

State of Illinois

January 6, 2026

County of Monroe

Village of Valmeyer

REGULAR MEETING

Roll Call: Howard Heavner, Kyle Duffy, Rob Nowlan, Tim Valentine, Kaylee Dependahl and Adam Tyberendt were all present with Butch Ford absent. Also in attendance were Dennis Knobloch, Larry Andres, Tim Richards and Terry Marquardt. There being a quorum present the meeting was called to order at 7:30 p.m. by President Heavner, at the Village Hall.

The minutes from the previous meeting were approved with a motion by Valentine, second by Nowlan, all aye, Ford absent, motion carried.

Also in attendance was Village Resident, Jason Kenney.

The monthly expenditures were read. A motion to approve was made by Duffy, second by Dependahl, all aye, Ford absent, motion carried.

The maintenance report was presented. A motion to approve was made by Duffy, second by Nowlan, all aye, Ford absent, motion passed.

The Police Report was reviewed. A motion to approve was made by Valentine, second by Tyberendt, all aye, Ford absent, motion carried.

Committee Report:

- Economic Development: Nothing to report
- Planning: Nothing to report
- Infrastructure: Nothing to report
- Recreation: Nothing to report
- Emergency Services: Valentine brought up question about the Fire House roof leaking above meeting room. Richards stated that he's been in contact with the roofing company and has been informed that it is not covered under warranty and significant repairs are needed in order to fix the problem. The next step to getting a solution was discussed. Everyone was under agreement that we should get bids from a commercial roofing company and go from there. Richards stated he would start getting bids.
- Finance: Nothing to report

Old Business:

Street overlay IDOT report- Knobloch reported that there has been a change in the Lead Agency for the project. It was previously stated that Monroe County would be the Lead Agency for the project; however, now the Village is the Lead Agency for the project and will bill Monroe County for their work. The bidding for the project is estimated to start in March, with the project beginning in June 2026. A motion to pass the final Street Overlay IDOT Report was made by Valentine, second by Tyberendt, all aye, Ford absent, motion passed.

Knobloch gave an update on the TIF District Distributions. It was previously approved that the Village would receive \$50,000 off the top; however, the Village receives 5%, which comes to \$21,079.33, along with expense reimbursement. The remaining amount is split in half with half going to Admiral Parkway and the other half getting split between the 7 taxing districts. A motion to approve the advised distribution was made by Duffy, second by Nowlan, all aye, Ford absent, motion passed.

Richards gave an update on the Niebruegge/Floodplain issue. Since we have no market value of the building, Niebruegge will need to get an appraisal to determine the market value of the property. Once the market value is established, the Village will require contractor estimates for the entire project to evaluate against the market value of the property. This will be used to determine if the improvements are more or less than 50% of the market value. If repair estimates exceed 50%, all Flood Plain substantial improvements must be followed. If the repair estimates are less than 50%, construction will be allowed to proceed provided all permits and inspections are brought up to date.

New Business:

Richards stated that it was brought to his attention by Chausse, that people have been violating the burn pile, dumping things such as furniture rather than yard waste. Everybody agreed to put up cameras and new signage.

Trinity Church constructed a new mailbox/blessing box; however, it is one Village property, and with the placement of the structure, there are liability concerns, as well as obstruction of view. Richards was told that the Paster was going to speak with him at Village Hall; however, Richards has not had any communication with anyone from the church. Richards is going to draft a letter stating that we are not comfortable with the placement of the structure and ask that they attend a meeting or stop in Village Hall and discuss a resolution to this issue.

There being no further business, a motion to adjourn at 8:06 p.m. was made by Duffy, second by Tyberendt, all aye, Ford absent, motion carried.

Respectfully Submitted,

Ashley Stuckmeyer, Village Clerk