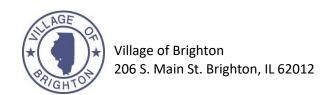
# Board Meeting MINUTES Feb. 3, 2025 at 7:00pm



### **Village of Brighton Board Meeting**

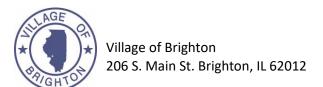
- A. Call To Order/Pledge of Allegiance: 7PM
- B. Attendance: Trustees Present-Jim Winslade, Marcella Wilfong, Aaron Mead, Don Little, John Bramley, Bradley Arnold. Others Present-Mayor Kasten, Clerk Jenkins, Treasurer Lievers, Attorney Watson. Absent-Supv. Kahl.
- C. Approval of Board Minutes 1/13/25: Aaron Mead, 2<sup>nd</sup> John Bramley. Motion carried 6-0.
- D. Approval of Treasurers Report: Aaron Mead, 2<sup>nd</sup> Don Little. Motion carried 6-0.
- E. Approval of Bills: Aaron Mead, 2<sup>nd</sup> 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, 2<sup>nd</sup> Bradley Arnold. Motion carried 6-0.
- D. Planning Committee- 1/2/25 Meeting Minutes: Don Little, 2<sup>nd</sup> 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, 2<sup>nd</sup> John Bramley. Motion carried 6-0.
- H. Zoning Committee-1/21/25 Meeting Minutes: Aaron Mead, 2<sup>nd</sup> Bradley Arnold. Motion carried 6-0.
  - 1. Approve Zoning Permit for 17423 Oak Rest Rd-New House-Aaron Mead, 2<sup>nd</sup> John Bramley. Motion carried 6-0.
  - 2. Approve Special Use Permit for Hibiscus Solar & Jon Loy- Aaron Mead, 2<sup>nd</sup> John Bramley. Motion carried 6-Yeas 0-Nays.
  - 3. Approve Special Use Permit for Lavendar Solar & Jon Loy- Aaron Mead, 2<sup>nd</sup> 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. 2<sup>nd</sup> 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. 2<sup>nd</sup> Jim Winslade. Motion carried. The Board discussed the cost difference in repairing the window lentil verses 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, 2<sup>nd</sup> 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, 2<sup>nd</sup> 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, 2<sup>nd</sup> 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. 2<sup>nd</sup> 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. 2<sup>nd</sup> John Bramley. Motion carried 6-0.

**Time:** 7:52PM

Submitted by: Tamara Jenkins, Clerk Village of Brighton