



Village of Caseyville

909 South Main Street
Caseyville, Illinois 62232

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REGULAR BOARD MEETING MINUTES

November 19, 2025

KENT LUEBBERS
Mayor

CINDY MILLER
Village Clerk

NICK BELAND
Trustee

JOHN BUCKLEY
Trustee

DAVID BENSON, JR.
Trustee

RON SANFTLEBEN
Trustee

MATT MODROVSKY
Trustee

DAN CARY
Trustee

BRIAN RADER
Supt. of Public Works

WOODROW "WOODY" HALL
Chief of Police

MIKE WAGNER
Attorney

TAMARA AMMANN
Treasurer/Comptroller

JIM ALVAREZ
Zoning Administrator

JEREMY DIEL
Fire Chief

Call to Order:

The Regular Board Meeting of the Village of Caseyville was called to order at 7:00 pm by Mayor Kent Luebbbers, in Council Chambers at 909 S. Main Street, Caseyville, Illinois.

The meeting opened with the Pledge of Allegiance and Moment of Silence.

Roll Call:

Mayor Kent Luebbbers

Trustees: Matt Modrovsky, Ron Sanftleben, Dan Cary, Nick Beland, David Benson, Jr., John Buckley

Attorney Bryce Lickfield

Village Clerk Cindy Miller

Others Present: Police Chief Woody Hall, Superintendent of Public Works

Brian Rader, Treasurer/Comptroller Tamara Ammann, Desi Norberg

Minutes:

A motion was made by Matt Modrovsky and seconded by David Benson, Jr., to approve the Regular Meeting minutes and Committee Meeting minutes of November 5, 2025.

No additions or corrections.

Voting on Motion: - All Ayes; - Motion Passed

Presentation:

Rhonda Breslin, Municipal Sales Manager, Republic Services. Been with Republic for 3 years. Jamie, our Office Operations Manager, is here as well to assist with any questions. The Village of Caseyville has a mandatory trash contract and bulk pick-up with Republic. We do over Recycle and Yard Waste pickup (Optional services). Republic does a weekly trash pick-up in the Village on Monday, Tuesday and Friday, this covers 1,413 accounts. There are 274 recycle accounts that are picked up every other Wednesday. We are hoping to obtain more recycling accounts, especially since we have a new recycling plant in Bridgeton, which recycles into pellets. Large item pickup is 2 large items at one time, but you may have 2 pickups per month. When calling for an appointment you need to provide a list of items, so the trucks are prepared for the quantity of items, and they are only scheduled on a certain day. We have 2 permanent drivers, one for trash and one for recycling. We are proud to report that over the last 12 months, trash service, which is weekly drive-by in Caseyville, out of 1,413 homes, we had a total of only 177 misses in 12 months, this is 73,476 drive-byes per year. Had only 61 recycling misses in 12 months out of 274 accounts signed up. This is 7,124 drive-byes a year. We have a 3-year contract with the Village, and it expires in 12/31/2026 and hopefully we can maintain the Village services. We can communicate with our customers through a website, facebook and if your phone numbers are current, we send out text messages or provide phone messages. Currently, we have one EV Truck, which is being tested in Chicago. We also offer Emergency Response services SOS Blue Crew, which can provide disaster cleanups. We have purchased Sander's and Flowers sanitation, so periodically you may see those trucks in the area, only if we are having equipment issues. Zach Callahan used to be the Village driver, he is now in Maryville, and I know always communicated with Village residents. Your current driver is now Angie, as Kirk is out for medical reasons. Angie loves this territory, and I will discuss with her ways to help communicate with the Village Residents, as that seems to be a major factor with the customers. It was interesting to take a tour of the Recycling Facility and the Landfill. We would like to offer tours again to the Village Board and Staff of the recycling plant and the landfill. If you ever have issues, please feel free to reach out to myself or Jamie.

