

March 1, 1999

Village Board of Trustees met on March 1, 1999 for the regular monthly meeting. Meeting was called to order at 7:05 p.m. by Mayor William Oertel.

Roll Call

Present: Isringhausen - Down - Farmer - Clark
Absent: Schoeberle - Cunningham
Also present: Attorney Watson - Sgt. William Norris - Dan
Pilkington EMC Mgr.

Visitors: LuAnn Woody - Kevin Crowder - Joseph Rister - Verna
Johnson - Pete McAdams - Jan McAdams - Eric Voyles - Helena Piazza - Patricia
Towell - Sharon Broyles - Shirley Oertel - Kent Scheffel - Donna Davis

Motion was made by John Farmer, seconded by Bob Clark to appoint "Candi"
Down" as clerk pro-tem in the absence of Sandra Burke, voice vote carried
unanimously.

Minutes of the February 1, 1999 meeting were presented. Motion was made by
Isringhausen to accept minutes, seconded by Farmer. Voice vote carried
unanimously.

Treasurers Report

General-----\$	78,815.39
General Savings-----	111,515.84
Street CD (Brown Rd.)-----	21,500.00
Special Police-----	503.09
Hunting & Fishing -----	290.18
IMRF -----	26,431.47
Police -----	5,368.99
Street -----	33,511.75
Unemployment Insurance-----	35,845.12
ESDA-----	5,535.12
Audit-----	227.63
Tort-----	3,049.52
Park-----	5,094.09
Library-----	30,936.03
Motor Fuel-----	78,359.99

Motion was made by Farmer, seconded by Clark to place the report on file.
Voice vote carried unanimously.

Scouts attended meeting to observe. They are working on merit badges.

Visitors

Eric Voyles of the Regional Business Growth Association was present and spoke

about the extension of I 255 and the growth associated with this project. Also Mr. Voyles passed out brochures with forms to send to Representatives for support of the expansion.

Correspondence

MFT - \$ 4,370.76

MUT \$ 10, 135.54

Letter from Southwestern After Prom Committee asking for a donation of \$50.00. Farmer made motion to give \$50.00, seconded by Isringhausen. Roll call vote: Isringhausen - yes, Down - no, Farmer - yes, Clark - yes.

Letter from Alliance Communications Partners for the franchise tax from January 1, 1998 through December 31, 1998 in the amount of \$2,056.73.

Card of thanks from James Stewart for the gift certificate.

Motion was made by Isringhausen to accept correspondence, seconded by Farmer. Voice vote carried unanimously.

Bills

Ameritech	clerk	\$ 35.65
Country Town	ACO	47.89
Robert Sanders Waste System	hall	33.00
B & W Heating & Cooling	hall	205.00
Clean Uniform Service	hall	97.38
Macoupin County Clerk	ACO	64.00
Pepsi Cola		108.75
Tiger Co.	hall	800.00
Environmental Management Corp.	contract	6,667.66
M.J.M. Electric	street lighting	40.25
Brighton Water	hall	46.39
Illinois Power Co.	hall 305.66-park 265.54	571.20
Illinois Power Co.	street lighting	1,184.89
Illinois Power Co.	signals	167.46
Shipman Elevator	gas	533.08
Central Management Service	health insurance	2,279.00
Cummings Food	ACO	50.62
Suburban Journal		42.82
Henry Heyen & Son	ACO	16.24
SW After Prom Party	donation	50.00
Village of Brighton Payroll	transfer	7,987.83
Riverbend Growth Assoc.	dues	1,720.38
Pepsi Cola		72.50
Dehli Baptist Church	memorial - Francis Tandy	40.00
Village of Brighton Payroll	transfer	6,816.57

CAPITOL

Precision Lighting	lights	\$ 145.08
McCue Corporation	chair rail	437.60

SPECIAL POLICE

Galls' Inc.		\$ 84.76
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TORT

IML Risk Management Assoc.	deductible	\$ 500.00
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MFT

Sheppard Morgan & Schwaab	engineering	\$ 1,436.31
Bluff City Minerals	rock	36.45

POLICE

Brighton Pharmacy	camera	\$ 27.51
Ameritech	telephone	81.64
Ameritech	telephone	34.31
Henry Heyen & Son	misc.	12.14
Reliable Office Supply	office	33.99
Brighton Amoco	car maintenance	341.76
Macoupin County Sheriff Dept.	dispatching	1,340.00
Gall's Inc.	clothing	133.47
Tuxall	clothing	25.65
Mac. Co. Circuit Clerk	reimbursed - bond	75.00
Henry Heyen & Son		4.45

