



Village of Caseyville

909 South Main Street
Caseyville, Illinois 62232

618-344-1234
Fax: 618-394-1234

REGULAR BOARD MEETING MINUTES February 5, 2025

G.W. SCOTT, SR.
Mayor

CINDY MILLER
Village Clerk

ANTHONY (Tony) ALVAREZ
Trustee

JOHN BUCKLEY
Trustee

KENT LUEBBERS
Trustee

RON SANFTLEBEN
Trustee

MATT MODROVSKY
Trustee

DAN CARY
Trustee

BRIAN RADER
Supt. of Public Works

THOMAS COPPOTELLI
Chief of Police

DOUG STEWART
Attorney

TAMARA AMMANN
Treasurer/Comptroller

PHILLIP LITTLE
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 G.W. Scott, Sr., 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 G.W. Scott, Sr.

Trustees: Ron Sanftleben, Dan Cary, Matt Modrovsky, Tony Alvarez, Kent Luebbers, John Buckley

Attorney Doug Stewart

Village Clerk Cindy Miller

Others Present: Public Works Superintendent Brian Rader, Chief Tom Coppotelli, Treasurer/Comptroller Tamara Ammann, Desi Norberg

Minutes:

A motion was made by Kent Luebbers and seconded by Matt Modrovsky to approve the Regular Meeting minutes and Committee Meeting minutes of January 15, 2025.

No additions or corrections.

Voting on Motion: - All Ayes; – Motion Passed

Mayoral Appointment:

A motion was made by John Buckley and seconded by Tony Alvarez to reappoint Tamara Ammann to the Police Pension Board for an additional 2-year term, expiring on May 11, 2027.

Voting on Motion: - All Ayes; – Motion Passed

Minutes February 5, 2025 (cont.)

Presentation:

End of Year Annual Comprehensive Finance Report – CJ Schlosser & Company. Presenter – Trisha Shrewsberry – Just giving the highlights. The Opinion of the audit; received an unmodified opinion, which means there were no inconsistencies and no issues. Statement of Revenues, Governmental Funding (Pg 17) of Audit Report along with (Pg 74 & 75) these pages including each individual fund not included on Page 17. Overall, the total revenues for the Governmental Funds were up almost \$1.2 million for the year. Most is the Grant the Village Received for the Police Department, which shows as revenue. As well as the Investment Rates, they were high for the Fiscal Year. As your actual Investment Funds went up, they almost doubled, \$117 thousand to \$217 thousand, as revenue, which is a good indicator of the Market Rates. Disbursements/Expenses for the Governmental Funds did go up for 2024, almost \$5 million compared to the prior year. Total Governmental Funds does appear that the change funds of balance went down for the Fiscal Year and the majority of that happened was twofold, TIF Bonds Payout and the Police Department Grant Agreement, some of these expenditures were not covered by the Grant Revenue, almost \$3M of expenditures was just on the Police Department Building. Take those 2 out of the calculations, in terms of comparison 2023 to 2024 you have been consistent in having a change in Funds Balance. That would have been positive if you had taken those 2 items out of the calculations. Overall, you have had a pretty good year except for the Police Department expenditures and the TIF Bond payouts. Also, look at the Proprietary Funds, the Water Funds (Pg 20). Basically, if you look at that column the change went up \$380 thousand for the year, that was incorporating an increase in the revenue for water by that also increased the expense of purchasing the water, comparatively about 25% increase between the 2 of them revenue and expenses. There was also an increase in investment funds. Overall, that increased \$380 thousand, about a \$30 thousand increase from last year. This is a pretty healthy fund. Lastly, the Fiduciary Fund (Pension) very good year because of the investments including overall \$41 thousand for 2023 up to \$320 thousand in 2024. Again, the market was good, in 2024. You had higher revenue investments in all Funds. Trustee Sanftleben, any misuse of funds or internal control problems, how would you have handled? We usually try to rectify with the Finance Director what happened, find out what Department it entails and then in return we would issue a written communication, present to the Mayor and then he would share with the Board on any issues located. Trustee Sanftleben, so if you found any issues you would immediately bring to our attention? Yes, definitely. Attorney Stewart, would you have provided an unmodified opinion if you had found something? Probably not, depending on what was located and unless we found it to be significant to our financial statement presentation. Trustee Modrovsky – excluding the grant what was the revenue vs. expenditures (Grant PD). \$1.6 million brought down to \$3 million, which would place the

Presentation: (cont.)