Citizen's Input:

Dorothy – I'm here to discuss my Sewer Bill, \$280.00 for 1 month, the prices are outrageous. Are you trying to run residents out of our Village. Lots of people are complaining. Unfortunately, the Village cannot assist, as Illinois American Water is the sewer provider, they purchased Metro East Sewer. Sewer rates are based on water usage, are you sure you don't have a leak somewhere. No, I've already investigated that issue. When you call customer

Citizen's Input: (cont.)

services, they advise that is normal, as your sewer bill is double your water bill. They did have some double billing issues a while back, is that part of the bill? No that has been settled. Do you think if I provided a petition for them to lower their rates it would help. Not sure, but it wouldn't hurt to try.

Deb Doughty – I provided to all Board members a handout regarding the Tax levy you are voting on this evening. Has everyone done their homework to know the difference between the tax levy and tax rate, to know how they are different. Hopefully we are not cutting the Tax Levy rate and staying where we are for the past few years. If the rate is cut, then what are we going to start doing differently? St. Clair County does home assessments, not the Village, so real estate taxes can still go up 10 to 12%. Tax rate cuts; mean employee wages are cut, no news vehicles can be purchased, layoffs may occur. It's just like if your own wages are cut in half, how are you going to pay the bills to keep going. The Village needs these tax dollars to keep paying our bills and to keep operating.

Katarina Engle – I am here again to discuss the ongoing failure to enforce the Special Use Permit for Holmes Trucking and Excavating and serious ordinance and environmental violations that continue to happen because of their actions. Before I go any further, I would like to discuss what I was told by a Trustee; "To mind my own business since I don't live in Caseyville. Let me be clear my taxes pay into Caseyville Township that pay for Caseyville Roads. I am affected by what happens here. Furthermore, instructing non-residents to stay out is not only inappropriate but also demonstrates a profound lack of empathy. Illegal dumping, environmental harm and ordinance violations do not stop at city borders. When your decisions harm neighboring residents, you have a right to speak up. Now to the issue at hand, in 2019 the Village renewed a Special Use Permit which included an annual zoning inspection requirement, yet multiple FOIA responses from 2019 to 2023 all confirm the same thing, no inspection reports exist. Despite that, business licenses were approved year after year with signatures claiming compliance, even though no inspection reports were reported. The same day the Village expanded the permit, the Illinois EPA cited Kim Holmes for open dumping, unpermitted waste disposal and operating without a landfill treatment permit causing litter and debris migration and conducting operations in violation of the Pollution Board standards. Further the EPA inspection documented severe erosion, missing silt fence, lack of vegetation and runoff, yet the Village continues to act as if nothing is wrong. In 2025 a court amendment was filed for the Illinois Limited Liability Company Act, the filing removed Kim Holmes as the manager and in May 2025 court recording Alex Holmes claims that Kim Holmes is no longer the owner of this business. Because this Special Use Permit is non-transferable, which is now null and void under the Village's own rules. With missing inspections, enormous EPA violations and now an invalid permit, I am asking this Board

Citizen's Input: (cont.)

to take active steps to resolve this issue. Accordingly recognize the Special Use Permit as void. Enforce ordinance violations and keep track when violations have been resolved, required transparent inspection documents in going forward and address on-going erosion and environmental impacts to neighboring properties. Residents who live in Caseyville or the next town over deserve accountability, enforcement and empathy. What happens here affects us all.

Robin, O'Fallon Illinois – I am a veteran who finished his career here in a neighboring town. I have been hearing about the issues within the Village and I am concerned. I have had troops in places where toxic waste has appeared, and I don't want to relive that issue ever again. In fact, I had a fellow officer who moved to Mississippi and took leave to take care of his mom because of the situation in her city, she was dying of cancer. I do not want to see this happen in our area or near me. Please have empathy for your residents. I know your vision is to take care of your Village and that includes your residents.

