

VILLAGE BOARD MEETING
Bethalto, IL
September 10, 2018

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, Gibbons, Buhs, and Mayor Winslow. Also present: Police Chief Craig Welch, Deputy Police Chief Jason Lamb, Public Works Director Rod Cheatham, Village Attorney Ken Balsters, Fire Chief Alex Campbell, Zoning Administrator Tim Brown, and Village Treasurer Joe Hughes.

Motion made by Buhs, seconded by Mull, to approve village board minutes of August 13, 2018 as printed. All members voted aye viva voce. Motion carried 5-0.

REPORTS FROM DEPARTMENTAL SUPERVISORS:

Fire Chief Alex Campbell reviewed the statistical report for the month of August, noting 114 calls; one was a box alarm call for an attic fire at Prairie Street Auto that caused \$15k in damage. Total calls year-to-date stand at 663. There was one missed call due to a part-timer sleeping through the page; that part-timer is no longer on the force. Truck 2211 had battery issues that have been repaired and its inspections are completed. Truck 2212 will be inspected next month. A generous donation from Andrew Augustine allowed the department to purchase a biometric narcotics safe for secure transport of drugs to and from calls. Chief Campbell expressed his appreciation to Mr. Augustine, who was in attendance. Mayor Winslow inquired if the department had noticed an increase in calls due to the two new memory care facilities in town; Campbell stated that there have been several calls at Cedarhurst. There were no further questions.

Police Chief Welch presented the monthly activity report with no questions. Welch stated that Bethalto has been hit with the opioid epidemic, averaging 1 opioid overdose each week for the last three weeks; there was one fatality over the weekend. Welch said this is

becoming the trend everywhere in the area. Chief Welch also acknowledged the department's generous donation from Andrew Augustine, with which the squad room was remodeled and SRO equipment purchased. Mr. Augustine was presented with a plaque of appreciation.

Public Works Director Cheatham: Crews in the Street Department have been working on street cleaning, sidewalk repairs, and patch work. In parks, concrete pads for memorial benches have been poured in the Arboretum, benches are ordered and should arrive in 5 weeks. The East Central Street project was completed on time and on budget. In the Sewer Department, Cheatham gave kudos to Kasey Govero, the foreman for that area. There are now 7 lift stations on generators and 4 on SCATA. We recently received 2-1/2" of rain and no pumps were needed and there were no issues with flooding. Visu Sewer has cleaned and done camera work for the areas to be lined this round. Govero is working on integrating the GIS system with the sewer lining work already completed so that the information is readily available on the department iPad. The Splash Pad was successfully closed down, it was a successful season. Fields have been turned over to the School District for management for the school year. Mowing continues; SC2 is open for soccer field use. Cheatham reminded the board that manpower needs will be higher next year with additional fields to manage. There were no questions or comments.

GUESTS/PUBLIC COMMENT:

There was no one in attendance wishing to address the board.

RESOLUTIONS

Resolution 2018-19 A Resolution Declaring 509 Williams as Unsafe and Dangerous and Authorizing Demolition was presented by Zoning Administrator Brown. The family of the resident of this home contacted the Village after the resident was hospitalized. The home has

settled and there are structural defects along with unsanitary living conditions. Furthermore, the home is located on an open mine shaft. This resolution authorizes the Village to proceed with demolition proceedings through the court system. Mayor Winslow verified with Brown that all proper notifications were filed; Brown stated he had hand-delivered these notices and was working closely with Rene Butler's office on these matters. Brown noted that several notifications are sent and residents/owners have several chances to appeal during the process. All processes have been followed in these matters. Mayor Winslow stated that there was a question regarding the ownership of this property; the resident claimed she was the owner but the County website showed Cathy Nevels as the owner of record. This could be caused by a deed not being recorded or another error. Attorney Butler informed the Village that she believes Nevels to be the owner of record. All proper notices have been sent. Public Works Director Cheatham stated he would like to see the Village take charge of demolition of such properties, as the county could simply clean up and walk away, leaving the Village the job of mowing, etc. **Motion made by Mull, seconded by Bost, to approve Resolution 2018-19 A Resolution Declaring 509 Williams as Unsafe and Dangerous and Authorizing Demolition.** Trustees Mull, Bost, Dugger, Gibbons and Buhs voted aye, nays none. Motion carried 5-0.

