

VILLAGE BOARD MEETING

Bethalto, IL

September 12, 2022

7:00pm

Council Chambers

The Village Board of Trustees met on the above date in the Council Chambers of Village Hall in a regular meeting called to order by Mayor Bost at 7:00 p.m. The meeting opened with the “Pledge of Allegiance”. Roll call was taken by Village Clerk Sue Lowrance. Present: Trustees Dugger, Perkhiser, Tweedy, Keister and Mull. Trustee Lowrance was absent but entered the meeting at 7:07pm. Also present: Police Chief Mike Dixon, Village Attorney Ken Balsters, Fire Chief Brian Buhs, Zoning Administrator Randy Reddick, Public Works Director Rod Cheatham, and Joseph Hughes.

Motion made by Tweedy, seconded by Mull, to approve Village Board meeting minutes of August 8, 2022, as printed. All members voted aye viva voce. Motion carried 5-0.

REPORTS FROM DEPARTMENTAL SUPERVISORS:

Fire Chief Brian Buhs presented his report for August, noting 137 calls for the month and two box alarms, one at Villa Rose and one on Canterbury. There was a significant carbon monoxide leak at DQ that shut down the business for a day, all victims recovered. The leak was caused by a faulty burner. During the process it was discovered that CO detectors are not required in businesses, which was a surprise to many. There were no questions.

Police Chief Dixon presented the monthly activity report for August, with his department logging 629 incidents. Dixon reviewed several significant cases, including a shooting at Kickapoo Village Trailer Park. That suspect was immediately apprehended. Homecoming went well, with no major issues. Mayor Bost asked how having dispatch located in Wood River affected the Kickapoo call; Dixon answered that there was significant police presence almost immediately and that he credits that to the fact that area stations all hear the radio traffic. There were no further questions.

Public Works Director Cheatham presented his monthly report by department and added that final touches are being put on the Albers Lane/Friedel Bridge this week; he expects it to open up in a week or so. CIPP lining of the interceptor line will start within the next thirty days, and that project may take only 3 months if weather is favorable. The pickleball court now has bleachers on a concrete pad, and lighting will be adjusted in the next few weeks. Field work and Splash Pad year-end maintenance has begun. Homecoming went well with no issues to report. Trustee Lowrance asked about the status of the boil order currently in place in Walnut Ridge; Cheatham stated that we are waiting on test results before the order can be lifted. Once the tests are back and favorable, the order will be lifted with notices on doors and the electronic sign board will be placed in the area. Trustee Tweedy asked if Homecoming had any ill effects on the park; Cheatham stated nothing other than typical traffic ruts, etc. There were no further questions.

Zoning Administrator Randy Reddick presented his monthly report, noting 93 permits issued in August. Reddick updated the board on some commercial projects in the works as well as the Village's nuisance properties. Code violations have been keeping the department busy. Mayor Bost asked about the status of 340 S. Prairie, noting that several in the audience were in attendance regarding that property. Reddick stated he has been in contact with the property owner and the resident. Citations have been issued, and there is some legal action pending by the homeowner; Reddick stated that the Village and homeowner are on the same page, but that these things take time. Reddick stated he has been denied access to the inside of the property by the current resident. There were no questions.

GUESTS/PUBLIC COMMENT:

Edmar Schreiber, 1397 Old Ripley Road, Sorento, IL, was in attendance to discuss his mother's property at 781 Roosevelt, which has been cited for tall grass/weeds and is now home to four head of livestock, which Zoning believes is a violation of the property's current