Village in the Red for the Police Department itself. Expenditures for the Police Department would have been \$2.8 million and TIF Bonds \$1.2 payout as well. This is part of the Transfers line on Page 17, reserves. Trustee Buckley – we have a positive account based on all the buildouts, overlay projects? You had a decrease in assets because of those projects.

Citizen's Input:

Matt Tettaton – May 4, 2025, 1st Annual Jack Piesbergen Memorial Car Show is coming together. Doing lots of advertising. Sponsors are needed; the list is available through Octane Tour with different levels of sponsorship. There will be awards for the Top 10 Vehicles and 1 Best Choice award. The charity for this event is Hospice of Illinois.

Billy Hayes – Couple questions for the Mayor. You are rerunning for Mayor, and you have been with the Village since 1969 over 55 years, 8 years ago you became the Mayor. Next 4 years what are your plans as the Mayor? This is not question and answer time and there is no campaigning during the Board Meeting. Mayor, I came to your house and noticed you have 8 tractors with trees growing out of them, you finally got a sticker for the service truck that has been sitting there. I have received 3 citations for junk in my front yard. When are you going to be cited and when are you going to start removing the tractors. Attorney Stewart, what are you doing going on someone's property? Billy Hayes, I haven't, I saw it from the street and the residents are tired of the ugly yard. Again, Attorney Stewart I am not here to get your comments, I want an answer from the Mayor. Mayor Scott, "no comment". Officer Reel, would you please come into the chambers and file a report against the Mayor and his property. No Officer will come into the Chambers. Then I will report you for your yard violations.

Bill Thompson – I have requested a Special Use Permit for my property on Guy Street. I currently do tree services, grind the wood for mulch and use the wood for my fireplace and sell the wood to others. I currently have an F250 and F350 that I drive to and from the property to bring wood and deliver wood to others. Kent Luebbers, do we have the minutes from the Planning Commission. John Buckley advised, based on the Minutes they recommend denying the Special Use Permit, as numerous neighbors came to the meeting with their thoughts and concerns. The yard has already become a dump site; heavy equipment is noisy; the street is very narrow; property values will decrease. Bill – I am trying to dump these trees on back part of my yard, so there will be trucks and trailers going through, not heavy equipment.

Minutes February 5, 2025 (cont.)

Citizen's Input: (cont.)

Dan Blanton – This area is Zoned Residential Neighborhood. The woodchipper is very noisy. I didn't purchase my home for someone to come in and create a business, which would decline the value of my home and then try to sell. Traffic is another issue; this road is very narrow and a single lane road. All these issues combined is why I ask that a permit not be issued. Also, how will this be monitored by the Village?

Ronnie Johnston – This business has been happening for a few years. There is a lot of debris that I can see from my house. It's adding additional traffic, most of the day and then there are trailers coming and going and depositing in the yard. It's a danger to the neighborhood; we have 12 children under the age of 14. It's devaluing our property. A residential area is not the place for this business. If you start a precedence of these businesses in residential areas, that is not good for the Village. 7 letters were presented to the Planning Commission who oppose this business, 2 of us are here this evening.

LeeAnn Blaton – This street is a very friendly neighborhood. We have no beef with each other. This business has been going on for over 2 years, and this is why I am here. Our driveways touch and the street is in between, so I have endured this daily. I purchased my home 20 years ago and plan to stay. This is a quiet family friendly neighborhood. I have a couple reasons why I don't want this business in my neighborhood; 1) Safety, this is a dead end road, with no turn around, where children walk, homeowners walk their pets, there is also a bus stop on this street, so that should indicate how many children are impacted; 2) Size of the road, it is too narrow, no where to pass and they individuals will be driving through our yards. Large trucks are doing damage to the road; 3) Very noisy; this is a serene piece of land, and I really don't want to hear a woodchipper, even inside of my home.

