

# Village of Albers

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*"Providing security and services to improve the quality of life for our residents."*

PRESIDENT, Steve Schomaker

TRUSTEES:

Scott Athmer

Dennis Behrmann

Kevin Kenow

Mike McDermid

Kent Schwierjohn

Jeff Timmermann

## MINUTES OF MEETING OF THE VILLAGE OF ALBERS PRESIDENT AND BOARD OF TRUSTEES HELD ON November 09, 2020.

MEETING CALLED TO ORDER: President Steve Schomaker called the meeting to order at 7:00p.m.

PLEDGE OF ALLEGIANCE: All in attendance recited the Pledge of Allegiance.

ROLL CALL: Trustees Athmer, Behrmann, Kenow, McDermid, Schwierjohn and Timmermann were present at roll call. Kenow attended the meeting electronically.

APPROVAL OF REGULAR SESSION MINUTES: The minutes from the Regular Meeting from October 12, 2020, were reviewed.

A MOTION WAS MADE BY McDermid to approve the minutes as presented. Athmer seconded the motion. Vote was 6 - yeas, 0 - nays; motion carried.

APPROVAL OF AGENDA: The Agenda was reviewed. Schwierjohn asked to amend the agenda to include "Planning Commission Meeting, October 29 - Update" to the Zoning Committee agenda.

A MOTION WAS MADE BY Schwierjohn to approve the Agenda as amended. Timmermann seconded the motion. Vote was 6 - yeas, 0 - nays; motion carried.

OTHER VILLAGE OFFICIALS: Clerk Morris, Streets & Lighting Superintendent Rolves, Water & Sewer Superintendent Horstmann; Attorneys Doug Gruenke and Terry Bruckert were in attendance. Treasurer Hubert, Chief Vielweber and Zoning Administrator Brendel were absent, all were excused from the meeting.

GUESTS IN ATTENDANCE: Residents Ken Rogowski and Wayne Thuenemann were in attendance to discuss the proposed annexation and subdivision. Dennis Holtmann was in attendance to discuss the proposed Holtmann Subdivision. Dave Wellen, resident, was in attendance to observe.

President Schomaker invited Mr. Thuenemann and Mr. Rogowski to address the Board. Mr. Thuenemann and Mr. Rogowski asked if current residents west of Albers will be included in the sewer extension, questioned why neighboring residents were not directly contacted about the subdivision and had concerns about who would be paying for the sewer extension. President Schomaker stated that on tonight's agenda was only annexing property into the Village and that this is only the first step in establishing the proposed subdivision. Attorney Gruenke stated that all State mandated public meeting notification requirements for Village meetings were and will be met. President Schomaker noted that

*Stephen Schomaker - Village President*

*Trustees - Scott Athmer, Dennis Behrmann, Kevin Kenow, Mike McDermid, Kent Schwierjohn and Jeff Timmermann*

*Brenda Morris - Village Clerk*

*Brian Vielweber - Police Chief*

*Cindy Hubert - Village Treasurer*

*Eric Rolves - Streets & Lighting Superintendent*

*Jeannie Brendel - Zoning Administrator*

*Chris Horstmann - Water & Sewer Superintendent*



*- We Care, We Recycle*

adding much needed homes in Albers benefits all residents and will have a very positive impact on the community. Behrmann stated that no decisions have been made by the Board about payment of the sewer extension, and all discussions will be held at future public meetings. Mr. Thuenemann voiced concerns that previous water and/or sewer extensions were substantially paid by the property owners and that Mr. Holtmann may be receiving more financial help from the Village. President Schomaker and the Board questioned that statement by Mr. Thuenemann and noted that records will be reviewed verifying payment of past projects. The Board discussed that if it is financially feasible, residents requesting sewer services, who may be served by the proposed sewer extension, may be included in the project.

Ordinance #584 Authorizing Execution of Annexation Agreement with Leonard & Linda Rolves was presented.

A MOTION WAS MADE BY Schwierjohn to approve Ordinance #584 Authorizing Execution of Annexation Agreement with Leonard & Linda Rolves. Timmermann seconded the motion. Vote was 6 - yeas, 0 - nays; motion carried.

Ordinance #585 Annexing Certain Territory to Village of Albers, Rolves Tract, was presented.

A MOTION WAS MADE BY Schwierjohn to approve Ordinance #585 Annexing Certain Territory to Village of Albers, Rolves Tract. Athmer seconded the motion. Vote was 6 - yeas, 0 - nays; motion carried.

Ordinance #586 Annexing Certain Territory to Village of Albers, Holtmann Tract, was presented.

A MOTION WAS MADE BY Schwierjohn to approve Ordinance #586 Annexing Certain Territory to Village of Albers, Holtmann Tract. Timmermann seconded the motion. Vote was 6 - yeas, 0 - nays; motion carried.

## COMMITTEE REPORTS

WATER & SEWER - Kevin Kenow, Chairman: Kenow presented the proposed Preliminary Opinion of Probable Cost from HMG Engineers to the Board for discussion. Engineering services for the sewer extension to the proposed Holtmann Subdivision is estimated to be \$46,000.00 for design and bidding plus \$53,000.00 for construction engineering. The Board discussed the proposal.