non-conforming use. Zoning has received several complaints about the property, both for the tall grass/weeds and the livestock. Schreiber believes that there is an agreement in place to allow for up to 37 animals on the property, and referenced the zoning variance granted in 1987. At the time the variance was granted, there was a 2-year time frame for non-conformancy; in 2000 that time frame was reduced to 90 days (meaning if the non-conforming use lapsed for 90 days, it would no longer be valid). Schreiber stated he has had at least one head of livestock (cattle or horse) on the property at all times. Schreiber added he has never been informed of the change in time frame or any inspections of the property. There was discussion that it would be impossible to notify everyone affected when such change is made to the code, as there are so many different zoned areas and non-conformities within them. The Village code does not require notification. Mayor Bost stated that the reduction in non-conformance is the issue, and the Board must determine if we enforce by what is written in the Code or by what may or may not have been a verbal agreement back in 1987. Trustee Lowrance stated that the animals have been on-site since 1961, and neighbors can't be mad if they build a house next to farm animals. Reddick stated that the property is currently zoned RS-8, and that under that zoning livestock is not allowed; however, since Schreiber admittedly has housed 1 horse on-site then the current non-conforming use would allow for 1 head of livestock; if they go longer than 90 days without any, then the non-conforming use would be null and void. Schreiber states that there has always been at least 1 in the barn. Bob Logterman addressed the board to support Schreiber, adding that he personally has moved horses for Schreiber and that moving cattle is a regular practice. Logterman stated that livestock is desirable in this rural area and shouldn't be discouraged. Attorney Balsters intervened and stated that this board has no authority to make any changes to the existing variance; Schreiber has the option to apply for a new variance with the Zoning Board of Appeals who would then make a recommendation to the Village Board. Schreiber asked why the current variance is no longer valid, again stating that the variance granted in 1987 was for 37 head of livestock. It was again stated that the current non-conformance

would allow 1 head. Lowrance asked if the zoning could be changed; Balsters answered yes, that process would begin with the application to the Zoning Board. The current variance has lost its breadth, so the property owner can make an appeal to the ZBA. There will be a hearing, a recommendation forwarded to the Village Board, and a decision to accept or deny that recommendation then made by the Village Board. Trustee Lowrance stated the Village can change the code; Reddick stated that is not recommended as then the Village loses control; variances can be granted as the Board sees fit. There were no further questions or comments.

Jeff Allsman, representing Bethalto Spirit, presented the group's proposed plan for a Christmas Parade to be held in conjunction with the opening of Christmas Village. The parade would begin November 26 at 4pm at Rose Lawn, travel east on Plegge and empty into Christmas Village where Santa will flip the lights on at 5pm. The group hopes to have a minimum of 15 floats by October 15 or they will not move forward with the event. That being said, they are hoping for a good turnout so this can turn into an annual event. The board will consider approval of the event later in the meeting.

Suzanne Scherff, 328 S. Prairie Street, was in attendance regarding 340 S. Prairie Street and 327 Spencer Street. The concerns regarding 340 S. Prairie were discussed earlier in the meeting, but Scherff added that the Spencer Street address is also a nuisance, has been vacant for years and now has groundhogs, cats, tall weeds & grass. Reddick stated it is a slow process working through the court system, but he will investigate and do what is necessary to follow up.

RESOLUTIONS

Resolution 2022-09 A Resolution Authorizing Payment to City of Alton and Rates and Charges to Be Charged to Subjurisdictions for Regional Wastewater Treatment Costs

on the Bethalto Interceptor Sanitary Sewer System was presented. This sets the amount to be paid monthly to Alton and collected monthly from our jurisdictions for wastewater treatment. Attorney Balsters reviewed Juneau's report and noted our payment is based on a 10-year average since we haven't received updated cost data in several years. Our jurisdictions flow is metered and billed accordingly, we cover the remainder of the monthly amount. Balsters added that once the Interceptor lining is complete, we should see an improvement in our numbers. Balsters also noted that the Village is still trying to work with Alton to get a refund of the escrow amount that was held when Alton sold out to Illinois American Water. There were no questions. **Motion made by Mull, seconded by Dugger, to approve Resolution 2022-09 A Resolution Authorizing Payment to City of Alton and Rates and Charges to be Charged to Jurisdictions for Regional Wastewater Treatment Costs on the Bethalto Interceptor Sanitary Sewer System.** Trustees Dugger, Lowrance, Perkhiser, Tweedy, Keister and Mull voted aye, nays none. Motion carried 6-0.

