

**VILLAGE OF BETHALTO
COMMITTEE MEETING MINUTES
FEBRUARY 27, 2023 6:00PM
VILLAGE HALL COUNCIL CHAMBERS**

Members Present:

Gary Bost	Tim Lowrance
Brady Dugger	Tim Tweedy
Maria Perkhiser	Terri Keister
Jeff Mull	

Also Present:

Village Clerk Sue Lowrance
Zoning Administrator Randy Reddick
Village Attorney Ken Balsters
Public Works Director Rod Cheatham
Police Chief Mike Dixon

The meeting was called to order by Mayor Gary Bost at 6:00pm in the Council Chambers of Village Hall.

Eagles Nest Liquor License Request

The owner of Eagles Nest was in attendance to present his request for a liquor license in order to expand his operations in the strip mall adjacent to his restaurant. He wants to open a liquor store with gaming, possibly expanding into cigars and vaping supplies, with a potential drive-thru access to the store. He wants to know if obtaining a liquor license would be possible prior to starting renovations on the building. Mayor Bost stated that the board's stance is to issue new liquor licenses only to full-service restaurants or gas stations, so that the answer would be no. It was noted that the restaurant held a liquor license at one time, but let it lapse. Mayor added that liquor licenses are issued by business, not by building, so any expansion would require a separate license for that establishment.

Post Office Update

There has been discussion with the Post Office about their potential lease of the senior building as a new post office; however, their leasing office was unaware of the potential move and has since renewed their lease with the current location. Whereas the post office says "it's not a done deal", we believe that any move by them is now unlikely and so we have the two buildings to consider for future options. The interior of the old water office has been demolished, which could make it easier to lease out or remodel into a community center.

Façade Grant Applications

We have received façade grant applications from Kallal & Schaaf (\$5,500 for landscaping), Step By Step Daycare (\$12,500 for construction), and St. Louis Regional Airport (\$25,000 for restaurant facility remodel). Trustees Perkhiser & Dugger asked if the airport should qualify for

funds, since they don't pay taxes; Bost responded that the restaurant does collect tax revenue, and that High Flyers was part of the business district prior to shutting down.

Update on Winona St property

Public Works Director Cheatham addressed the board regarding the complaints brought to them by Mr. Rainey of Winona Street. Rod gave a background of the complaints, noting that in 2017, Mr. Rainey reached out to him regarding sinkholes in his yard. Our crews televised the pipe and sewer along Winona, finding nothing and noting that our lines don't even go into his yard. Rainey contacted Madison County and they found no issues as well. Rainey continued to complain, and contacted his insurance company and even Ameren (who also determined there were no issues in that area). Rainey inquired about mine subsidence; the Village provided him with information showing that he is not in a mined area. Cheatham summarized by stating he is unsure of the issue on the property, but that the Village is not responsible and he has no other suggestions from this point. Trustee Keister asked if our software can track work orders, etc. Cheatham stated that module is available, but that he has tracked these complaints via email. Keister suggested that at some point we may want to purchase that software module as well.

Update on 58 N. Williams property

Mayor Bost and Zoning Administrator Reddick met with our appeals attorney today regarding this property. There will likely be no resolution to this situation any earlier than November, if then, as there have been multiple delays throughout the process. It was noted that the Village has already spent approximately \$6,000 in attorney fees, and continuing down the path we're on could add an additional \$15,000 to that. The house has been unoccupied for about two years, but the owners are wanting to fix it up and have obtained some estimates to do so. Their attorney has suggested a stay of the matter, for a set amount of time to be determined, to hold off on further action and allow the family to start the process of restoring the home. Bost stated this would allow the Village to save on further attorney costs until we see whether or not the family will follow through with their intentions. Bost further stated that success in this case would be either demolition of the house or repair of the house, either would be considered a "win" for the Village. Reddick added that he has a tentative structure that was developed earlier in the process, that could be amended to act as a timeline during the stay. The consensus of the Board is to work with the family and to draw up the agreement and move forward with a strict timeline in place.

