

**VILLAGE OF BETHALTO
COMMITTEE MEETING MINUTES
MAY 22, 2023, 6:00PM
VILLAGE HALL COUNCIL CHAMBERS**

Members Present:

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

Also Present:

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

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

Update on Delinquent Properties

Zoning Administrator Reddick provided an update on a few of the nuisance properties of concern.

58 N. Williams: we've been working through our attorney to see if an agreement could be reached to allow the structure to be rehabilitated. The homeowner has asked to enter into an agreement that would allow the work to be done in phases, starting with a new foundation. This would be dependent on the appellate court allowing a stay of the property owner's appeal, as we would not want to agree to something and lose progress already made if they fail to complete the work. If the board wishes to consider this, we will work toward putting an agreement together. Deadlines would be in place for all phases so that there are no unnecessary delays. Legal costs have been approximately \$15k to date, with another \$15k anticipated if we continue with legal action. The family is aware of the expenses involved in their proposed rehabilitation of the house, yet wants to continue, nonetheless. Reddick asked for the board's feedback before we continued with any agreement.

100 Wesley Drive Lot 75: this property has been tagged for unsanitary living conditions and as a dangerous building. The residents initially agreed to move out voluntarily but have not done so. The normal process would be to demo the property, which takes a lot of time through the court system and can be quite costly. Our attorney has discovered an option to purchase the property for back taxes, at a cost of around \$750. The Village would then serve notice to them to vacate but this would most likely still end up in court as an eviction process. Reddick asked for board feedback before we continue with this process.

100 Wesley Drive Lot 49: this property has issues with life safety and unsanitary conditions and has been declared as unfit for human occupancy. Photos were distributed showing filthy living conditions. The resident had to be carried from the home and transported to the hospital after a lengthy talk with Sgt. Dugger and Officer Gifford. The Department of Aging was contacted, and a case worker was assigned. We have received no response from our additional attempts to contact. Reddick stated he will be asking for a resolution to demolish this property, which will force a response from the owner. Trustees stated that the trailer park obviously has issues and wondered what, if anything, can be done additionally to help with the problems. Reddick stated the rumor is the owners are negotiating a sale, but that right now attacking one issue at a time is all we can do. Reddick noted that starting a program of annual property inspections may help, and that our attorney has stated it may be possible for the state to pull the owner's business license if issues continue. Reddick added that some units in the park are still nice, and most citations issued there are ignored.

100 Wesley Drive Lot 71: this property was destroyed by fire on May 17 and should be demolished. We hope that the owner or park owner will handle the demo of this property, but experience shows that isn't always the case. Reddick will be asking for a resolution to demo at the next board meeting, as this will allow us to start the process through the court system if we see no action from the owners.

Moro and Meadowbrook Bulk Water Rates

Bulk water rates should have been updated this past November, but PW Director Cheatham had concerns with some of the calculations and formulas used to come up with new rates. Additionally, some items that should have been shared costs have been overlooked, to the tune of nearly \$700k. Cheatham and Mayor Bost met with Moro and Meadowbrook last week and agreed to a price of \$2.89 per thousand gallons (up from \$2.85), retroactive to May 1. We will re-evaluate again later this year and adjust again after a review of everything. There will be an ordinance presented at the June meeting to update the rates to \$2.89.

Having no further items for discussion, the meeting was adjourned by Mayor Bost at 6:16pm.

Sue Lowrance, Village Clerk