Dan Cary – Addressed Ronny Johnston – don't you have a brick & mortar facility, that you could do the chipping away from the residents. No that is only an office, I do all the chipping in my yard. I could try to move everything to the back part of my yard.

Matt Modrovsky – addressed Brian Rader. How does the Police Department or Phil monitor these types of businesses. Phil does yearly inspections of these businesses and when concerns are reported he goes to investigate. The Planning Commission was designed for these types of businesses; they fill out an application, which then goes to Phil and then the Planning Commission meets to get input from all the residents who would be involved, as a letter has been sent to these individuals advising a business interested in their area. The Planning Commission then decides and then provides the information/decision to the Board for their final decision.

Minutes February 5, 2025 (cont.)

New Business

Opened Bids for the Caseyville School Collector Streets Resurfacing Project:

Rooters American Maintenance – Beckemeyer, IL - \$281,656.60
Charles E. Mahoney Co. – Swansea, IL - \$278,322.97
The Kilian Corporation – Mascoutah, IL - \$311,779.00
Christ Bros. Asphalt Inc. – Lebanon, IL - \$272,326.83
Gleeson Asphalt, Inc. – Belleville, IL - \$264,357.61

Brian will review bids for approval by the Board.

Finance/TIF/Grants/Insurance:

Motion was made by Ron Sanftleben and seconded by Dan Cary to Approve Resolution #25-06; A Resolution of support, applying to St. Clair County, Illinois, for Program Year 2025 Community Development Block Grant Pavement Overlay Project.

Voting on Motion: - All Ayes; – Motion Passed

Planning/Zoning:

Motion was made by John Buckley and seconded by Tony Alvarez to Approve Resolution #25-07; A Resolution Adopting the Planning Commission's recommendation to **DENY** Case #SP-001-2025 a Special Use Permit for a business license in residential location to Busy Bee Tree Service to reclaim trees on property known as 300 Guy Street, Caseyville, IL 62232. Permanent Parcel #03-09.0-303-041.

Voting on Motion: - All Ayes; – Motion Passed

Prior to making motions on Resolutions #25-02, #25-03, #25-04, #25-05 John Buckley advised that any Solicitor's Permits need to be finalized with payment of the permit, background check, fingerprints and then present to Board for approval. Have numerous of these I3 Broadband solicitors, but none have a Permit to Solicit within the Village.

Motion was made by John Buckley and seconded by Kent Luebbers to **TABLE** Resolution #25-02.

Voting on Motion: - All Ayes; – Motion Passed

Minutes February 5, 2025 (cont.)

Planning/Zoning: (cont.)

Motion was made by John Buckley and seconded by Kent Luebbers to TABLE Resolution #25-03.

Voting on Motion: - All Ayes; – Motion Passed

Motion was made by John Buckley and seconded by Dan Cary to TABLE Resolution #25-04.

Voting on Motion: - All Ayes; – Motion Passed

Motion was made by John Buckley and seconded by Tony Alvarez to TABLE Resolution #25-05.

Voting on Motion: - All Ayes; – Motion Passed

Correspondence:

None.

Approval of Bills:

A Motion was made by Ron Sanfleben and seconded by Tony Alvarez to pay the bills and the money drawn from the proper accounts.

No additions or corrections

Voting on Motion: - 3 Present – 3 Ayes; - Motion Passed

Police Chief:

- Reminder Side-by-side and golf cart stickers need to be renewed. Please bring to the Police Station for an inspection, provide insurance cards and fill-out paperwork. You can even bring on a trailer, you need to turn it on so the lights can be checked. You may also contact the Police Department, and they can come to your home.
- Been in contact with Rob Crane regarding the Annual Fishing Derby, looking at either 5/31/2025 or 6/7/2025. Will keep everyone posted. This is always a very successful event.
- Yearly Report:
 - 4612 Calls for Service
 - 1712 Traffic Stops
 - 1507 Written Reports
 - 759 Citations
 - 114 Crash Reports
 - 33 Illegal Guns Seized
 - 181 Felony Warrants Issued
 - Cash Seizures \$20,000.00
 - 6 Vehicles Seized