Library

Margie Warren	cleaning	\$ 33.00
Helen Swisher	cleaning	40.89
Illinois Power		41.80
B. Dalton Bookseller		120.99
Brighton Water		12.41
Ameritech		67.29
Helen Swisher	cleaning	40.10
Margie Warren	cleaning	33.00

Payroll

Lillian Bennett	library 20 hrs.	\$ 91.71
Luriel Bott	office 35 hrs.	190.14
Sharon Broyles	dispatcher 80 hrs.	387.86
Sandra Burke	clerk	441.53
Nancy Cunningham	gymnastics	511.50
Virginia Dawdy	library 37 hrs.	169.48
Diane Ford	gymnastics	450.97
Bonnie McGuire	library 12 hrs.	60.99
Lucia McNear	library 16 hrs.	69.77
William R. Norris	police 80 hrs.	810.00
Anita Oertel	treasurer	85.05
Don Piazza	police 80 hrs.- 4 OT- 10 call	726.38
James Stewart	police	807.61
John Tandy	police 16 hrs.	123.39
Brian Walter	police 80 hrs.- 4 OT- 3 call	745.48
Lin. Amer. Life Ins. Co.		47.73
Ill. Dept. of Revenue	state tax	381.45
IMRF		523.77
Altonized Fed. Credit Union		125.00
Dale Summers	ACO	171.56
Country Life Ins. Co.		123.00
Lillian Bennett	library 12 hrs.	124.10
Fred Benz	hall	44.67
Sharon Broyles	dispatcher 80 hrs.	387.86
Sandra Burke	clerk	441.53

Virginia Dawdy	library 36 hrs.	164.49
Bonnie McGuire	library 15 hrs.	75.94
Lucia McNear	library 16 hrs.	69.77
William R. Norris	police 80 hrs.	810.00
Anita Oertel	treasurer	85.05
Don Piazza	police 80 hrs.- 8 OT - 3 call	769.41
James Stewart	police 80 hrs.	807.61
Dale Summers	ACO	234.98
John Tandy	police 16 hrs. - 3 hrs. court	\$ 157.46
Brian Walter	police 80 hrs.- 5 call	665.07
Altonized Fed. Credit Union		125.00
Ill. Dept. of Revenue		193.79

Motion was made by Isringhausen, seconded by Clark to pay the bills and charge to proper accounts. Roll call vote: Isringhausen - yes, Down - yes, Farmer- yes, Clark- yes.

Committee Report

Library - Library report was read by Mayor Oertel.

There was a total of 512 adult books and 240 children's books being checked out in the month of February. The circulation for the month was 764 including audio books and special requests. Eighty-four new adult books and 37 new children's books were added to the Library's collection. The Librarians are doing an excellent job in keeping the best sellers available.

The Librarians moved shelving in an effort to utilize the library's space more efficiently. As more books are added and the library becomes busier and busier more space is needed. It is hoped that there will now be more room to place additional shelving.

A discussion was held concerning the need for additional shelves at the library and the possibility of utilizing the "kitchen" area. It was also discussed that some shelving needed to be made more stationary for fear of falling over on youngsters. Authorization was given to see to these needs.

Motion was made by Farmer to place report on file, seconded by Clark. Voice vote carried unanimously.

Zoning

Report was read by Mayor Oertel.

Kent Scheffel stated that the Village Board had formed a committee of himself, Bob Schoeberle and Bob Watson to discuss the home of Diane Pruitt. Scheffel said he has talked with Schoeberle but not Watson and he and Schoeberle felt the Village should take legal action. Motion was made by Steve Davis, seconded by Pete McAdams that the Village should follow through with any appropriate legal steps. Motion carried 6-0.

Building permits approved:

Brad & Melissa Watson - Seminary Rd.- house
Forest Long 206 George St. - storage building.

Motion was made by Isringhausen to place report on file, seconded by Farmer. Roll call vote carried unanimously.

Park

Report read by Mayor Oertel.

1.) The Park Board would like a date set for the sewer installation at Betsey Ann ball fields.

2.) A recommendation as a motion was made by Mike Roberts, seconded by George Lucas, to add a door (entrance) on the Schneider Park rest rooms on the girls side. Also a divider wall between rest rooms with an additional wall with a steel door accessible from the girls side. This area between the wall and door will be contracted out to the lowest bidder.

