

**VILLAGE BOARD MEETING**  
**Bethalto, IL**  
**September 11, 2017**

The Village Board of Trustees met on the above date in the Council Room at Village Hall in a regular meeting called to order by Mayor Winslow at 7:15 p.m. Those in attendance held a moment of silence in remembrance of the events of September 11, 2001. The meeting opened with the “Pledge of Allegiance”. Roll call was taken by Village Clerk Sue Lowrance. Present: Trustees Mull, Bost, Dugger, McRae, Gibbons, Buhs, and Mayor Winslow. Also present: Police Chief Gregg Smock, Public Works Director Rod Cheatham, Village Attorney Ken Balsters, Fire Chief Alex Campbell, Village Treasurer Joe Schoppet, Zoning Administrator Tim Brown, and several local business owners.

**Motion made by McRae, seconded by Mull, to approve village board minutes of August 14, 2017 as printed.** All members voted aye viva voce. Motion carried 6-0.

**REPORTS FROM DEPARTMENTAL SUPERVISORS:**

Fire Chief Alex Campbell reviewed the statistical report for the month of August, noting 96 total calls for the month, 3 missed calls and a year-to-date total of 702. There was one structure fire with a loss of \$38,000. Homecoming was a success. The department has one new applicant being processed, and no resignations this month. There were no questions.

Police Chief Smock presented the August activity report with no questions. Homecoming was a success with few minor incidents.

Public Works Director Cheatham presented his report: Street crews are working on drainage on Buchta Road to deal with a collapse situation. Painting & striping of roads continues. Park crews have completed the fish stand and are working on restoring the park post-Homecoming. Splash Pad concrete work continues, and with board approval after tonight’s meeting, Arboretum work will begin soon. Ball tournaments are finished for the season; Cheatham is negotiating with a tournament organizer to bring in several tournaments next

year. Sewer work continues, with CIPP round 2 beginning tomorrow. A complete analysis of lift stations has been completed and maintenance continues. There were no questions.

**GUESTS/PUBLIC COMMENT:**

Stacey Loveland, Executive Director of Cedarhurst, was in attendance to introduce herself and their facility to the board members. Loveland stated that residents will likely be moving in the first week of December and that they are looking forward to being a vital part of the community.

Robert Fritts of the Floor Store is in attendance to address the board regarding the proposed Business Districts; Mayor Winslow stated he will be given the opportunity to speak when that discussion comes up later in the meeting.

**RESOLUTIONS**

**Resolution 2017-11 A Resolution Authorizing Execution of Agreement for Loan of Fire Engine Equipment to Cottage Hills Fire Protection District** was presented. Due to an accident, CHFPD is without an engine and wishes to borrow one of ours until theirs can be replaced. The agreement is for up to six months, but they anticipate having a replacement by January. They are appreciative and agree to the terms of the agreement. **Motion made by Bost, seconded by Dugger, to approve Resolution 2017-11 A Resolution Authorizing Execution of Agreement for Loan of Fire Engine Equipment to Cottage Hills Fire Protection District.** Trustees Mull, Bost, Dugger, McRae, Gibbons and Buhs voted aye, nays none. Motion carried 6-0.

**Resolution 2017-12** was tabled until the next meeting.

## **ORDINANCES**

Mayor Winslow acknowledged that several people in attendance were there to learn more about the proposed business districts, and stated that no decision will be made tonight since there were many issues expressed at the public hearing and clarification is needed on several items prior to making a final decision. Winslow acknowledged the concerns regarding the boundaries of the districts and how some businesses are excluded (and stated this will be reviewed prior to finalizing), the prioritizing of projects within the districts (and stated that he understands these concerns and that priority will be in the areas of existing businesses and not in areas where development hasn't occurred), and the splitting of the proposed Route 140 district in order to have focus on existing businesses over proposed developments (the concern of which should be alleviated with the focus of projects in already developed areas over non-developed areas). Winslow also acknowledged the concern over the wording of the statute as it relates to "real property", "service occupation tax" and "retailer's occupation tax" and stated that parts of the statute are not clear and could be open to interpretation. Winslow plans to seek clarification in writing from the Illinois Department of Revenue on these items prior to continuing with the business district process. Winslow stated he will get all of these concerns addressed and then the Village can move forward with the plan, whether that be during this cycle or waiting until the next cycle in April, 2018.

