

VILLAGE BOARD MEETING
Bethalto, IL
March 11, 2019

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. The meeting opened with the “Pledge of Allegiance”. Roll call was taken by Village Clerk Sue Lowrance. Present: Trustees Mull, Bost, Dugger, McRae, Gibbons, and Mayor Winslow. Trustee Buhs was absent. Also present: Police Chief Craig Welch, Public Works Director Rod Cheatham, Village Attorney Ken Balsters, Fire Chief Alex Campbell, Village Treasurer Joe Hughes, and Zoning Administrator Tim Brown.

Mayor Winslow called for a moment of silence to honor a life lost and firefighters injured in a local house fire on March 5, 2019.

Motion made by Bost, seconded by Gibbons, to approve village board minutes of February 11, 2019 as printed. All members voted aye viva voce. Motion carried 5-0.

REPORTS FROM DEPARTMENTAL SUPERVISORS:

In the absence of Fire Chief Alex Campbell, Mayor Winslow reviewed the statistical report for the month of February, noting 93 calls for the month and no fire loss. There were no questions.

Police Chief Welch announced that 6 members of his department were attending the services for Fire Captain Jake Ringering, who was lost in last week’s fire. Welch presented the monthly activity report for February, noting one overdose. Diligent work by Sgt. Cope has resulted in a solved robbery from 2016 at Fitness & Fun. There were no questions.

Public Works Director Cheatham presented his departmental reports. Year to date there have been 14 snow events, with zero accidents due to road conditions. GIS work is being completed on roads now, and work on ditching and potholes continues as well. The next

phase of sewer lining has been identified and is ready to bid out. Work on ball fields is being done to ready them for the season. Two fixtures at the Splash Pad have been recalled but will be taken care of by season opening. OSLAD reimbursement money should be arriving at any time, and grant work for the multi-use trail is underway. There were no questions.

GUESTS/PUBLIC COMMENT:

There were no guests or persons wishing to address the board.

RESOLUTIONS

Resolution 2019-05 A Resolution Authorizing Additional Territory to be Annexed to Moro Fire Protection District was presented. This comes from a Moro resident who desires to be annexed into the Moro Fire Protection District, and since we have a contractual agreement with the district, our approval is necessary to proceed with annexation. Our Fire Chief has no issues with the annexation. Attorney Balsters reviewed the annexation map for the trustees. **Motion made by Bost, seconded by Dugger, to approve Resolution 2019-05 A Resolution Authorizing Additional Territory to be Annexed to Moro Fire Protection District.** Trustees Mull, Bost, Dugger, McRae, and Gibbons voted aye, nays none. Motion carried 5-0.

ORDINANCES

Ordinance 2019-05 Salary Ordinance was presented. This reflects the salary increases as negotiated with the Public Works CBA. Mayor Winslow noted that the contract itself is inserted into the Code of Ordinances, but the Village Personnel manual will need to be updated to reflect certain changes in the CBA. **Motion made by Mull, seconded by McRae, to approve Ordinance 2019-05 Salary Ordinance.** Trustees Mull, Bost, Dugger, McRae, and Gibbons voted aye, nays none. Motion carried 5-0.

A recommendation from the PC/ZBA was reviewed regarding the request to rezone property owned by Bethalto Glass, Inc. **A motion was made by Bost, seconded by Mull, to accept the recommendation of the PC/ZBA to rezone property as requested by Bethalto Glass, Inc.** Trustees Mull, Bost, Dugger, McRae, and Gibbons voted aye, nays none. Motion carried 5-0.

Ordinance 2019-06 An Ordinance Amending Chapter 40 Zoning Code was presented. This updates the zoning map to reflect changes to 212-224 Park Drive, 116 Garfield, and 111-115 E. Sherman from RS5 Single Family Residential to DC Downtown Commercial as requested by Bethalto Glass, Inc. and recommended by the PC/ZBA. **Motion made by Mull, seconded by Bost, to approve Ordinance 2019-06 An Ordinance Amending Chapter 40 Zoning Code.** Trustees Mull, Bost, Dugger, McRae, and Gibbons voted aye, nays none. Motion carried 5-0.