Resolution 2018-20 A Resolution Declaring 700 W. Corbin as Unsafe and Dangerous and Authorizing Demolition was presented. This home has been vacant for over ten years, has no utilities and there is evidence of animal infestation. Notices have been sent to the owner and left onsite. The owner maintains the outside of the property but access has not been granted for the Village to determine the status of the inside of the home. Brown stated the house is unsightly and unfair to the neighbors. Trustee Bost stated that the Village does not factually know the condition of the inside of the home, thus questioned whether it should be labeled as "structurally unsound" as the resolution is written. After further discussion it was determined that the resolution should be worded to read that the home is in violation of

the building code, section 6-2-4. It was confirmed that the owner has been served with proper notification. **Motion made by Bost, seconded by Dugger, to approve Resolution 2018-20 A Resolution Declaring 700 W. Corbin as Unsafe and Dangerous and Authorizing Demolition** as modified. Trustees Mull, Bost, Dugger, Gibbons and Buhs voted aye, nays none. Motion carried 5-0.

Resolution 2018-21 A Resolution Declaring 414 David Street as Unsafe and Dangerous and Authorizing Demolition was tabled. The property has been sold and the new owner plans to demolish and rebuild, although permits have yet to be issued. It was determined to hold off on this resolution to see if the new owner follows through with plans. **Motion was made by Mull, seconded by Gibbons, to table Resolution 2018-21 A Resolution Declaring 414 David Street as Unsafe and Dangerous and Authorizing Demolition.** Trustees Mull, Bost, Dugger, Gibbons and Buhs voted aye, nays none. Motion carried 5-0.

Resolution 2018-22 A Resolution Declaring 124 Pender Street as Unsafe and Dangerous and Authorizing Demolition was presented. This property recently had a squatter removed from the premises; conditions were unsanitary, no utilities were on-site, and when cleaned up the trash filled a 30-yard dumpster. Notifications have been sent to the owner; the property is in foreclosure and the mortgage holder has also been notified. Neither the owner nor the mortgage company wants to deal with the property. The site has been secured and boarded up. It was determined that the language used in this resolution should also be modified to read that the property is in violation of our building code section 6-2-4 rather than labeling it “structurally unsound”. **Motion made by Buhs, seconded by Mull, to approve Resolution 2018-22 A Resolution Declaring 124 Pender Street as Unsafe and Dangerous and Authorizing Demolition** as modified. Trustees Mull, Bost, Dugger, Gibbons and Buhs voted aye, nays none. Motion carried 5-0.

Resolution 2018-23 A Resolution Declaring 328 W. Corbin as Unsafe and Dangerous and Authorizing Demolition was presented. This property is vacant; the owner has been notified on several occasions and won't take action or return calls. The owner's attorney has instructed the Village to no longer make contact with the owner. Once again, the resolution will be modified to ready that the property is in violation of Building Code section 6-2-4. **Motion made by Mull, seconded by Dugger, to approve Resolution 2018-23 A Resolution Declaring 328 W. Corbin as Unsafe and Dangerous and Authorizing Demolition** as modified. Trustees Mull, Bost, Dugger, Gibbons and Buhs voted aye, nays none. Motion carried 5-0.

Resolution 2018-24 A Resolution Authorizing Rates and Charges with Alton for Waste Water and Treatment Costs was presented. This is based on Charlie Juneau's annual report which analyzes our percentage of flow through the Alton treatment plant. This year the Bethalto allocation is down almost \$1000 and will be \$51k per month. **Motion made by Bost, seconded by Mull, to approve Resolution 2018-24 A Resolution Authorizing Rates and Charges with Alton for Waste Water and Treatment Costs.** Trustees Mull, Bost, Dugger, Gibbons and Buhs voted aye, nays none. Motion carried 5-0.