Robert Fritts of the Floor Store addressed the board, stating that these concerns were his reason for attending the meeting. He wants clarification of the types of taxes referred to by statute, and encouraged the board to review everything in the statute closely and communicate with all business owners as things progress.

Mary Goode, owner of the storage units and apartments on Mense Drive, inquired as to whether income from the increased sales tax can be bonded against. Mayor stated that he believes it can, but that there would be no intention by this board to do so since the Village is already strapped with debt. Goode said she would like to see that guarantee in writing as this

process continues and then she would support it; she agrees the Village does not need more debt. Winslow stated he sees no problem in making that guarantee, but that future administrations could always change their viewpoints. Winslow also stated that meeting minutes would reflect the intention of this board to not incur further debt by bonding against any business district revenues.

Tom Anderson, local developer and owner of Comfort Homes, asked to have the spending plan in writing. He noted that the ordinance as written states the public must be informed of how any business district money will be spent. Mayor Winslow stated he will email the plan to anyone interested in having a copy.

Patrick Schreiber, local resident, stated that he is on a fixed income and does most of his shopping within Bethalto and is concerned as to how an additional sales tax will affect residents like him. He does not want any new taxes and stated the Village should tighten its belt rather than raise taxes. Trustee Mull pointed out that the income from the business districts isn't just for beautification, but that several infrastructure issues could be dealt with using this additional funding source.

Don Withers of Bethalto Star Service inquired about the reference to the service tax and asked if towing would be taxed. Winslow stated that if something isn't taxed now, it would not be under the business district plan. Withers then stated he has a bad taste in his mouth about the plan, referring to a few years back when he wanted to expand his business but was denied a special use permit to do so. Withers stated he should not have to pay more when he was denied the chance to expand. Winslow stated he was unsure of the situation to which Withers was referring.

Kristi Williams Turner of Runway Lounge inquired as to why small local businesses are always targeted for increased taxes. The Business District tax increase was explained to her

as not paid by business owners, but rather as a sales tax paid by customers and passed along to the state then back to the municipality.

Dan Smith, local taxpayer, addressed the board with his concerns over increased taxes. He stated that if Bethalto currently has one of the lowest sales tax rates then they should keep it that way and that even 1% adds up and opens the door for additional increases. Smith stated that business owners should be held responsible for their own property maintenance and that the Village has enough money already without a tax increase. The Village should tighten its belt and control costs, he stated. Smith referred to Village employees' pay and benefits and that they "should not be given everything they want".

There were no more comments or questions regarding the Business District proposal.

No ordinances were presented for consideration.

#### **REPORTS FROM THE MAYOR:**

Mayor Winslow presented a recommendation from the Zoning Board of Appeals to approve a variance request for construction of a gazebo in the front yard of 310 E. Sherman Street. There were no unresolved issues with this request per Zoning Administrator Brown, and the recommendation was to approve the request. **Motion made by Gibbons, seconded by Bost, to accept the recommendation of the Zoning Board of Appeals and grant the variance for 310 E. Sherman Street as requested.** Trustees Mull, Bost, Dugger, McRae, Gibbons and Buhs voted aye, nays none. Motion carried 6-0.

Mayor Winslow presented a recommendation from the Zoning Board of Appeals to approve a variance request for construction of a garage in a general commercial zone at 20 Park Avenue, East Alton. Again, there were no unresolved issues with this request per Zoning Administrator Brown, and the recommendation was to approve the request. **Motion made**

**by Mull, seconded by Dugger, to accept the recommendation of the Zoning Board of Appeals and grant the variance for 20 Park Avenue, East Alton, as requested.** Trustees Mull, Bost, Dugger, McRae, Gibbons and Buhs voted aye, nays none. Motion carried 6-0.