Ordinance 2019-07 An Ordinance to Annex SANDL Investments, LLC Land to the Village of Bethalto was presented. Attorney Balsters reviewed the map, noting that this land is on the west side of 255 and will include 255 into the annexation. There is still a parcel of land to the east of 255 that will not be annexed in at this time. The Village could forcibly annex the piece of property, but Mayor Winslow believes it will be included in an annexation in the future. **Motion made by Gibbons, seconded by Bost, to approve Ordinance 2019-07 An Ordinance to Annex SANDL Investments, LLC Land to the Village of Bethalto.** Trustees Mull, Bost, Dugger, McRae and Gibbons voted aye, nays none. Motion carried 5-0.

Ordinance 2019-08 An Ordinance Amending Chapter 7 Business Code was presented. This updates the Solicitors portion of the business code as well as the precious metals section. **Motion made by Bost, seconded by Mull, to approve Ordinance 2019-08 An**

Ordinance Amending Chapter 7 Business Code. Trustees Mull, Bost, Dugger, McRae and Gibbons voted aye, nays none. Motion carried 5-0.

REPORTS FROM THE MAYOR:

Early voting will be offered at Village Hall March 18-22 and 25-29 from Noon-4:30pm. Election Day is April 2nd.

The Village Board has received a recommendation from the PC/ZBA regarding Lowrance's Prairie Subdivision. Mr. Lowrance was in attendance to address the board, and stated that in December he had approached the PC/ZBA regarding the potential development and "got the OK" to proceed with the preliminary plat, so he had the plat completed and continued the process. He missed the January PC/ZBA meeting, at which the request for approval of the plat was turned down; the matter was then revisited at the February meeting, where it was again recommended to not approve the plat. Lowrance reviewed his request for the Village Board, noting he wants two variances—one for the two flag lots and another for ingress/egress. Lowrance noted the flag lots are only temporary, as the plan is to further develop those lots once the initial lots are sold. Lots 1 & 9 would meet future subdivision codes. Lowrance wants 5 access points, two of which are "future streets" and the other three being driveways. He stated he will include in the restrictions that these lots must have turnarounds so that they do not need to back onto Prairie Street to leave the property. It was further noted that these driveways and access points will be solid surfaces and not just rock. Lots 2, 3, 7, and 8 will have driveway access off of the "stub streets" located between them. Lowrance further stated he is only asking for one additional access point over what was previously there. Lowrance has agreed to deed to the Village an additional 10' of Prairie Street frontage for easements, and that there will only be 5 taps onto Prairie Street. Lowrance said that 7 houses will look better than what was previously there for years. Lowrance also stated that the houses he is proposing will cause way less traffic than a church

and daycare would have. Lowrance noted that he has tweaked his plans to conform to some of the PC/ZBA requests, but that the main sticking points seem to be the flag lots and the access to Prairie Street. Attorney Balsters noted that the changes mentioned weren't shown on any updated plat. Trustee Bost noted that these changes mentioned will likely result in approval from the PC/ZBA if Lowrance were to pursue it. Mull noted that historically the PC/ZBA should approve any proposed plat. Lowrance noted that he believes that two members of the PC/ZBA are against anything he does, and he would like to see the Board take action rather than go through the process again. Lowrance further stated that if the Village doesn't want the development, they should just say so now. Lowrance said he doesn't want to spend more money if the result is still going to be no; trustees encouraged Lowrance to make the necessary changes and take it back to the PC/ZBA. **Motion made by Bost, seconded by McRae, to accept the Recommendation of the PC/ZBA to reject the proposed Preliminary Plat for Lowrance's Prairie Subdivision.** Trustees Mull, Bost, Dugger and McRae voted aye, Gibbons abstained. Motion carried 4-0.