Superintendent of Public Works:

- Planning/Zoning – Building Permits 2024 Totals – 23 New Residential permits; 99 repair/rehab Construction permits; 16 Commercial Permits and 198 Occupancy Inspections. About the same for the past 8 years. Slow and steady growth.
- Parks – Park Grant was awarded will get that in motion and get additional information to the Board.
- Street Department – Just opened the bids for the School Street project overlay, which include 2nd, 3rd, and parts of Washington. Will provide information to the Board at next meeting. Currently doing ditching and culvert cleanouts in preparation of this project. It should start at the end of May and be completed by July 12. This is part of the Illinois Rebuild Fund and must be completed by the end of July or funds will have to be returned.
- Doing asphalt patching on roads from the current snow/ice plowing. Trucks are in the shop, doing maintenance on equipment. Doing maintenance on Sanitary Lift Stations.
- Teams Meeting with FEMA are looking at some Grant resources for the flood plain areas are \$100-\$200,000 to assist with residents who need to elevate their homes, mobile homes, a/c equipment pads, etc. These funds would assist residents with elevating their homes above the flood plain and help reduce insurance claims.

Attorney Doug Stewart:

- Several structures, especially along the Tracks, that are not nonstructural compliant with the Flood Plain codes and have repetitive loss situations. FEMA is becoming stricter with their stipulations and are wanting residents to lift their structures to assist with flooding damage and it appears residents will be paying over 1,000 and 1,000 of dollars with lifting structures. Wanting to make citations to residents who are not complying with the lifts (a/c units, hot water heaters) and then in turn start enforcing against Village Flood Insurance programs. Wanting to have residents submit their own project needs (Swift Current Plan) and then we could submit collectively. Trying to locate companies that assist with lifts and provide some insight as to costs associated with this. Grants are providing some SIUE Grad Students 10-12 to assist with building the applications and applying with FEMA. Also, the \$89.5 million Federal Grant awarded to the County will go through the same process and filed as similar Grant Funds (CDBG). Reminder, this flood issue is a regional situation, not just Caseyville, so we need to continue working with numerous municipalities on the Spring Lake Project to alleviate the issue for our residents. The flooding is coming down to us and then gets backed up around the tracks. There is more strength in numbers and our levee has the greatest impact, so we need to

Minutes February 5, 2025 (cont.)

Attorney Doug Stewart: (cont.)

keep pushing for the residents and whatever Federal Funds we can obtain. Is it possible to have a Townhall Meeting for the Residents to provide their needs and what the potential costs will be? Or send out a mailer and ask what your needs are. The SIUE Grad Students would be a great resource for this. The new construction must comply with this lift program. Most of the current residents would be grandfathered in. There will be Federal dollars available, just not sure how much.

Reminder, the Residents must apply for these funds and if you recall from the last flood very few took the buy-out and FEMA is aware of this. New construction must be compliant with the standards. If the value of the repairs supersedes the value of the construction, there will be some strict rules. Brian are you aware of any companies that provided the mobile home lift, yes there are some looking into additional companies and possibly obtain a group rate. What is the timeline for residents to start receiving citations? The Grant work is about 3 months out and we will have better answers then. I would recommend that at the next meeting the Board gives approval to move forward. Can we do a mailing to the residents to pass on to the Board their needs and then compile the answers collectively. Yes, and remind the residents they must apply, not the Village.

- I am currently working on 5 Residential Abatements. They will either come up to compliance or go into demolition. Will keep the Board apprised of the situation.
- Any update on CSX – sorry cannot discuss litigation in an open meeting.

Adjournment:

A motion was made by John Buckley and seconded by Ron Sanftleben to adjourn the meeting and go into the Committee Meeting.

Voting on Motion: - All Ayes; - Motion Passed

Meeting adjourned at 7:55 p.m.