Public Works Director Cheatham reviewed the bid letting results for our MFT Street Maintenance, noting that the bid for CN-50 asphalt would be awarded to Mahoney over Christ Brothers due to the hauling differential calculation. There were no questions on the bids. **Motion made by Mull, seconded by Bost, to accept the low bids for MFT Maintenance and award the bids per IDOT procedures.** Trustees Mull, Bost, Dugger, McRae, Gibbons and Buhs voted aye, nays none. Motion carried 6-0.

Mayor Winslow stated he had provided the trustees with the renewal information for the Village's medical insurance at last month's meeting and asked if there were any questions. The coverage stays the same, with the same carrier (Aetna) at a price increase of 4% over the last coverage period. Renewal date is October 1. There were no questions. **Motion made by Buhs, seconded by Mull, to approve the medical insurance renewal as proposed.** Trustees Mull, Bost, Dugger, McRae, Gibbons and Buhs voted aye, nays none. Motion carried 6-0.

Bethalto Christmas Village has asked for use of Central Park for this year's event. It is expected to be even bigger and well attended again this year. Jane Ahasay, organizer of the event, stated they are seeking volunteers and sponsors for the event and that no Village of Bethalto funds are used in putting on the event. **Motion made by Bost, seconded by Buhs, to approve use of Central Park by the Bethalto Christmas Village from November 24 through December 22, 2017.** Trustees Mull, Bost, Dugger, McRae, Gibbons and Buhs voted aye, nays none. Motion carried 6-0.

Mayor Winslow stated that Laux's Brickhouse has requested a special liquor license for a benefit outdoor bags tournament to be held on September 23. This will be day 5 of their 5 days allowed for the year. **Motion made by Mull, seconded by McRae, to approve a special liquor license for September 23, 2017 for Laux's Brickhouse.** Trustees Mull, Bost, Dugger, McRae, Gibbons and Buhs voted aye, nays none. Motion carried 6-0.

Bethalto Boys & Girls Club National Kids Day will be September 16, and the club would like to use Bryant Park for this year's event. Mayor Winslow stated this event always has a huge turnout and that everything is free to attendees. **Motion made by Gibbons, seconded by Bost, to allow use of Bryant Park for the Bethalto Boys & Girls Club National Kids Day Event on September 16, 2017.** Trustees Mull, Bost, Dugger, McRae, Gibbons and Buhs voted aye, nays none. Motion carried 6-0.

Public Works Director Cheatham gave an update on the proposed Arboretum project, noting that it's getting to that time of year where asphalt plants will be closing and he'd like to move quickly on securing asphalt for the arboretum. Christ Brothers has submitted a proposal for \$28,583, with Village crews doing some of the work on other aspects of the project. Cheatham stated that this is a very fair price for asphalt, and would like to proceed with the project since there is no time to go out for bid. He is asking the board to suspend the purchasing rules for this project to save time and money. Mayor stated that typically the Village bids any project over \$20,000, but that section 1-2-26(B) of Village Code allows for suspension of these rules by a 2/3 vote of the board. Discussion occurred over the project, and it was determined that the entire project should come in under budget. **Motion made by Buhs, seconded by Bost, to suspend purchasing rules for the Arboretum pavement project.** Trustees Mull, Bost, Dugger, McRae, Gibbons and Buhs voted aye, nays none. Motion carried 6-0.

**Motion made by Gibbons, seconded by Dugger, to accept the proposal of Christ Brothers for asphalt for the Arboretum pavement project at \$28,583.** Trustees Mull, Bost, Dugger, McRae, Gibbons and Buhs voted aye, nays none. Motion carried 6-0.

Bids for electrical work at the Arboretum have been received, with Wegman and Electrico both submitting bids. Electrico was the low bidder at \$294,000. Cheatham stated he sees this project to be completed in early 2018. Trustee McRae asked about a line item on the bids, with one bidder being significantly higher than the other. Cheatham stated that sometimes labor is included where the other bidder bids only parts. **Motion made by Mull, seconded by Bost, to accept the low bid of Electrico at \$294,000 for electrical work at the Arboretum.** Trustees Mull, Bost, Dugger, McRae, Gibbons and Buhs voted aye, nays none. Motion carried 6-0.