Resolution 2018-25 A Resolution Authorizing Rates and Charges to be Charged to Subjurisdictions for Waste Water Treatment Costs was reviewed by Attorney Balsters. The flow analysis was reviewed, most notably Exhibit 8 which analyzes the total flow of Bethalto and its subjurisdictions. Balsters noted that everyone's flow readings are down with the exception of Wood River Township. Balsters further noted that it is unclear whether or not our sewer lining work is having any effect on these readings and that it is critical to have good readings from our subjurisdictions in order for these charges to be as accurate as possible. **Motion made by Mull, seconded by Dugger, to approve Resolution 2018-25 A Resolution Authorizing Rates and Charges to be Charged to Subjurisdictions for Waste**

Water Treatment Costs. Trustees Mull, Bost, Dugger, Gibbons and Buhs voted aye, nays none. Motion carried 5-0.

Resolution 2018-26 A Resolution Authorizing Execution of Agreement Between the Village of Bethalto and Kallal & Schaaf was presented. This agreement was previously approved in July, but Kallal & Schaaf wanted some slight language changes prior to finalizing the document. All references to “intergovernmental agreement” were removed and changed to “agreement”. All other terms remain the same. **Motion made by Bost, seconded by Buhs, to approve Resolution 2018-26 A Resolution Authorizing Execution of Agreement Between the Village of Bethalto and Kallal & Schaaf.** Trustees Mull, Bost, Dugger, Gibbons and Buhs voted aye, nays none. Motion carried 5-0.

Resolution 2018-27 A Resolution Authorizing Execution of Intergovernmental Agreement Between the Village of Bethalto and Kutter Aljets and Sage Creek was presented. This agreement is being revisited from last month and allows for the acquisition of property from Kutter Aljets/Sage Creek for storm water improvements. It was noted that the Village has already received the deed transfer and has an easement in place for heavy equipment. This agreement acknowledges the receipt of two parcels of land and allows for an amendment to the subdivision restrictions regarding the HOA. There is currently no homeowner’s association in existence, so Attorney Balsters recommended that the Village obtain signatures from 60% of the land owners in order to acknowledge the transfer of the property. **Motion made by Gibbons, seconded by Mull, to approve Resolution 2018-27 A Resolution Authorizing Execution of Intergovernmental Agreement Between the Village of Bethalto and Kutter Aljets and Sage Creek pending 60% of homeowners agree to modify the subdivision covenants & restrictions regarding the HOA.** Trustees Mull, Bost, Dugger, Gibbons and Buhs voted aye, nays none. Motion carried 5-0.

ORDINANCES

Ordinance 2018-14 An Ordinance Amending Chapter 36 of the Revised Code of Ordinances was presented. This updates the Taxation chapter of the code to exempt any Village owned property from municipal gas or electric taxes. **Motion made by Buhs, seconded by Bost, to approve Ordinance 2018-14 An Ordinance Amending Chapter 36 of the Revised Code of Ordinances.** Trustees Mull, Bost, Dugger, Gibbons and Buhs voted aye, nays none. Motion carried 5-0.