Larry Battas – I have a question for the Police Chief; how many Officers are on duty per shift. We have 2 patrolling. Since May I have only seen 1 police vehicle go by my house, I have a ring camera, and that just happened about 2 weeks ago. I was down in your subdivision recently; I guess that's the only 1 I finally saw. Residents are complaining that they see them sitting at McDonald's or Handee-mart, not out patrolling. One lady state she sees them all the time, that can't be true. Well, we have lots of issues down by McDonald's, well we have issues here within the Village and only 2 Officers patrolling is not good, we need more. We have other officers in the Village, 1 Task Force and 1 DEA, who can assist with calls when required.

New Business:

Police:

Motion was made by David Benson, Jr. and seconded by Matt Modrovsky to Approve Resolution #25-75; A Resolution authorizing to fill an Existing Full-Time Police Officer Position (Michael Price).

Discussion: Michael is filling Cody Wiley's position. He was Rated #1 on the Testing List and recommended to Hire.

Voting on Motion: - All Ayes; – Motion Passed

Finance/TIF/Grants/Insurance:

Motion was made by Matt Modrovsky and seconded by Ron Sanfleben to **TABLE** Ordinance #2025-08; An Ordinance Approving the Tax Levy and assessment of Taxes for 2025.

Discussion: Table this Ordinance, discuss further in Committee and then place it on next meeting Agenda.

Voting on Motion: - All Ayes; – Motion Passed

Motion was made by Matt Modrovsky and seconded by Ron Sanfleben to Approve Resolution #25-76; A Resolution approving the Maintenance under the Illinois Highway Code for calendar year 2026.

Discussion: None

Voting on Motion: - All Ayes; – Motion Passed

Ordinance:

Motion was made by Dan Cary and seconded by Matt Modrovsky to Approve Ordinance #2025-09; An Ordinance Adopting a Revised Code of Ordinances for the Village of Caseyville's website from 2024 to 2025.

Discussion: None.

Voting on Motion: - All Ayes; – Motion Passed

Cemetery:

Motion was made by Ron Sanfleben and seconded by Dan Cary to Approve Resolution #25-77; A Resolution to approve the Cemetery Association's rate increase for the opening and closing of graves and cremations.

Discussion: None.

Voting on Motion: - 5 Ayes – 1 Nay; – Motion Passed

Correspondence:

None.

Approval of Bills:

Motion was made by Matt Modrovsky and seconded by David Benson, Jr., to pay the bills and the money drawn from the proper accounts.

Discussion – None.

No additions or corrections.

Voting on Motion: - 5 Ayes – 1 Present; - Motion Passed

Police Chief:

- Congrats to Michael Price and welcome to the Caseyville Police Department.
- DEA Confiscations – 88 pounds Marijuana, 65 pounds THC, \$50,000 Cash (Department will receive a portion of the cash)
- Monthly Report:
 - o 176 Calls
 - o 139 Traffic Stops
 - o 39 Traffic Citations
 - o 20 Felony Arrests
 - o 24 Misdemeanor Arrests
 - o 19 Warrant Arrests

Where are we with the Adam's Auction of vehicles, is there a date. No there is no date, they just list on-line, but I will check with Sergeant Reel.

Superintendent of Public Works:

- Public Work employees attended required OSHA Training.
- Clearing out drain boxes, flushing culverts for storm water, installing water services, sanitary lift station maintenance.
- Installing Christmas-Lights next week. Where are we with purchasing new Christmas Decorations; they are very costly, and we would need to replace 38 at about \$1,000 each. Dan advised maybe we could start purchasing 2 a year to replace some of the older ones.
- Working on snowplows and spreaders in preparation of the winter weather. Currently we have enough salt from last year, so hopefully we can hold off ordering until maybe February.

Attorney:

- Abatement process is proceeding on the trailer located at 422 So. Main St. Village owns property; however, does not own the trailer located on the property and still working to locate the owner, Village is moving forward with obtaining the necessary paperwork to own.

Adjournment:

A motion was made by Matt Modrovsky and seconded by Nick Beland to adjourn the meeting and go into the Committee Meeting.

Voting on Motion: - All Ayes; - Motion Passed

Meeting adjourned at 7:34 p.m.