



Village of Brighton
206 S. Main St. Brighton, IL 62012

Board Meeting MINUTES Feb. 3, 2025 at 7:00pm

Village of Brighton Board Meeting

- A. Call To Order/Pledge of Allegiance: 7PM
- B. Attendance: Trustees Present-Jim Winslade, Marcella Wilfong, Aaron Mead, Don Little, John Bramley, Bradley Arnold. Others Present-Mayor Kasten, Clerk Jenkins, Treasurer Livers, Attorney Watson. Absent-Supv. Kahl.
- C. Approval of Board Minutes 1/13/25: Aaron Mead, 2nd John Bramley. Motion carried 6-0.
- D. Approval of Treasurers Report: Aaron Mead, 2nd Don Little. Motion carried 6-0.
- E. Approval of Bills: Aaron Mead, 2nd Jim Winslade. Motion carried 6-Yeas 0-Nays.
- F. Mayor Report: Correspondence-Commending Sgt. Ford for his professionalism and assistance with a police matter; Thank you received from the family of Robert Watson. Mayor Kasten also gave an income and expense report for the Daddy Daughter Dance.
- G. Public Comment: Michael Stevens addressed the Board about January late fees on waters bill and that CNB Bank can not send automated payments to Brighton Water.

Committee Reports

- A. Clerk Committee-1/8/25 Meeting Cancelled
- B. Economic Development Committee-1/7/25 No Quorum
- C. Park Committee-1/9/25 Meeting Minutes: Aaron Mead, 2nd Bradley Arnold. Motion carried 6-0.
- D. Planning Committee- 1/2/25 Meeting Minutes: Don Little, 2nd Jim Winslade. Motion carried 6-0.
- E. Public Safety-1/20/25 No Quorum
- F. Public Works-1/27/25 Meeting Cancelled
- G. Public Hearing-Zoning-1/21/25 Meeting Minutes: Aaron Mead, 2nd John Bramley. Motion carried 6-0.
- H. Zoning Committee-1/21/25 Meeting Minutes: Aaron Mead, 2nd Bradley Arnold. Motion carried 6-0.
 - 1. Approve Zoning Permit for 17423 Oak Rest Rd-New House-Aaron Mead, 2nd John Bramley. Motion carried 6-0.
 - 2. Approve Special Use Permit for Hibiscus Solar & Jon Loy- Aaron Mead, 2nd John Bramley. Motion carried 6-Yeas 0-Nays.
 - 3. Approve Special Use Permit for Lavendar Solar & Jon Loy- Aaron Mead, 2nd Bradley Arnold. Motion carried 6-Yeas 0-Nays. Don asked why there was a 'no' vote at the Zoning Hearing. The Mayor informed him, Mr. Huber voted 'no' because of the loss of farmland.

Old Business:

- A. Discuss/Possible Action: Derelict property on 103 School St.-John Bramley made a motion to move forward with issuing Ordinance violation tickets. 2nd Aaron Mead. Motion carried 6-0. Mr. Watts has failed to come to the meetings to keep the Board informed of the progress of repairs. The Village has been in discussions with Mr. Watts for over a year in regard to the condition of his property.
- B. Discuss/Possible Action: Ongoing Municipal building repairs-The following list is not for immediate action, but to show the Board what needs to be done if they choose to repair this building.
 - 1. Repair or Replace building? The Board discussed beginning the process to replace this building. Current long-term debt was discussed: Park Concessions \$214,000 left to pay off in 5yrs, Train track loan is paid off, BDTA loan is paid off, IEPA loan for sewer work \$329,000 left to payoff in 8 years from sewer account. The Mayor will appoint a subcommittee to discuss possible locations, list of offices needed, plans etc....
 - 2. Discuss/Possible Action: Bid replacement of window lentil and tuck pointing. N/A



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3. Aaron Mead made a motion to bid removing windows, brick up, and tuck pointing. 2nd Jim Winslade. Motion carried. The Board discussed the cost difference in repairing the window lintel versus bricking up the windows. It was decided that removing the windows would be cheaper.
4. Paint interior Municipal Building: No Discussion/Action
5. ADA bathrooms: No Discussion/Action
6. Partially remove wall between Water and Clerk: No Discussion/Action
7. New ceiling tiles: No Discussion/Action
8. New flooring: No Discussion/Action
9. Update lighting to LED: Jim Winslade, 2nd Aaron Mead. Motion carried 6-0. Mayor Kasten explained that Ameren has a rebate that would cover the cost of the new LED lighting.
10. Update Cameras: No Discussion/Action
11. Replace counters/windows in lobby for Water & Clerk: No Discussion/Action
12. Solar for Village Hall, Schneider Park, Sewer Plant: No Discussion/Action
13. Replace hot water heater: Aaron Mead, 2nd John Bramley. Motion carried 6-0. The Board directed the Clerk to get quotes.
14. Generator: No Discussion/Action
15. HVAC for Hall: No Discussion/Action
16. Badge system for entry: No Discussion/Action
17. Repave parking lot: No Discussion/Action
18. Redirect downspouts underground: No Discussion/Action
19. Replace exterior doors: No Discussion/Action
20. Mold remediation: Jim Winslade, 2nd Don Little. Motion carried 6-0. The Board directed the Clerk to research companies and the cost of remediation.

New Business:

- A. Discuss/No Action: Pay Board Members for meeting attended that don't have a quorum, no payment if minutes are not turned in w/i 3-5 days following meeting, paid for one meeting per day. Attorney Watson stated that if a meeting wasn't held, the Village can not pay the Trustees. Mayor Kasten remarked that the Chairs and Co-Chairs must have the minutes turned in within 3-5 days after the meeting is held. Trustees are getting paid for Committee Meetings and minutes are part of the job.
- B. Aaron Mead made a motion to send the Village Attorney, Jennifer Watson, to the IML 1 day Attorney Seminar in March 2025. Seminar cost: \$250 plus travel expenses. 2nd Don Little. Motion carried 6-Yeas 0-Nays.

Problems: John Bramley stated there are at least 15 properties that need to be addressed for ordinance violations. Our Ordinance for trash/junk needs to be re-written. Officer Frensko suggests warnings first, then citations. Don Little shared that Jennifer Russell from U of I extension will meet with the Planning Committee to discuss grant opportunities for sidewalks. Mr. Weaver is currently surveying sidewalks within the Village.

Adjournment: Aaron Mead made a motion to adjourn. 2nd John Bramley. Motion carried 6-0.

Time: 7:52PM

Submitted by: Tamara Jenkins, Clerk
Village of Brighton