REPORTS FROM THE MAYOR:

National Kids Day/Family Fun Day will be at Bryant Park on September 15 from 10:00-1:00. The St. Louis Regional Airport Fly-in will be September 29. The Library will hold a Public Q&A Forum on September 18 at 7:00; this will feature the Mayor, Police Chief, School District Superintendent and other dignitaries for a casual question and answer session for the public. Mayor Winslow updated the board on the status of medical insurance renewal proposals. We have proposals from Daniel & Henry, AJ Gallagher, and our current broker the Wealthcare Group. Proposals from Daniel & Henry are not underwritten and thus the quotes subject to change. Other proposals are definitive quotes for renewal. David Wiegand and Jacob Lowry were in attendance to present the renewal proposals for the Wealthcare Group. Wiegand reviewed the current plans and the renewal offerings, stating that his recommendation is to stick with Aetna as the BCBS and UHC plans don't offer savings worth switching companies for. The Aetna options offered either a flat renewal with no increase or options that will lower the monthly premiums but have higher deductibles that would mean higher HRA costs. The HRA was reviewed and noted to be sound and functioning as expected. The Village's HRA balance is healthy. There were no questions from the Trustees, but everyone felt they needed time to review the proposals prior to making a decision. A special meeting was set for September 17 at 6pm in order to consider the renewals. October 1 is the renewal date, so timing is important.

PROCLAMATIONS:

Mayor Winslow presented proclamations for National Assisted Living Week and Suicide Prevention Awareness Month.

Trustee Mull left the meeting at 8:41pm.

MONTHLY ZONING ADMINISTRATOR'S REPORT:

Zoning Administrator Brown stated that eleven permits were issued in August, and that several sign permits were issued as well. 26 code enforcement notices were issued. There were no questions.

MONTHLY TREASURER'S REPORT:

The August, 2018 Treasurer's Report was presented by Treasurer Hughes with no questions. Revenue and expenses were reviewed along with fund balances. The restructuring of the TIF loan was noted on the report. **Motion made by Bost, seconded by Buhs, to approve the Treasurer's Report for the month of August, 2018.** Trustees Bost, Dugger, Gibbons and Buhs voted aye, nays none. Motion carried 4-0.

COMMITTEE MEETINGS

Committee meetings will be handled as needed after the special meeting which was set for Monday, September 17, 2018 at 6pm.

WATER DEPARTMENT BILLS

Motion by Gibbons, seconded by Dugger, authorizing payment of the Water Department bills in the amount of \$322,619.64. Trustees Bost, Dugger, Gibbons and Buhs voted aye, nays none. Motion carried 4-0.

GENERAL FUND

Motion by Bost, seconded by Buhs, authorizing payment of bills in the amount of \$184,165.69. Trustees Bost, Dugger, Gibbons and Buhs voted aye, nays none. Motion carried 4-0.

LIABILITY FUND

Motion by Buhs, seconded by Dugger, authorizing payment of bills in the amount of \$898.93. Trustees Bost, Dugger, Gibbons and Buhs voted aye, nays none. Motion carried 4-0.

MFT FUND

Motion by Bost, seconded by Dugger, authorizing payment of bills in the amount of \$4,191.95. Trustees Bost, Dugger, Gibbons and Buhs voted aye, nays none. Motion carried 4-0.

GARBAGE FUND

Motion by Gibbons, seconded by Bost, authorizing payment of bills in the amount of \$50,082.30. Trustees Bost, Dugger, Gibbons and Buhs voted aye, nays none. Motion carried 4-0.

TIF FUND

Motion by Buhs, seconded by Gibbons, authorizing payment of bills in the amount of \$103,592.43. Trustees Bost, Dugger, Gibbons and Buhs voted aye, nays none. Motion carried 4-0.

The next regularly scheduled meeting will be October 8, 2018 at 7:00pm water board, 7:15pm for the village board.

Motion made by Gibbons, seconded by Dugger, to enter into Executive Session pursuant to ILCS 2 (c) (2) Collective Bargaining and 2 (c) (1) Personnel. Trustees Bost, Dugger, Gibbons and Buhs voted aye, nays none. Entered into Executive Session at 8:48pm.

Re-entered into regular session at 10:08pm. No CBA's will be considered for approval this evening. Having no further business, a **Motion to adjourn the meeting was made by Buhs, seconded by Gibbons.** All voted aye viva voce. Meeting adjourned at 10:09pm.

Sue E. Lowrance, Village Clerk

Alan Winslow, Mayor