A MOTION WAS MADE BY Kenow to approve payment to HMG Engineers not to exceed \$50,000.00 for design and bidding for the sewer extension to the proposed Holtmann Subdivision with an option to renegotiate if needed. Athmer seconded the motion. Vote was 5 – yeas; 1 - abstain; 0 – nays; motion carried.

Kenow presented the sewer easements for the proposed Holtmann Subdivision sewer extension.

A MOTION WAS MADE BY Kenow to approve the sewer easement by Leonard L. and Linda M. Rolves at a cost of \$9,326.56. Timmermann seconded the motion. Vote was 6 – yeas; 0 – nays; motion carried.

A MOTION WAS MADE BY Kenow to approve the sewer easement by Carol S. Rolves at a cost of \$341.64. McDermid seconded the motion. Vote was 6 – yeas; 0 – nays; motion carried.

Kenow noted that water and sewer rates, including tap fees, are being reviewed and will be discussed at the upcoming meeting.

Water & Sewer Superintendent's Report - Chris Horstmann, Superintendent: Superintendent Horstmann had nothing to report.

Superintendent Horstmann reported -7.13% water loss for October -3.91% water loss for the previous twelve months.

POLICE AND DISASTER RESPONSE - Dennis Behrmann, Chairman: Behrmann updated the Board that

batteries for the mobile radar sign have been delivered and will be operational soon.

Police Chief's Report - Brian Vielweber, Chief of Police: Behrmann presented the Police Chief's Report, commending Chief Vielweber for efficiently managing the department.

FINANCE - Mike McDermid, Chairman: McDermid presented Tax Levy Ordinance #587 for final reading and vote. He stated that taxes have not been increased by the Village of Albers from the previous ten years. A MOTION WAS MADE BY McDermid to approve Tax Levy Ordinance #587. Athmer seconded the motion. Vote was 6 – yeas; 0 – nays; motion carried. McDermid directed Clerk Morris to file the ordinance with the Clinton County Clerk's office.

McDermid presented the invoices to the Board for review, totaling \$60,428.26. It was noted that invoices are more than average because of

A MOTION WAS MADE BY McDermid to approve payment of invoices totaling \$60,428.26.

Timmermann seconded the motion. Vote was 6 – yeas; 0 – nays; motion carried.

McDermid reviewed the committee reports with the Board and asked trustees to contact him with questions.

Treasurer's Report - Cindy Hubert, Treasurer: Treasurer Hubert was absent, her absence was excused.

McDermid presented the Treasurer's Report in Treasurer Hubert's absence.

A MOTION WAS MADE BY McDermid to accept the Treasurer's Report. Athmer seconded the motion.

Vote was 6 – yeas; 0 – nays; motion carried.

IMPROVEMENTS & PARK - Scott Athmer, Chairman: Athmer updated the Board that he has been attempting to contact representatives from Wisper internet to set up services at the JC Park and in Albers and will schedule a meeting as soon as possible. Kenow noted that there has been a change in Wisper's leadership team.

STREETS & LIGHTING - Jeff Timmermann, Chairman: Timmermann updated the Board that he will be scheduling curbing replacement on Debra Drive with Engelmann Concrete Construction, Inc.

Streets and Lighting Superintendent's Report - Eric Rolves, Superintendent: Superintendent Rolves was in attendance.

President Schomaker and Timmermann thanked Superintendent Rolves on the recent street sweeping and keeping up on leaf pick up.

ZONING - Kent Schwierjohn, Chairman: Schwierjohn updated the Board about concerns with back yard drainage issues on residences on the north side of Wildwood Drive. He will be presenting details and getting cost estimates on the project at the upcoming meeting.

Schwierjohn presented the proposed drainage ordinance for second reading.

Schwierjohn presented the proposed cargo container for second reading.

Schwierjohn updated the Board on the Planning Commission meeting on October 29. The Planning Commission recommended the property being annexed into the Village by Leonard and Linda Rolves to be zoned as Non-Urban 1.

Zoning Administrator's Report - Jeannie Brendel, Administrator: Administrator Brendel was absent, her absence was excused.

COMMUNICATIONS: No Communications were presented.

OLD BUSINESS: No Old Business was presented.

NEW BUSINESS: President Schomaker invited Mr. Holtmann to address the Board. Mr. Holtmann presented the initial concept plan of the proposed Holtmann Subdivision, noting 21 lots will be developed in the first phase, with a total of 59 lots planned for the entire subdivision; all lots in the subdivision will be 1-1 ½ acre. The Board discussed the subdivision with Mr. Holtmann.

President Schomaker thanked the Holtmann and Rolves families for their commitment and willingness in promoting Albers with their desire to see our village grow with the planned subdivision. On behalf of himself and the Board, he wished both families much success.

President Schomaker thanked Attorney Gruenke for his six years of service to the Village of Albers and wished him success as he begins his career as Clinton County State's Attorney. Attorney Gruenke thanked President Schomaker and the Board for working with him during his tenure and introduced Terry Bruckert as his replacement. He assured President Schomaker that Attorney Bruckert and his firm will continue serving Albers with professionalism and prioritize the needs of the village.

EXECUTIVE SESSION: No Executive Session was held.

ADJOURNMENT: A MOTION WAS MADE BY Schwierjohn to adjourn the meeting. Timmermann seconded the motion. Vote was 6 – yeas; 0 – nays; motion carried.

*Brenda Morris, Village Clerk*