3.) The scoreboard at Schneider Park needs to be repaired. A motion was made by Schoeberle, seconded by Lucas, to get the scoreboard repaired.

4.) A recommendation was made by Hindley, seconded by Roberts, to advertise for bids for rest room cleaning at each park. Seven (7) months at Schneider Park starting in May and cleaning through October. Also Betsey Ann from May through August (4 months). The rest rooms should be cleaned at least every other day.

5.) Motion was made by Hindley, seconded by Roberts, to purchase 12 trees approximately 10' tall at \$50.00 each and have them planted. This would cost an additional \$25.00 for planting. Ten (10) trees would be planted at Schneider and two (2) would be planted at Betsey Ann.

6.) The culvert on the southwest corner of the large baseball field needs to be replaced.

A short discussion was held on some of the proposed items. Items need to be included in new budget.

Motion was made by Isringhausen, seconded by Clark to place report on file with exceptions to items 2, 3, 4, and 5. Voice vote carried unanimously.

Public Works

Report was read by Farmer.

Dan had MFT Maintenance Expenditure Statement the only change was limestone rock because we could not get slag rock. All that is needed to do is sign and mail in for approval.

Dan said cleaning of the storage tank went well. There are some deep pits with rust on them and they were sealed. The vent and hatch look good. Concrete at the base of the tank will need to be done next year. Dan has video to show the board at the board meeting.

EMC had a meeting with all the managers about Y2K ready. This is going to take a lot of time in the next six months because, he has to evaluate and update all of the date sensitive equipment. He has to list all date sensitive equipment for each department, test the equipment, get the problems fixed, send letters to all of the vendors to make sure they are Y2K ready.

Motion was made by Farmer to pay Liquid Engineering Corp. for the cleaning of tank in the amount of \$3,395.00, seconded by Clark. Roll call vote: Isringhausen - yes, Down - yes, Farmer - yes, Clark -yes.

Motion was made by Down, seconded by Clark to place the report on file. Voice vote approved.

Public Safety

Report was read by Down.

Dale Summers ACO was present and discussed with the board the need for gas. The present amount allocated a month was not enough. Farmer made motion to recommend to the board, seconded by Isringhausen that 40 gal. be allocated for the month. Roll call vote: Farmer - yes, Isringhausen - yes, Down - yes, Lee - yes.

Ordinance update was given by Sgt. Norris. Discussion was held on the ordinance violators and those people will be contacted.

Car 3 had repairs. Plugs, wires and fuel filter, these repairs have been made. Recall on car 1 and car 2 will go in for repairs.

Motion was made by Isringhausen to allocated 40 gal. of gas a month for the ACO, seconded by Farmer. Roll call vote: Isringhausen - yes, Down - yes, Farmer - yes, Clark - yes.

Motion was made to place report on file by Farmer, seconded by Isringhausen. Voice vote carried.

Unfinished Business

None.

New Business

Letter was read from River Bend Growth Association. Motion was made by Isringhausen to pay River Bend Growth Association dues, seconded by Down. Roll call vote: Isringhausen - yes, Down - yes, Farmer - yes, Clark - yes.

Revised MFT was read. Motion was made by Farmer to sign revised MFT, seconded by Clark. Roll call vote: Isringhausen - yes, Down - yes, Farmer - yes, Clark - yes.

Letter was read from Attorney Watson referring to the Baptist Church right-of-way easement given to the Village. The agreement called for two street lights to be installed on existing poles.

Motion was made by Farmer, seconded by Isringhausen to have two lights installed on existing poles in front of the church. Roll call vote: Isringhausen - yes, Down - yes, Farmer - yes, Clark - yes.

Discussion was held on auditorium and hallway floor bids.

Motion was made by Isringhausen to accept low bid of World Wide Contracting, with stipulations on tile to be Mannington and work done from Wednesday through Sunday, seconded by Clark. Roll call vote: Isringhausen - yes, Down - yes, Farmer - abstain, Clark - yes.

Motion was made by Isringhausen to go into Executive Session, for discussion of litigation, seconded by Clark. Roll call vote: Isringhausen - yes, Down - yes, Farmer - yes, Clark - yes.

Motion was made by Isringhausen to come out of Executive Session, seconded by

Farmer. Roll call vote: Isringhausen - yes, Down - yes, Farmer - yes, Clark - yes.

Motion was made by Isringhausen to have Attorney Watson send a letter to Apels and Pruitt, explaining the problems with variations from application and Zoning Regulations and the need to comply with regulations, seconded by Clark. Roll call vote: Isringhausen - yes, Down - yes, Farmer - yes, Clark - yes.