MONTHLY ZONING ADMINISTRATOR'S REPORT:

Zoning Administrator Brown presented his report with no questions. Mayor Winslow then asked Public Works Director Cheatham to update the board on a situation at Metro Apartments. Cheatham stated that approximately three weeks ago he had taken over supervision of the Building & Zoning Department, and that there are issues that will need to be discussed in closed session sometime soon, but that also through the process it has come to light that several apartment units at Metro Apartments are in severe disrepair and are basically uninhabitable. Residents contacted Cheatham to complain about their situations, and through inspections there have been mold issues, leaking roofs, black mold, ferule cat infestations leading to dead animals within the walls of the buildings, and several other issues. Cheatham inspected one building over the weekend that led him to have Ameren cut the power to the building and the residents had to leave. Cheatham expressed his concerns

that we will be seeing more of these issues as inspections continue, and that the property owners/managers are not being cooperative. Chief Welch announced that after today's interviews with the three displaced families, he will likely be seeking criminal housing management charges against Metro. There have been multiple and repeated complaints since this management group took over the facilities. There were complaints and issues under Green Management, and those issues continue under the new management as well. Cheatham stated that he or his team have inspected 40 units to date with several revisits and no compliance by Metro. The three displaced families from the weekend are seeking legal help. Mayor Winslow reiterated that we are looking at some serious issues and that he wanted to let the board know what we're looking at as it will likely get more serious as time goes on, and that the process is going to be quite time consuming. Trustee Mull recommended that we research how to assist any families that may be displaced. Resident Tim Lowrance suggested contacting Head Start, as they have a resource book for just that purpose. There were no further questions or comments.

MONTHLY TREASURER'S REPORT:

The February Treasurer's Report was presented by Treasurer Hughes. Revenue and expenses were reviewed along with fund balances; Hughes noted our cash balance was \$1.923 million at the end of February, which was slightly less than at the end of the last month. Mayor Winslow noted that our smaller loans are close to being paid off, and that we are at our fifth month "in the black". There were no questions. **Motion made by Mull, seconded by Gibbons, to approve the Treasurer's Report for the month of February, 2019.** Trustees Mull, Bost, Dugger, McRae, and Gibbons voted aye, nays none. Motion carried 5-0.

COMMITTEE MEETINGS

Committee meetings were set for March 25, 2019 at 6:00pm.

WATER DEPARTMENT BILLS

Motion by Mull, seconded by Dugger, authorizing payment of the Water Department bills in the amount of \$161,356.45. Trustees Mull, Bost, Dugger, McRae, and Gibbons voted aye, nays none. Motion carried 5-0.

GENERAL FUND

Motion by Bost, seconded by Gibbons, authorizing payment of bills in the amount of \$146,104.16. Trustees Mull, Bost, Dugger, McRae, and Gibbons voted aye, nays none. Motion carried 5-0.

LIABILITY FUND

Motion by Mull, seconded by Dugger, authorizing payment of bills in the amount of \$8,782.00. Trustees Mull, Bost, Dugger, McRae, and Gibbons voted aye, nays none. Motion carried 5-0.

MFT FUND

Motion by Bost, seconded by Gibbons, authorizing payment of bills in the amount of \$286.00. Trustees Mull, Bost, Dugger, McRae, and Gibbons voted aye, nays none. Motion carried 5-0.

GARBAGE FUND

Motion by Mull, seconded by Bost, authorizing payment of bills in the amount of \$53,004.62. Trustees Mull, Bost, Dugger, McRae, and Gibbons voted aye, nays none. Motion carried 5-0.

TIF FUND

Motion by Mull, seconded by Gibbons, authorizing payment of bills in the amount of \$104,008.53. Trustees Mull, Bost, Dugger, McRae, and Gibbons voted aye, nays none. Motion carried 5-0.

The next regularly scheduled meeting will be April 8, 2019 at 7:00pm for the water board, 7:15pm for the village board.

The meeting closed with the recitation of “A Fireman’s Prayer” by Mayor Winslow.

Having no further business, a **motion to adjourn the meeting was made by Mull, seconded by Gibbons.** All voted aye viva voce. Meeting adjourned at 8:26pm.

Sue E. Lowrance, Village Clerk

Alan Winslow, Mayor