

# 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

Cliff Behrmann

Kevin Kenow

Mike McDermid

Kent Schwierjohn

Jeff Timmermann

## MINUTES OF MEETING #1 OF THE VILLAGE OF ALBERS PRESIDENT AND BOARD OF TRUSTEES HELD ON May 12, 2025

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

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

APPROVAL OF REGULAR SESSION MINUTES MEETING – April 14, 2025: The Board reviewed the minutes from Regular Session Meeting on April 14, 2025.

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

APPROVAL OF EXECUTIVE SESSION MINUTES MEETING – April 14, 2025: The Board reviewed the minutes from Executive Session Meeting on April 14, 2025.

A MOTION WAS MADE BY Kenow to approve the minutes as presented and keep them sealed. Timmermann seconded the motion. Vote was 6 – yeas, 0 – nays; motion carried.

APPROVAL OF SPECIAL MEETING MINUTES – April 28, 2025: The Board reviewed the minutes from the Special Meeting from Special Meeting on April 28, 2025.

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

APPROVAL OF AGENDA: The agenda was reviewed. McDermid asked the Board to add “Executive Session – Asbestos Lawsuit” to the agenda.

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

OTHER VILLAGE OFFICIALS: Attorney Terry Bruckert, Clerk Morris, Chief Vielweber, and Streets & Lighting Superintendent Deimeke and Water & Sewer Superintendent Horstmann were in attendance. Treasurer Hubert and Zoning Administrator Brendel were absent, their absences were excused.

GUESTS IN ATTENDANCE: Trustee Kent Schwierjohn’s family; Kati, Westin, Levi, Tucker and Letti Kate; were in attendance in recognition of his years of service. Sean Kennedy, Gary Kharibian and Dave Wellen were in attendance to observe.

*Stephen Schomaker - Village President*

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

*Brenda Morris - Village Clerk*

*Brian Vielweber - Police Chief*

*Cindy Hubert - Village Treasurer*

*Blake Deimeke – Streets & Lighting Superintendent*

*Jeannie Brendel - Zoning Administrator*

*Chris Horstmann - Water & Sewer Superintendent*



President Schomaker recognized Trustee Kent Schwierjohn for his years of service and thanked him for his dedication to the Village of Albers. On behalf of all official and residents, President Schomaker presented Trustee Schwierjohn with a plaque commemorating his tenure.

## COMMITTEE REPORTS

IMPROVEMENTS & PARK - Scott Athmer Chairman: Athmer had nothing to report.

POLICE AND DISASTER RESPONSE - Cliff Behrmann Chairman: Behrmann presented Ordinance #615-05122025, Amending Liquor Licenses for first reading and vote. The ordinance increases the number of Class A liquor licenses available.

A MOTION WAS MADE BY Behrmann to approve Ordinance #615-05122025, an ordinance amending liquor licenses. Timmermann seconded the motion. Vote was 6 - yeas; 0 - nays; motion carried.

Police Chief's Report - Chief Brian Vielweber: Chief Vielweber presented the Police Chief Report.

Kenow asked Chief Vielweber to address students unsafely riding bikes and scooters. Chief Vielweber assured everyone in attendance that he's aware of the concerns and will be speaking with students before school ends for summer break and asked everyone to report concerns to the Albers Police Department when observed.

WATER & SEWER AND TECHNOLOGY - Kevin Kenow Chairman: Kenow reported no updates have been received from Clearwave Communications concerning installation in the Village of Albers.

Kenow addressed everyone in attendance of ongoing concerns with the sewer ponds. He stated that the Village of Albers is seriously addressing operational issues and has been working diligently to eradicate the strong odors from the sewer ponds. He noted the recent reminders to residents to stop flushing wipes has been effective and issues with wipes have reduced. Aerators are working, deodorizers are being added, and pumps are being retrofitted to address operations issues; Kenow reported oxygen levels have increased with less sewer pond odors detected. Kenow also updated everyone that grinders are being made to be placed at the reduce solids in the ponds. Curry Associates of Nashville, IL, are currently engineers of record for the sewer pond projects.

Kenow updated the Board that the current contract with Certop, Inc. expires March 31, 2025. He stated that the proposed renewal is being reviewed by the Water & Sewer Committee and will be discussed at the upcoming Committee Meeting.

Kenow presented Ordinance #619, Hydrant Backflow Meter, for reading and review. He asked the Water & Sewer Committee to review the ordinance and contact him with any concerns or edits.

Water & Sewer Superintendent Report: Superintendent Horstmann reported -8.19% water loss for March with a -5.48% loss year to date.