Motion was made by Isringhausen, seconded by Farmer to set a date for a Public Hearing on new Zoning Ordinances. Roll call vote carried unanimously.

Motion was made by Isringhausen to adjourn, seconded by Farmer. Meeting was adjourned at 8:30 p.m.

Clerk Pro-Tem

C.A. 'Candi' Down

March 30, 1999
Brighton, Illinois

A Public Hearing was held on March 30, 1999, 6:30 p.m. at the Municipal Building for discussion on the proposed Zoning Ordinance. Notice which was sent to all board members, zoning board members, newspaper and posted on the bulletin board of the Municipal Building.

March 22, 1999

NOTICE OF PUBLIC HEARING

Notice is hereby given that a Public Hearing will be held on Tuesday, March 30, 1999, 6:30 p.m. at the Brighton Municipal Building. This Public Hearing is for the discussion on the proposed Zoning Ordinance.

Sandra Burke
Village Clerk

Public Hearing was called to order at 6:30 p.m. by Mayor William Oertel.

Roll Call

Present: Isringhausen - Down - Farmer - Cunningham

Absent: Schoeberle - Clark

Also present: Attorney Watson - Mr. Tom Wobbe

Visitors: Homer Kulenkamp - Steve Davis - Harry and Anita Oertel - Shirley Oertel - Tom Bott - Kent Scheffel - Maurice Nash - Joseph Rister - Doug Feldman - Don and Shirley McLaughlin - Peggy Graham - Pete and Jan McAdams - Steve Lee - Fred Benz

Attorney Watson introduced Mr. Tom Wobbe of the Southwestern Illinois Metropolitan Regional Planning Commission who aided in the drafting of the new zoning ordinance. Attorney Watson told all present that tonight is a public hearing only and the Village Board is receiving comments and answering questions. There will be no vote at this hearing for adopting this ordinance. The Village Board may wish to make changes even after this meeting. They have the right to make changes right up to the time that the ordinance is adopted. Statutes of the State of Illinois require that a public hearing be held anytime that a zoning ordinance is being changed.

There is an existing zoning ordinance at this time. Mr. Wobbe will review some of the pertinent parts of the new ordinance and then he will answer questions.

Mr. Wobbe said that this ordinance is a comprehensive amendment to the existing ordinance and the ordinance is being rewritten and brought up date and revising and expanding the zone district map to include not only the corporate limits but the mile and one-half surrounding the village. The State of Illinois provides that when the counties are not zoned it allows the Village to zone not only the corporate limits but the mile and a half surrounding. A new base map has been prepared. Mr. Wobbe briefly went through the ordinance to explain the different sections which is approximately 50 pages. He did want to explain the section on mobile homes, modular homes and manufactured homes which is confusing to many people. In the ordinance a mobile home as a manufactured housing unit that is long and narrow (a trailer type). In this ordinance they are permitted only in mobile home parks. Manufactured houses are more rectangle and look like a house. They are required to have a minimum pitch roof of 3/12ths, residential roofing and siding on it. All manufactured homes can be placed in residential on a permanent foundation, below the frost line, any wheels and towing devices removed. Modular or doublewide can be used as long as it meets these requirements of the R-1 district. The State of Illinois states that when a manufactured housing unit is placed on a permanent foundation, wheels and hitch removed, it is no longer classified as a mobile home. It is classified as real estate. As taxpayers this is recommended. Everyone should be paying similar taxes on a unit. If the unit is not on a permanent foundation, wheels and hitch removed, it falls under the state privilege tax and taxes will decrease each year. This will preserve the property values and generate the necessary taxes to meet the services of the community.

Approximately the mile and a half radius has been in effect since 196. The State realized that the communities that were planning development becomes a part of the community and the State said that when development occurs outside the community it has an effect on the community but the community had no input on it. The State granted to the community that when the county does not have zoning the community can include the mile and a half radius.

Pete McAdams does not like the mile and a half radius, he does not want to be in it. He feels he gets nothing from the city, such as voting or sewers. Mr. Wobbe said it is up to the Village to make the determination. Pete wanted to know what he gets for it. Mr. Wobbe said that as a member outside the community you also get protection from the restrictions that are placed on that area protects you as a taxpayer and owner. It also effects those around you so that it protects the negative use effecting your property just as it would the city. The Village is within its legal rights to use the mile and a half radius. There were many issues which Mr. McAdams does not like, such as definitions, mobile home section, nuisances and minimum sizes on the square footage of homes and mobile homes. He feels some of these sections are arbitrary. Mr. Wobbe told him these are not arbitrary they are based on court cases of different communities that have been tested as a basis for the definition. Everyone has their own opinion, you may not like some of the things, but the Village is legal in everything set forth in the ordinance.