Resolution 2022-10 A Resolution Authorizing Execution of Assignment and Assumption Agreement Between the Village of Bethalto and Moro Public Water District was presented. The installation of new lines as agreed to in November, 2020 is complete; Moro paid for materials and easements and Bethalto covered labor & equipment. This agreement will assign the easements and lines to the Village of Bethalto, so maintenance, etc. will now be the Village's responsibility. **Motion made by Perkhiser, seconded by Keister, to approve Resolution 2022-10 A Resolution Authorizing Execution of Assignment and Assumption Agreement Between the Village of Bethalto and Moro Public Water District.** Trustees Dugger, Lowrance, Perkhiser, Tweedy, Keister, and Mull voted aye, nays none. Motion carried 6-0.

ORDINANCES

There were no ordinances presented for consideration.

REPORTS FROM THE MAYOR:

The CMHS Homecoming Parade is set for September 23 at 3pm along the approved route set by the Village. **Motion made by Mull, seconded by Lowrance, to approve the parade route and road closures for the CMHS Homecoming Parade on September 23 beginning at 3pm.** Trustees Dugger, Lowrance, Perkhiser, Tweedy, Keister and Mull voted aye; nays none. Motion carried 6-0.

Bethalto Spirit has requested use of Central Park for Christmas Village for four weekends beginning November 26; the light display will remain lit through January 1. **Motion made by Lowrance, seconded by Tweedy, to approve the use of Central Park by Bethalto Spirit for Christmas Village.** Trustees Dugger, Lowrance, Perkhiser, Tweedy, Keister and Mull voted aye; nays none. Motion carried 6-0.

Bethalto Spirit has requested permission to hold a Christmas Parade on November 26 in conjunction with the opening of Christmas Village, as discussed earlier this meeting. **Motion made by Lowrance, seconded by Mull, to grant permission for the parade and road closures.** Mayor Bost noted that discussion will be needed to determine number of volunteers needed and other details. Trustees Dugger, Lowrance, Perkhiser, Tweedy, Keister and Mull voted aye; nays none. Motion carried 6-0.

MONTHLY TREASURER'S REPORT:

The August Treasurer's report was presented with revenues and expenses reviewed. The Village's ending cash balance was up approximately \$400k. There were no questions. **Motion made by Lowrance, seconded by Mull, to approve the Treasurer's Report for August, 2022.** Trustees Dugger, Lowrance, Perkhiser, Tweedy, Keister and Mull voted aye, nays none. Motion carried 6-0.

COMMITTEE MEETING

Committee meetings will be held on September 26 at 6pm.

BILLS

GENERAL FUND

Motion made by Lowrance, seconded by Dugger, authorizing payment of bills in the amount of \$277,632.74. Trustees Dugger, Lowrance, Perkhiser, Tweedy, Keister and Mull voted aye; nays none. Motion carried 6-0.

WATER & SEWER FUND

Motion by Lowrance, seconded by Mull, authorizing payment of bills in the amount of \$364,919.11. Trustees Dugger, Lowrance, Perkhiser, Tweedy, Keister and Mull voted aye; nays none. Motion carried 6-0.

GARBAGE FUND

Motion by Mull, seconded by Perkhiser, authorizing payment of bills in the amount of \$54,112.00. Trustees Dugger, Lowrance, Perkhiser, Tweedy, Keister and Mull voted aye; nays none. Motion carried 6-0.

TIF FUND

Motion by Perkhiser, seconded by Lowrance, authorizing payment of bills in the amount of \$103,592.43. Trustees Dugger, Lowrance, Perkhiser, Tweedy, Keister and Mull voted aye; nays none. Motion carried 6-0.

The next regularly scheduled meeting will be held on October 10, 2022 at 7:00pm in the Council Room of Village Hall.

Having no further business, **a motion was made by Perkhiser, seconded by Lowrance, to adjourn the meeting.** All trustees voted aye viva voce. Meeting adjourned at 8:17pm.

Sue Lowrance, Village Clerk

Gary Bost, Mayor