

VILLAGE BOARD MEETING
Bethalto, IL
August 14, 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. 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, Police Lt. Craig Welch, Public Works Director Rod Cheatham, Village Attorney Ken Balsters, Fire Chief Alex Campbell, Village Treasurer Joe Schoppet, Zoning Administrator Tim Brown, and Keith Moran of Moran Economic Development.

Motion made by Gibbons, seconded by Buhs, to approve village board minutes of July 3, 2017 as printed. All members voted aye viva voce. Motion carried 6-0.

Motion made by Mull, seconded by Bost, to approve village board minutes of July 20, 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 July, noting 89 total calls for the month, 2 missed calls and a year-to-date total of 605. One fireman left the department this month for a full-time position at the Quincy Fire Department. Campbell noted that in the past several months five of our firefighters have left our department for career departments, stating that shows a lot for our level of training provided. There are currently 22 volunteers on the roster. Homecoming will be Labor Day Weekend. Fish Stand renovations are nearly completed and Campbell thanked the Public Works Department for their work on this project. Banner Equipment is currently running tests on all department apparatus. There were no questions.

Police Chief Smock presented the July activity report with no questions. There will be a Sheep Dog seminar on September 26 at the Bethalto Church of God; this seminar will focus

on preventing church violence. Smock highly recommended the speaker and announced if anyone was interested in attending the event to let him know.

Public Works Director Cheatham presented his report: In Streets, maintenance is being done on main thoroughfares in town, with brush removal, crack sealing, etc. being completed in anticipation of the paint striping being repaired. In Parks, the school district has taken over maintenance of the ball fields. The fish stand renovations are nearing completion. Mowing continues as needed. In Sewers, the third round of manhole lining is being completed, and the second round of sewer lining will begin on the 21st. Pumps are all in good shape now. The mini excavator and mulch head have arrived and will soon be put to use. Street drains, culverts, etc. will be “ditched” using these tools. There were no questions.

GUESTS/PUBLIC COMMENT:

Keith Moran of Moran Economic Development was in attendance to introduce the Village’s proposed plan for creation of two business districts. Moran explained that a business district creates an increased revenue stream through an increase in sales tax of 1%. This money, in turn, can be utilized on improvements within the business district. Moran noted several infrastructure issues in the proposed districts—one being along Illinois Route 140 and the other along Prairie Street in the downtown area. Moran further stated that many neighboring communities have business districts, and that even with an increased tax rate the Village will have one of the lowest rates in the area. Moran explained the statutory process for creation of a district, noting that a public hearing must be called in order to proceed. Details of each proposed district were discussed, noting the need for several improvements in each area. Property values have declined in these areas in the past few years, and Moran noted that by increasing revenue through the creation of the business districts, much needed improvements can be funded as the Village sees fit. Moran reviewed the Route 140 district, noting that the presence of the airport has a large effect on the development in this area due to the lack of large parcels of land. Airport Board member Clyde Jones disagreed, stating that the property

that is the former Wayside Estates Subdivision is plenty of space for larger retail and nothing has transpired there. Moran said he was stating that the existence of the airport has the effect on how development can occur and was not “picking on the airport”. Resident Mike Babcock inquired as to ways to increase revenue other than raising taxes in these districts. Babcock said he would rather see increased economic activity over increased taxes, and doesn’t agree with the theory that business districts will create an increase in business and valuation of the community. Trustee Gibbons agreed, stating that this seems like “another form of the government’s insatiable desire to increase taxes”. Further review of the proposed district area continued, with Moran noting that the Village could determine how the additional funding is spent, but that the revenue stream would definitely be there as he feels confident with the figures he’s provided. Mayor Winslow stated he is anxious to get the public’s input and that hearings will be set later this evening.

RESOLUTIONS

There were no resolutions presented for consideration.