Cheatham asked for suspension of the purchasing rules for the construction of the concession stand at Sports Complex 2. Cheatham has received bids from several contractors for different types of buildings that will satisfy the requirements of the OSLAD grant, with Berco Construction submitting the lowest bid at \$262,500. The completion of the concession stand along with pavement in two parking lots is required in order to receive the \$400,000 OSLAD grant funding. These projects must be done by December 31, 2017, thus the need for suspension of the purchasing rules. Cheatham stated that he believes the pavement for the parking lots will come in lower than expected, so that the project should be completed within the budgeted amount and by December 31. A lot of work will be done by our crews to save money. **Motion made by Mull, seconded by Dugger, to suspend the purchasing rules for construction of the concession stand at Sports Complex 2.** Trustees Mull, Bost, Dugger, McRae, Gibbons and Buhs voted aye, nays none. Motion carried 6-0.

**Motion made by Bost, seconded by Buhs, to accept the low bid of Berco Construction, dated September 1, 2017 for \$262,500, for construction of the concession stand at Sports**



**Complex 2.** Trustees Mull, Bost, Dugger, McRae, Gibbons and Buhs voted aye, nays none. Motion carried 6-0.

### **PROCLAMATIONS**

Mayor Winslow proclaimed September 11-15 as Chamber of Commerce Week.

### **ZONING ADMINISTRATOR'S REPORT**

Zoning Administrator Brown presented his monthly report with no questions. Brown just returned from an IEMA summit in Springfield, noting that he learned a lot from the event. The condemned building at 311 S. Prairie will be sold to the library and demolished for parking. 720 Oak Ridge, which had been destroyed by fire, has been demolished, and 104 Williams Street is being demolished this week. A demolition permit has been issued for the old Methodist Church property on Prairie Street and crews will be working on that soon. Brown will be attending an ISO meeting this week for Building & Zoning ISO ratings.

### **MONTHLY TREASURER'S REPORT**

Treasurer Schoppet reviewed the August, 2017 Treasurer's Report, noting cash balances and reviewing savings account and loan balances as well. The cash flow analysis will be provided at the next committee meeting. **Motion made by McRae, seconded by Mull, to approve the August, 2017 Treasurer's Report.** Trustees Mull, Bost, Dugger, McRae, Gibbons and Buhs voted aye, nays none. Motion carried 6-0.

### **COMMITTEE MEETINGS**

Committee meetings will be held on Monday, September 18, 2017 at 6:00pm.

**WATER DEPARTMENT BILLS**

**Motion by Bost, seconded by Mull, authorizing payment of the Water Department bills in the amount of \$317,504.14.** Trustees Mull, Bost, Dugger, McRae, Gibbons and Buhs voted aye, nays none. Motion carried 6-0.

**GENERAL FUND**

**Motion by Gibbons, seconded by Dugger, authorizing payment of bills in the amount of \$162,593.22.** Trustees Mull, Bost, Dugger, McRae, Gibbons and Buhs voted aye, nays none. Motion carried 6-0.

**MFT FUND**

**Motion by Bost, seconded by Mull, authorizing payment of bills in the amount of \$1,049.69.** Trustees Mull, Bost, Dugger, McRae, Gibbons and Buhs voted aye, nays none. Motion carried 6-0.

**GARBAGE FUND**

**Motion by Mull, seconded by Bost, authorizing payment of bills in the amount of \$48,729.66.** Trustees Mull, Bost, Dugger, McRae, Gibbons and Buhs voted aye, nays none. Motion carried 6-0.

**TIF FUND**

**Motion by Mull, seconded by Gibbons, authorizing payment of bills in the amount of \$142,375.78.** Trustees Mull, Bost, Dugger, McRae, Gibbons and Buhs voted aye, nays none. Motion carried 6-0.

The next regular board meeting will be on Monday, October 9, 2017 with the Water Board meeting at 7:00pm, followed by the Village Board at 7:15pm.

11) VILLAGE BOARD MEETING, September 11, 2017, cont'd

Having no further business, a **motion to adjourn was made by Buhs, seconded by Mull.**  
All voted aye viva voce. Meeting adjourned at 8:24 pm.

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Sue E. Lowrance, Village Clerk

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Alan Winslow, Mayor