

**REGULAR BOARD MEETING
VILLAGE OF TEUTOPOLIS
JULY 15, 2026**

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 on July 15, 2026, at 7:00 p.m.

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

Daniel Zerrusen-----yes
Christina Mette-----yes
David Tegeler-----yes

Robin Imburgia-----yes
Greg Oseland-----yes
Rachel Collins-----yes

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

It was moved by Greg Oseland, seconded by Christina Mette, and carried that the treasurer's report be accepted and placed on file.

It was moved by Greg Oseland, seconded by Christian Mette, and carried that the board report be approved and the July bills be paid.

Tony Esker reported that several new building permits will be issued soon because of the tornado that hit our community on June 17.

Village Engineer Mitch Hardiek reported that work on the John Street box culvert is scheduled to begin on July 16th. The Village did not receive the IEPA loan for the cast iron water main project but will have the opportunity to reapply in January. Because the loan was not awarded, the needed fire hydrant repairs will be delayed; however, it was reported that the Fire Department would like those repairs completed as soon as possible. The STU project is planned to begin in September. The MFT project went smoothly, and work on Harvester Street began on July 6th. Bids for the Main Street sidewalk project will be opened on August 4th, with the project scheduled for completion by November 15th. The Ruholl Trailer Sales water and sewer project will be bid in August, and the Board also discussed finalizing the Waldhoff Subdivision plat.

Thomas Quick of Conxxus/Metro addressed the Board regarding the company's plans to submit an application for boring permits as part of its fiber expansion project. He explained that Conxxus/Metro conducts extensive research before entering a community and is committed to providing affordable rates and giving back to the communities it serves. The company plans to host a public informational event to answer residents' questions about the project. Although Conxxus/Metro currently has a main line on Main Street, it cannot be utilized for this project, requiring the installation of an additional line. The project will include fiber service to every home in Teutopolis and surrounding areas. Mr. Quick noted that Conxxus/Metro currently has approximately 330 builds underway and frequently partners with American Fiber for line

installation. As an Effingham native, he stated that he will be readily available to address any local concerns or issues. Internet service speeds will range from 50 Mbps to 10 Gbps.

Herb Meeker reported that he is working part-time for the Effingham Daily News and will be covering Village Board meetings going forward.

The Board reviewed a proposed Intergovernmental Agreement (IGA) framework to be presented to the Teutopolis Unit #50 School Board at its July 20th meeting. The proposal includes annual payments of \$75,000 beginning in 2027 for three years, with increases of \$50,000 every three years thereafter until TIF District No. 2 expires. Payments would be capped at 10% of the Village's total TIF revenues. The agreement would be reviewed every five years and would allow for collaboration on future community projects. School District use of funds would be limited to eligible vocational training and capital improvement expenses. The proposal also provides flexibility in the source of TIF funds, protects obligated payments from future commitments, and acknowledges the Village's authority to terminate TIF districts early or pursue future extensions in accordance with state law.

Motion by Greg Oseland, seconded by Rachel Collins to allow the Teutopolis Water Department to purchase larger water meters for commercial properties.
Roll call vote – 6 yes, 0 nays. Motion carried.

Motion by Greg Oseland, seconded by Daniel Zerrusen to approve Resolution No. 706, Resolution Establishing a Time and Place for a Public Hearing to Consider the Redevelopment Plan and Project for the S Smith Street TIF Redevelopment Project Area.
Roll call vote – 6 yes, 0 nays. Motion carried.

Motion by Greg Oseland, seconded by Robin Imburgia to approve Resolution No. 707, A Resolution Authorizing Teutopolis Civic Club to Conduct a Non-Highway Vehicle Event and have Live Music Entertainment. (Oktoberfest – September 26, 2026)
Roll call vote – 6 yes, 0 nays. Motion carried.

Motion by Daniel Zerrusen, seconded by Robin Imburgia to approve payment to Judiciocracy LLC/LegalSolved for \$845.09.
Roll call vote – 6 yes, 0 nays. Motion carried.

The Board approved President Repking to sign engagement letters from Kemper CPA Group for auditing services for General, TIF 1, TIF 2 for 2026, 2027 and 2028.

Motion by Daniel Zerrusen, seconded by Greg Oseland to approve a quote from VP Fire & Security to replace a camera on the west side of the building and set up new camera recorder and app.
Roll call vote – 6 yes, 0 nays. Motion carried.

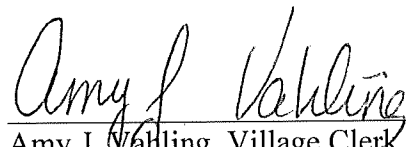
Motion by Greg Oseland, seconded by Robin Imburgia to approve a proposal to do an archaeological survey of the land that the sludge will be distributed on the IEPA/CPF funding. Roll call vote – 6 yes, 0 nays. Motion carried.

Motion by Greg Oseland, seconded by Daniel Zerrusen to move \$14,450 from Gaming Money Market to General Checking to pay bills for the new digital sign. Roll call vote – 6 yes, 0 nays. Motion carried.

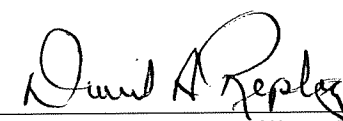
Greg Oseland introduced Ordinance No. 1131, An Ordinance Authorizing Execution of a Redevelopment Agreement. (J.B. Esker and Sons, Inc). Motion by Robin Imburgia, seconded by Daniel Zerrusen to pass Ordinance No. 1131. Roll call vote – 6 yes, 0 nays. Motion carried.

Greg Oseland introduced Ordinance No. 1132, An Ordinance Authorizing the Lease of Real Estate. (John B. Meyer – Farm Lease 2027 and 2028) Motion by Daniel Zerrusen, seconded by Reachel Collins to pass Ordinance No. 1132. Roll call vote – 6 yes, 0 nays. Motion carried.

It was moved by Greg Oseland, seconded by Christian Mette, and carried to adjourn the meeting.



Amy J. Vahling, Village Clerk



David A. Repking, Village President