ORDINANCES

Ordinance 2017-15 An Ordinance Amending Chapter 40 Zoning Code-Zoning Map was presented. This modifies the zoning map to reflect the change in zoning for property along the south side of Mill Street between Grant and Silver Streets from RT-Two Family Residential to RM-Multiple Family Residential as approved by the Village Board at the July meeting. **Motion made by Buhs, seconded by Bost, to approve Ordinance 2017-15 An Ordinance Amending Chapter 40 Zoning Code-Zoning Map.** Trustees Mull, Bost, Dugger, McRae, Gibbons and Buhs voted aye, nays none. Motion carried 6-0.

Ordinance 2017-16 An Ordinance Amending Chapter 32 was presented. This is a result of a recommendation from Juneau & Associates for updates to the Drainage System Design & Evaluation section of the Village code. **Motion made by Gibbons, seconded by Dugger,**

to approve Ordinance 2017-16 An Ordinance Amending Chapter 32. Trustees Mull, Bost, Dugger, McRae, Gibbons and Buhs voted aye, nays none. Motion carried 6-0.

Ordinance 2017-17 An Ordinance Setting Public Hearing Date for Business District #1 was presented. This sets a public hearing date for a proposed Business District on September 7, 2017 at 5:30pm. Mayor Winslow noted that no board action will take place at this hearing; it is just for public input on the proposed districts. **Motion made by Mull, seconded by Bost, to approve Ordinance 2017-17 An Ordinance Setting Public Hearing Date for Business District #1.** Trustees Mull, Bost, Dugger, McRae, and Buhs voted aye, Gibbons voted nay. Motion carried 5-1.

Ordinance 2017-18 An Ordinance Setting Public Hearing Date for Business District #2 was presented. This sets a public hearing for proposed Business District #2 on September 7, 2017 at 5:45pm. **Motion made by Bost, seconded by Dugger, to approve Ordinance 2017-18 An Ordinance Setting Public Hearing Date for Business District #2.** Trustees Mull, Bost, Dugger, McRae and Buhs voted aye, Gibbons voted nay. Motion carried 5-1.

Ordinance 2017-19 An Ordinance Amending Chapter 11 was presented. This adopts a whistleblower policy for the Village as recommended by Joe Hughes in his assessment of Village accounting procedures. **Motion made by Mull, seconded by Gibbons, to approve Ordinance 2017-19 An Ordinance Amending Chapter 11.** Trustees Mull, Bost, Dugger, McRae, Gibbons and Buhs voted aye, nays none. Motion carried 6-0.

Ordinance 2017-20 An Ordinance Establishing an Administrative Procedure for Assessing and Determining Claims under PSEBA was presented. This comes at the recommendation of the Illinois Municipal League and sets procedures for claims under the Public Safety Employee Benefits Act. **Motion made by Buhs, seconded by Mull, to approve Ordinance 2017-20 An Ordinance Establishing an Administrative Procedure**

for Assessing and Determining Claims under PSEBA. Trustees Mull, Bost, Dugger, McRae, Gibbons and Buhs voted aye, nays none. Motion carried 6-0.

Ordinance 2017-21 An Ordinance Amending Chapter 1 of the Revised Code of Ordinances was presented. This establishes a conflict of interest policy for the Village as recommended by Joe Hughes' assessment. **Motion made by Bost, seconded by McRae, to approve Ordinance 2017-21 An Ordinance Amending Chapter 1 of the Revised Code of Ordinances.** Trustees Mull, Bost, Dugger, McRae, Gibbons and Buhs voted aye, nays none. Motion carried 6-0.

REPORTS FROM THE MAYOR:

Mayor Winslow presented a recommendation from the Zoning Board of Appeals to approve a variance request for construction of a privacy fence on a corner lot at 436 Texas Boulevard. 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 Bost, to accept the recommendation of the Zoning Board of Appeals and grant the variance for 436 Texas Blvd as requested.** Trustees Mull, Bost, Dugger, McRae, Gibbons and Buhs voted aye, nays none. Motion carried 6-0.

