

**VILLAGE OF BETHALTO  
COMMITTEE MEETING MINUTES  
AUGUST 28, 2023, 6:00PM  
VILLAGE HALL COUNCIL CHAMBERS**

**Members Present:**

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

**Also Present:**

Village Clerk Sue Lowrance	Fire Chief Brian Buhs
Police Chief Jason Lamb	Village Attorney Ken Balsters
Zoning Administrator Randy Reddick	Building Inspector Chris Cameron
Finance Administrator Aleisha Randolph	Public Works Director Rod Cheatham

The meeting was called to order by Mayor Gary Bost at 6:02pm in the Council Chambers of Village Hall.

**Business Inspection Update**

Fire Chief Brian Buhs announced that there are 5 businesses that are showing no effort to repair their properties to become compliant with our safety inspections. Buhs will forward those inspections to Mayor Bost, and it was noted that the Board will need to develop a plan of action to deal with these businesses (and any future non-compliant businesses as well). Mayor stated that if the business is on leased airport land (at least one is), the airport has offered to get involved to help with the situation.

**Finance Update**

Finance Administrator Aleisha Randolph announced that our audit will take place beginning October 9, and all paperwork for that is ready to go. This is a full month sooner than last year's audit. Randolph noted that business district funds are not in an interest-bearing account, and after doing some shopping around for options she has decided we should move a portion of those funds to an interest-bearing money market account at US Bank. They offer a 6-month locked-in rate of 4.75% and we still have access to all funds. The maximum amount to deposit into this account is \$5 million; we will start with a small amount and see how it goes. Randolph provided a summary chart of the overall well-being of Village financials, noting that in 2021 our cash and debt levels were even whereas today we have increasing cash balances and decreasing debt. There were no questions.

**Planning & Zoning Board Update**

The PC/ZBA will hold a public hearing and meeting on September 28 regarding potential changes to allowed uses & special uses in GC General Commercial zoning districts. Once that is settled, they will move forward with possible specifications for building facades in that same zoning district. Zoning Administrator Reddick stated there will likely be 4 or 5 changes in

allowed uses. Trustee Keister asked if anything further had been discussed regarding monument signs; Reddick answered that he didn't receive much feedback on it so he didn't pursue anything.

#### Façade Grant Applications

Businesses have until September 15 to submit this round of façade grant applications. To date we have received applications from Creative Flooring (eligible for \$25,000 max), Action Cleaning (\$12,500), Tom Lane State Farm (\$12,500), the Law Offices of Pratt & Tobin (\$12,500), and West Central Apartments (\$12,500). If no other applications are received, these five applicants will receive their eligible amount up to the maximum shown. If other applications come in, we will meet to determine the distribution of the \$75k in budgeted funds available.

#### New Business Update

Mayor Bost and other Village officials met with IDOT to discuss the potential Truck Stop at 140/111/255. IDOT has indicated they will not allow a stoplight in that area, so the likelihood of the business locating here is slim. There was no one in attendance from that entity. IDOT did suggest the option of coming in off Bender, but with none of the business's engineers or contractors in attendance, the suggestion was moot. Mayor stated that discussion can be held with the interested parties if the time comes, but that option would also take a significant roadway construction so it is doubtful they would be receptive to it.

#### Old Water Office Update

A local business has contacted Mayor Bost regarding the possibility of locating in the old water office; they have a local firm drawing up plans and will present to the board when they are ready. Bost stated there has been no discussion regarding lease terms, they've only expressed an interest in coming to Bethalto. Once they are ready to present to the Board, we will make that happen. Trustee Keister asked about the "old, old water building" at 203 Oak Street—when will it be demolished? PW Director Cheatham stated that is still the plan, but manpower hasn't allowed it yet.

#### Board Meeting Time

There has been some discussion of the possibility of moving the monthly board meeting time from 7pm to 6pm; this would require an ordinance change and then media notification. Trustee Perkhiser stated that making a 6pm meeting would sometimes be difficult for her; other Trustees spoke no issues with it. Trustee Dugger asked when other municipalities met; it was noted that they are all over the board. Bost stated we could even consider a 6:30 start time, but that we can discuss it further and decide at a future date.

Having no further items for discussion, the meeting was adjourned by Mayor Bost at 6:22pm.