted on at the September 20th meeting.

Members of the Teutopolis Civics Club were present to inform the board of their upcoming Oktoberfest on September 30th. The club would like to have outdoor music until midnight. After discussion, the board agreed to allow them to play music until midnight.

Nathan Niemerg and Michael Imburgia were in attendance to discuss the proposed swimming pool ordinance. Both Nathan and Michael have ASTM F 1346 Certified Standard Covers installed over their pools. They are asking the board to consider an amendment to the proposed swimming pool ordinance. This amendment would not require a residence with an ASTM F 1346 Certified Standard Cover to install a fence. The board agreed to take this into consideration.

Daniel Zerrusen introduced Ordinance No. 1017, An Ordinance Amending the Intergovernmental Agreement Between the Village of Teutopolis, City of Effingham and Effingham County Enterprise Zone. Motion by Bernard Hartke, seconded by Christina Mette to pass Ordinance No. 1017. Roll call vote – 4 yes, 0 nays, 2 absent, motion carried.

Daniel Zerrusen introduced Ordinance No. 1018, A Joint Ordinance to Encourage the Development of Business Entities and the Hiring of Individuals Defined as Minorities, Women and Persons with Disabilities within the Effingham/Effingham County Enterprise Zone. Motion by Christina Mette, seconded by Bernard Hartke to pass Ordinance No. 1018. Roll call vote – 4 yes, 0 nays, 2 absent, motion carried.

The Public Health, Safety, and Water Committee will send the changes they made to the proposed Noise Ordinance to the Village Attorney. The committee hopes to have the updated ordinance ready for a vote at the September 20th meeting.

Daniel Zerrusen introduced Ordinance No. 1015, An Ordinance Amending Ordinance No. 1002, Appointment Ordinance for Fiscal Year 2024. (Changing Building Official salary to \$7,000 per year). Motion by Christina Mette, seconded by Bernard Hartke to pass Ordinance No. 1015. Roll call vote – 4 yes, 0 nays, 2 absent, motion carried.

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Christina Mette introduced Ordinance No. 1016, An Ordinance Authorizing Execution of Release of Reservation of Possibility of Reverter. (Tyler and Paige Platz – Lot 16 Prairie View Subdivision). Motion by Daniel Zerrusen, seconded by Bernard Hartke to pass Ordinance No. 1016. Roll call vote – 4 yes, 0 nays, 2 absent, motion carried.

Item (g) discussion and possible action on two estimates received for repairs at the intersections of Race Street and Main Street and Plum Street Main Street was tabled. President Repking will contact Milano and Grunloh and discuss possibly adding additional intersections to this STU project.

The board discussed upcoming training for the American Planning Association Illinois Chapter Plan Commissioner Training at the City of Effingham. This training was originally scheduled for September 28th. The Village Clerk received an email stating this training would now be held on October 05th. There will be five or six representatives of Teutopolis attending.

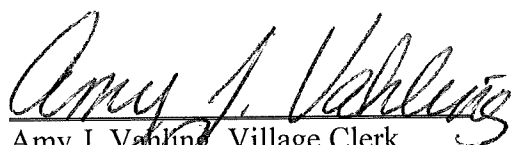
Item (i) Discussion and possible action to accept a quote from Viking Industrial Painting to make repairs to the water towers was tabled. Village Foreman Carl Pals will seek additional bids.

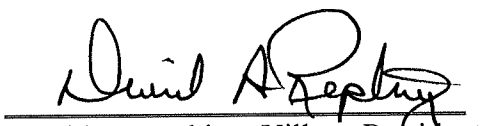
The board discussed adding additional system controls at the water and sewer plants. President Repking informed the board we currently have several alarms already in place. He will do some further investigation of our current alarms. Then he will contact a company to see if we need to add any additional alarms.

Item (k) Discussion for the Comprehensive Plan budget was tabled until we can meet with Courtney Yockey to go over the submitted proposals.

President Repking will hold off releasing the Comprehensive Plan Committee names until he has confirmation from all potential members.

It was moved by Daniel Zerrusen, seconded by Bernard Hartke, and carried to adjourn the meeting.


Amy J. Vahling, Village Clerk


David A. Repking, Village President