Wayne Cox asked who the code official is. It is whomever the Village Board appoints to issue the building permits.

Harry Oertel questioned how many residents saw the ordinance before tonight and the small number of people in attendance. The hearing was

published in the Southwestern Journal. His concern was that if he sold his property along the highway would it become residential. He was told his property would remain commercial. Attorney Watson told Mr. Oertel that the Village Board cannot change the classification without holding a public hearing.

Kent Scheffel asked if the Oertel's sold their property would it have to be re-zoned if someone wanted to use it as only a residence. This would not effect the classification.

Mr. Wobbe explained the different zoning classifications and where they are located within the community. Unincorporated area is zoned A-1 with the exception of a number of subdivisions that are already subdivided, they will be zoned residential and the lots will be sold and houses will be built on them. Highway and old business district that area is B-1. R-2 classifications are two or multi family dwellings. This does not mean that areas can not be re-zoned as long as the proper procedure is followed.

There has been two pieces of property that the owners have asked to be re-zoned to business. Twenty acres on the north side of W. Center Street and Gary Werts property on N. Market Street where the bulk hauling tanks use to be. These have been marked on the map but there has been no action taken on this.

Wayne Cox asked why lending institutions do not want to loan money to property owners for financing residential homes in the B-1 or commercial areas. Many lending institutions do not think that the homes will sell as well if located in the commercial areas.

Arlin Cunningham asked about the map which Mr. Wobbe presented on the recommendation for leaving one side of the highway residential if a business is not already there. That way the board has control of what business wants to come in. Mr. Wobbe said that since it is presently zoned commercial they changed it back. Arlin feels that the pieces of property marked on the map that have requested to be changed to B-1 should remain as they are until the proper procedure is followed for changing the zoning.

Pete McAdams asked the difference in Commercial and Industrial. Mr. Wobbe said that Commercial has a service or sales provided. Industrial uses tend to be manufacturing, assembly or more of a heavy intensity of use. If an industry would want to come into town a district could be created.

Pete McAdams has 30 acres that he would like to put a mobile home park in. Mr. Wobbe told him it would have to be zoned R-1, a special use permit would need to be applied for. It is not permitted by permit only it required a special use permit. All requirements would need to be met as set forth in the ordinance.

Joe Rister asked when this ordinance would be adopted. No date has been set at this time. Mr. Wobbe said the committee that is reviewing this ordinance has 30 days to make a recommendation to the Village Board. There could be additional public hearings held. A committee meeting has been set by Chairman Robert Schoeberle for April 12th at 6:30 p.m. Mr. Rister is concerned about the mobile home section. He feels that mobile homes should be only in a mobile home park. Mr. Wobbe said that mobile homes decrease in value and the amount of tax revenue is not enough to pay for schools, fire protection and police and everyone should pay their fair share. All new mobile homes now have to be built to the HUD requirements. Any mobile home built after 1976 has to have a minimum 2" x 4" stud walls, our ordinance does not allow anything less. Mr. Rister proposed that the board not allow any

homes to be brought into the Village that are titled only deeded. Titled homes to be moved only into the mobile park areas. Attorney Watson said that after the wheels and hitch are removed they can be transferred to a deed and they become a part of the real estate.

Pete McAdams questioned Section 4-11 - Mobile Homes that the way it is written existing mobile homes could not be replaced. Suggestion to add "existing" to 4-11.1. Pete feels you are limited to where you can place a mobile home. Mr. Wobbe told him a mobile home park can be put in any R-district as long as they apply for a special use permit. The Ordinance Committee consists of the members of the Village Board.

Kent Scheffel asked if the Ordinance and Zoning Map would be adopted at the same time and they will both be adopted at the same time.

Mr. Wobbe read a section of the state law that at this time the meeting is being adjourned to another date. "Hearing may be adjourned from time to time within 30 days after the final adjournment of the hearing the committee shall make a final report and submit a proposed ordinance for the entire municipality to the corporate authorities".

Adjournment - Motion was made by Cunningham, seconded by Farmer to adjourn the Public Hearing. Hearing adjourned at 8:00 p.m.

Sandra Burke

Village Clerk