Superintendent Horstmann reported the electrical panel at the main lift station has been replaced by Korhmann Electric. Bubblers were not operating as needed, making the replacement necessary.

Superintendent Horstmann noted that the tank inspection is being scheduled.

FINANCE - Mike McDermid Chairman: McDermid updated the Board that the new electrical aggregation contract has been signed with Homefield Energy at a rate of \$0.11948/kWh. The Village of

Albers entered into the electrical aggregation contract on behalf of all residents, authorizing Homefield Energy as the electric supplier for all residential accounts. McDermid recommends residents remain with Homefield Energy as current rates are lower than AmerenIL. Residents may opt-out of the program by contacting AmerenIL or Homefield Energy. McDermid referred to a letter sent to residents concerning the rates update reminding all residents to remain vigilant when managing their residential account and asked all residents to contact him or Village Hall with any questions.

McDermid asked Attorney Bruckert to report on the ongoing asbestos lawsuit involving the Village. Attorney Bruckert updated the Board that he is awaiting a response from the recent correspondence concerning the lawsuit.

McDermid updated the Board on the Lookingglass Ambulance District, noting the independent ambulance district includes Albers, Damiansville, New Baden and Lookingglass Township. McDermid noted that the newly acquired ambulance funded by ExxonMobil has been received and delivered. He added that equipment for the ambulance has been ordered and will be installed when received.

McDermid presented invoices to be paid, the Board reviewed the invoices. A MOTION WAS MADE BY McDermid to pay invoices totaling \$59,803.69. Kenow seconded the motion. Vote was 6 - yeas; 0 - nays; motion carried.

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. Behrmann seconded the motion. Vote was 6 - yeas; 0 - nays; motion carried.

ZONING Kent Schwierjohn Chairman: Schwierjohn updated the Board that the Illinois Transportation Enhancement Program (ITEP) Grant has been submitted on behalf of the Village of Albers with awards being announced soon.

Schwierjohn presented minutes from the Planning Commission meeting held on April 17, 2025. Zoning district changes for 5260 E. State Route 161 and a bond/escrow extension for Rose-Charles Estates.

Schwierjohn updated the Board on the recommendation from the Planning Commission recommending the zoning update at 5260 E. State Route 161 from Industrial to Commercial.

Schwierjohn presented Ordinance #618-05122025, approving a zoning district change from Industrial to Commercial at 5260 State Route 161 for review. The Board discussed the ordinance. A MOTION WAS MADE BY Schwierjohn to approve Ordinance #618-05122025, approving a zoning district change from Industrial to Commercial at 5260 State Route 161, McDermid seconded the motion. Vote was 5 - yeas; 1 - nays; motion carried. Schwierjohn directed Clerk Morris to file the ordinance with the Clinton County Clerk.

Schwierjohn asked the Board to consider revising the zoning map to include all updates since the previous printing. The Board agreed to considering the revision and asked for pricing on the update.

Schwierjohn presented Ordinance #616-05122025, increasing fees for zoning permits and procedures. The Board discussed and reviewed the proposed ordinance. A MOTION WAS MADE BY Schwierjohn to approve Ordinance #616-05122025, increasing fees for zoning permits and procedures. Athmer seconded the motion. Vote was 6 - yeas; 0 - nays; motion carried.

Schwierjohn presented Ordinance #617-05122025, amending accessory use restrictions concerning solar panels. The Board discussed and reviewed the proposed ordinance.

A MOTION WAS MADE BY Schwierjohn to approve Ordinance #617-05122025, amending accessory use restrictions concerning solar panels. Athmer seconded the motion. Vote was 6 - yeas; 0 - nays; motion carried.

Schwierjohn asked the Board to consider extending the bond/escrow deposit on Rose-Charles Subdivision to expire in three years. The Board discussed the proposal in consideration of the Planning Commission recommendation to extend the bond/escrow.

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

STREETS & LIGHTING – Jeff Timmermann Chairman: Timmermann updated the Board that the Clinton County Highway Department is scheduled to resurface County Road #8 this summer.

Timmermann updated the Board that the sidewalk extension on North Commercial Street is currently on hold and funding for the project is expected to be funded through grants.

Timmermann presented the 2025 Motor Fuel Tax (MFT) close out for review and discussion. A MOTION WAS MADE BY Timmermann to close out 2025 MFT, totaling \$49,258.12. Athmer seconded the motion. Vote was 6 - yeas; 0 - nays; motion carried.

Timmermann presented the 2026 MFT proposal for review and approval. The Board discussed the proposal.