Parade/Event Ordinance

Police Chief Dixon presented a draft of a proposed Roadway Parade/Event Ordinance that establishes guidelines, requirements, and limitations for events that are conducted upon roadways within the Village. Dixon noted that this draft is based on the code of another jurisdiction and is a starting point and a baseline for operations, which gives the Village written authority and directions in approving and denying these events based on several factors. Dixon's notes are attached, as is a copy of the proposed ordinance. Dixon stated that it is important to get these guidelines in writing for all parties. Trustee Keister asked how this ordinance would affect the Homecoming Parade; Dixon stated that the ordinance is written so that routes can be expanded and that the Homecoming route has been thoroughly thought out

and has emergency controls in place. Keister inquired about Stadium Drive for sporting events; Dixon added that the route from Culp Lane to West Drive has no houses or businesses, so is ideal for these types of events. Mayor Bost asked the trustees to review the proposed ordinance, forward any questions or concerns, and be prepared to vote at the March meeting.

Update on Specialty Agriculture Special Use Permit

At the March meeting, the PC/ZBA will be forwarding a recommendation to the Village Board to establish a special use category for Specialty Agriculture in RS5 and RS8 zoning districts. If the Village Board approves their recommendation, those qualified could then apply for the special use permit allowing livestock as defined in the new category. Trustee Lowrance stated that this is obviously pertaining to the Schreiber property, and that he believes Schreiber should not have to move his fence and should be “grandfathered in” and allowed to keep the (now 5) cows on the property. Zoning Administrator Reddick and Attorney Balsters stated that there is no “grandfathering in” as the property already lost its non-conforming status, and that this is the Village’s attempt to compromise and find a solution set in stone. Reddick explained the difference between the non-conforming status and a special use permit; Lowrance then stated he wants to repeal the last vote regarding the property’s status. Balsters noted there could be procedural requirements to do so. Mayor Bost added that the proposed performance standards as recommended by the PC/ZBA could be amended by the Village Board prior to passage and that this board can change whatever it doesn’t like without going through the repeal process. It was noted that this would apply to all qualified properties, however, not just Schreiber. There was discussion of the acreage fenced in on the Schreiber property, noting that he could fence in more; if the property was zoned Agriculture, regulations would be even more restrictive than those proposed in the recommendation. Reddick added that he will execute whatever the Board decides. Lowrance again stated he would vote to allow the five cows and not move the fence. Bost said that the Board will be asked to vote on this at the March meeting, and if 4 Trustees vote not to accept the recommendation, it goes back to the Village Board; if that scenario plays out, the matter can then be discussed again at March committee meetings and a revised solution brought up for vote in April. The matter would not go back to the PC/ZBA. Trustee Dugger asked if Schreiber would have to combine his two current parcels; Reddick stated yes, then he would be eligible to apply for the special use permit.

Bethalto Chamber of Commerce Chamber Nation

Trustee Keister updated the board on the Chamber of Commerce’s new program through Chamber Nation. Keister explained the program and stated that it will be beneficial to all chamber members for utilization of e-commerce, etc.

Sidewalk and Street Repair

Trustee Keister had asked for an update on sidewalk & street repair, inquiring about the system used to determine a schedule for such repairs. Public Works Director Cheatham stated that when he was hired, he did a street inventory and scoring system to determine the condition of all roads within the Village and noted that there wasn’t enough money in the budget to immediately repair all the roads in need of repair. He stated that repairs are now done on a triage system, using MFT or General Funds for each repair. Not much oil & chip work has been

done in the last four years, as most funding has been put towards bigger construction jobs such as the Friedel Bridge, Prairie Street reconstruction, and Moro Road reconstruction. Cheatham reviewed the funds spent on each of these major projects, adding that even with grant funding the Village is responsible for part of each project. Trustee Lowrance asked if business district funds can be used for street and sidewalk repair in those districts; the answer is yes. Cheatham added that business district funds will be utilized to resurface Plegge in the future.

Having no further items for discussion, the meeting was adjourned by Mayor Bost at 7:02pm.

Sue Lowrance, Village Clerk