Due to the passing of long-time Zoning Board member Woody Jordan, there is a vacancy to be filled on the Zoning Board of Appeals. Mayor Winslow presented Tina Davis as his choice for appointee. Davis is a long-time resident and realtor in Bethalto and will bring a certain real estate expertise to the board. **Motion made by Gibbons, seconded by McRae, to approve the appointment of Tina Davis to the Zoning Board of Appeals.** Trustees Mull, Bost, Dugger, McRae, Gibbons and Buhs voted aye, nays none. Motion carried 6-0.

Mayor announced that Juneau & Associates has recommended a change to our Zoning Code as it relates to Plan Reviews. This will require a public hearing and process through the

Zoning Board of Appeals. The Village Board may request that action be taken by the ZBA to get this process started. **Motion made by Buhs, seconded by Mull, to request that the Zoning Board of Appeals begin the process to review the Plan & Permitting section of the Zoning Code for possible updates.** Trustees Mull, Bost, Dugger, McRae, Gibbons and Buhs voted aye, nays none. Motion carried 6-0.

Winslow provided the trustees with a summary of the proposed medical insurance renewal, which is due October 1. This renewal reflects a 4% increase, which was negotiated down from an initial 8% increase. The provider and plan remain the same. This is for informational purposes only and approval of the proposal will occur at the September meeting.

ZONING ADMINISTRATOR'S REPORT

Zoning Administrator Brown presented his monthly report, noting 7 permits issued in July. Code enforcement is keeping Brown busy. Brown & Deputy Chief Welch will be attending a Crime Free Housing seminar in October. Three homeless families were assisted this month. Brown is working on creating identification badges for all Village employees. There were no questions.

MONTHLY TREASURER'S REPORT

The new monthly Treasurer's Report format was introduced and reviewed. The new reports should be easier to understand and are more concise. The Village converted to an all cash basis system on August 1 per Hughes' recommendations. Some tweaking is still needed on a few of the reports, but Treasurer Schoppet stated that the figures shown represent a quarter of the fiscal year and all seems to be in order. **Motion made by Mull, seconded by Gibbons, to approve the June/July, 2017 Treasurer's Report.** Trustees Mull, Bost, Dugger, McRae, Gibbons and Buhs voted aye, nays none. Motion carried 6-0.

COMMITTEE MEETINGS

The regular committee meeting will be held on Monday, August 28, 2017 at 6:00pm.

WATER DEPARTMENT BILLS

Motion by Mull, seconded by Dugger, authorizing payment of the Water Department bills in the amount of \$493,809.14. Trustees Mull, Bost, Dugger, McRae, Gibbons and Buhs voted aye, nays none. Motion carried 6-0.

GENERAL FUND

Motion by Bost, seconded by Mull, authorizing payment of bills in the amount of \$138,011.49. Trustees Mull, Bost, Dugger, McRae, Gibbons and Buhs voted aye, nays none. Motion carried 6-0.

LIABILITY FUND

Motion by Mull, seconded by Dugger, authorizing payment of bills in the amount of \$2,500.00. Trustees Mull, Bost, Dugger, McRae, Gibbons and Buhs voted aye, nays none. Motion carried 6-0.

MFT FUND

Motion by Gibbons, seconded by McRae, authorizing payment of bills in the amount of \$4,011.47. 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 \$48,816.98. 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, September 11, 2017 with the Water Board meeting at 7:00pm, followed by the Village Board at 7:15pm.

Mayor Winslow announced the need to enter executive session to discuss a personnel matter. **Motion made by Buhs, seconded by Mull, to enter executive session per ILCS Section 2 (c) (1) Personnel.** All members voted aye viva voce. Entered executive session at 8:10pm.

Re-entered regular session at 8:45pm with all trustees, Mayor Winslow, Clerk Lowrance, and Attorney Balsters in attendance.

Having no further business, a **motion to adjourn was made by Mull, seconded by Bost.** All voted aye viva voce. Meeting adjourned at 8:46 pm.

Sue E. Lowrance, Village Clerk

Alan Winslow, Mayor