A MOTION WAS MADE BY Timmermann to approve the 2026 MFT, totaling \$120,000.00. Behrmann seconded the motion. Vote was 6 - yeas; 0 - nays; motion carried.

Streets and Lighting Superintendent's Report Blake Deimeke: Superintendent Deimeke reported all streets have recently been swept.

President Schomaker thanked Superintendent Deimeke for recently repairing the manhole on N. Commercial Street and commended his work.

Superintendent Deimeke noted that the backhoe has been repaired and is fully operational.

NEW BUSINESS: President Schomaker thanked Schwierjohn for his dedicated nine years of service as Trustee and commended his dedication to serving the residents of Albers.

OLD BUSINESS: No Old Business was presented.

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*

PRESIDENT, Steve Schomaker

TRUSTEES: Scott Athmer  
Cliff Behrmann  
Kevin Kenow  
Mike McDermid  
Sean Kennedy  
Jeff Timmermann

MINUTES OF MEETING #2 OF THE VILLAGE OF ALBERS  
PRESIDENT AND BOARD OF TRUSTEES HELD ON May 12, 2025

MEETING CALLED TO ORDER: President Steve Schomaker called the meeting to order at 7:45p.m.

ROLL CALL: Trustees Athmer, Behrmann, Kennedy, Kenow, McDermid and Timmermann were present at roll call.

APPROVAL OF AGENDA: The agenda was reviewed.

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

OTHER VILLAGE OFFICIALS: Attorney Terry Bruckert, Clerk Morris, Chief Vielweber, and Streets & Lighting Superintendent Deimeke and Water & Sewer Superintendent Horstmann were in attendance. Treasurer Hubert and Zoning Administrator Brendel were absent, their absences were excused.

GUESTS IN ATTENDANCE: Kent Schwierjohn and Dave Wellen were in attendance to observe.

Oaths of office were administered to newly elected officials. President Steve Schomaker and Trustees Kennedy, Kenow and Timmermann swore oaths of office. President Schomaker thanked all Trustees for serving and welcomed Trustee Kennedy to the Board, he also thanked outgoing Trustee Kent Schwierjohn for his years of service to the Village of Albers.

President Schomaker made the following committee assignments:

Improvements / Park Committee – Athmer, Chairman with Kennedy and McDermid

Police Committee – Behrmann, Chairman with Kenow and Timmermann

Water & Sewer and Technology Committee – Kenow, Chairman with Behrmann and Kennedy

Finance and Personnel Committee – McDermid, Chairman with Behrmann and Timmermann

Zoning/Ordinance/Grants Committee – Kennedy, Chairman with Athmer and McDermid

Streets & Lighting Committee – Timmermann, Chairman with Athmer and Kenow

A MOTION WAS MADE BY McDermid approving Trustee committee appointments. Kenow seconded the motion. Vote was 6 - yeas; 0 - nays; motion carried.

President Schomaker appointed the following officials for Board approval; Clerk Brenda Morris, Treasurer Cindy Hubert, Chief Brian Vielweber, Zoning Administrator Jeannie Brendel.

A MOTION WAS MADE BY Athmer approving the proposed official appointments. McDermid seconded the motion. Vote was 6 - yeas; 0 - nays; motion carried.

IMPROVEMENTS & PARK - Scott Athmer Chairman: Athmer had nothing to report.

POLICE AND DISASTER RESPONSE - Cliff Behrmann Chairman: Behrmann Athmer had nothing to report.

Police Chief's Report - Chief Brian Vielweber: Chief Vielweber had nothing to report.

WATER & SEWER AND TECHNOLOGY - Kevin Kenow Chairman: Kenow had nothing to report.

Water & Sewer Superintendent Report: Superintendent Horstmann had nothing to report.

FINANCE - Mike McDermid Chairman: McDermid had nothing to report.

Treasurer's Report - Cindy Hubert Treasurer: Treasurer Hubert was absent, nothing was reported on her behalf.

ZONING Sean Kennedy Chairman: Kennedy had nothing to report.

Zoning Administrator's Report - Jeannie Brendel Administrator: Administrator Brendel was absent, nothing was reported on her behalf.

STREETS & LIGHTING – Jeff Timmermann Chairman: Timmermann had nothing to report.

Streets and Lighting Superintendent's Report Blake Deimeke: Superintendent Deimeke had nothing to report.

President Schomaker welcomed Trustee Kennedy to the Board and thanked Trustee Schwierjohn for his service.

NEW BUSINESS: No New Business was presented.

OLD BUSINESS: No Old Business was presented.

EXECUTIVE SESSION: No Executive Session was held.

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

*Brenda Morris, Village Clerk*