

State of Illinois

January 20, 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 Jason Niebruegge and Fire Chief, Nathan Wilson.

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

The treasurer's report was presented. A motion to approve was made by Dependahl, second by Nowlan, all aye, Ford absent, motion passed.

Committee Report:

- Economic Development: Nothing to report
- Planning: Nothing to report
- Infrastructure: Nothing to report
- Recreation: Nothing to report
- Emergency Services: Nothing to report
- Finance: Nothing to report

Old Business:

Richards gave an update on the Niebruegge/Floodplain issue. Niebruegge provided an appraisal that he had done on the property. The property was appraised at \$43,748.07. Richards is concerned about the first statement on the document, 'intended use is for loan underwriting purposes, the client and intended user is State Bank'. The appraisal was not done by a licensed appraiser. Richards encouraged the Board to read FEMA Document, FEMAP758-Substantial Improvement/Substantial Damage Desk Reference, and familiarize themselves with the document. Local officials need to determine the market value of the structure. Market value of the building is the condition of the building before construction was started. If the Board chooses to accept the appraisal and the Market value of \$44,000, Niebruegge will need to provide a written contractor's estimate on the improvements made to the structure to determine that the improvements are less than 50% of the market value. We will hold a committee meeting on February 3rd at 6:30pm to continue discussion regarding this topic.

Richards gave an update on the EMS roof. St. Louis Roofing came out and inspected the roof. They will be able to fix the problem. They are going to provide the Village with an estimate for the repairs by the end of the week.

Nowlan asked if we've had any conversation with Trinity church regarding their stone blessing box. Richards stated that he's been in contact with the paster. They are going to move the structure back onto their property. The pastor asked if they could have 60 days to do so and Richards confirmed that would be okay.

New Business:

The lease has expired on the EMS building. The lease needs to be reviewed, and any revisions need to be made before renewing the lease. Wilson mentioned that there are Grants available for maintenance on EMS building, however, since the building is in the municipalities name, the Fire Department is unable to apply for any grants. This is something that can be considered when renewing the lease. Wilson also mentioned that he would like to cancel the monthly cleaning with Metro East Cleaning. We will have the cleaning company clean for the paid month of January, then will cancel services. Both the Fire Department Board and the Village board will review the lease and make any necessary changes before renewing the lease.

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