

**VILLAGE OF BETHALTO  
COMMITTEE MEETING MINUTES  
FEBRUARY 26, 2024, 6:00PM  
VILLAGE HALL COUNCIL CHAMBERS**

**Members Present:**

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

**Also Present:**

Village Clerk Sue Lowrance	Fire Chief Brian Buhs
Village Attorney Ken Balsters	Public Works Director Rod Cheatham
Police Chief Jason Lamb	Zoning Administrator Chris Cameron

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

**Liquor License Requests**

Mayor has received requests for four new liquor licenses; one for the proposed travel center on Route 111, one for Farm Fresh, one for the old Pizza Hut building, which was recently purchased, and one for a package liquor store along Route 140 between Associated Bank and Bethalto Family Vision. Of these requests, Priyan Patel of Farm Fresh was in attendance to present his business proposal, which includes a video gaming room, Hunt Brothers pizza & wings, and electric vehicle charging stations. Patel stated that business is down other than lottery and tobacco, and he is looking for ways to increase sales for the business. Trustees inquired about a dine-in option at the store, Patel stated he doesn't plan on having a dine-in option but may be able to have a couple of booths inside for seating. Trustee Keister asked how far along the charging station process was; Patel stated that he is waiting for an estimate from Ameren for installation of the charging units, but there has been no capital outlay yet. Keister stated that this proposal isn't much different than what's been presented before, and feedback she hears from residents is that they don't want Bethalto to have gaming in every storefront. Keister agreed that gaming is profitable, but that the board developed standards for gaming, and she doesn't think this fits those standards. There was discussion of the other requested licenses: the new owners of the Pizza Hut building stated they are planning a breakfast/lunch spot with a back gaming room but no actual plans have been submitted, and the package liquor store also wants a pour license to allow for gaming. Mayor Bost asked the board if there is any interest in increasing the number of licenses to allow us to issue one to Farm Fresh; there was no interest so the board will not be considering it at this time.

**East Alton Shut Off Proposal**

East Alton has requested our services to shut off water for non-payment of sewer bills. We currently have agreements in place with Rosewood Heights and WR Township for this same service. The number of times we're called upon to do this varies, but it has averaged 11 over

the last couple of months. We currently receive \$65 per shut off from RWH and the township. PW Director Cheatham is proposing that we create a new agreement with all three parties, limiting the service to two times per month per entity. Attorney Balsters stated that this will require notice to the two current parties and a new agreement would then be proposed.

#### Godfrey's Request to Join Lawsuit v. Alton

Godfrey has requested to piggy-back onto any legal action we may take against Alton for the escrow money they owe to us from the sale of their sewer system to Illinois American Water. This battle has been going for years, and the Village now pays a 10-year average for sewer processing rather than an actual calculated amount—since our current agreement is still with Alton and not Illinois American. The Village's stance is we won't enter a new agreement with Illinois American until we receive the money back from Alton. It was discussed that with all our sewer improvements, we don't really know if our 10-year average is working in our favor or not, but Illinois American has historically shown big rate increases, and we don't know what their rate structure may be, so right now we're fine with paying the average. Trustees agreed to stay on the course for now.

#### 781 Roosevelt

The compromise that the Village offered to the owner, allowing for what is currently on the property, was rejected, so the next court date is March 22. At that court hearing, the judge will hear both sides and set a trial date. It was noted that the property owner rejected our offer and stated that he would settle for 30 animals allowed.

#### 58 N. Williams

This property has been deeded to the Village, so it is now ours. The Village is looking at options to sell and has already had inquiries.

#### Planning & Zoning Recommendation RE: Senior Living

There will be a recommendation from the Planning & Zoning board presented at the March meeting, to create a dwelling type of senior living in RM Multi-Family Residential zoning. The recommendation includes a definition of senior living, sets minimum standards for senior living dwellings, and provides for a calculation of square footage per dwelling and aggregate common space. For any decrease from our standard of 500 square feet per unit, common space must be available to make up for the difference in private living spaces. Attorney Balsters has prepared the ordinance and reviewed it with the Trustees.

#### Unauthorized Camping Ordinance

Mayor Bost and Police Chief Lamb presented a proposed unauthorized camping ordinance which was supplied by Madison County State's Attorney Tom Haine. Lamb noted that, whereas this hasn't been an issue in town yet, we can take steps now to be prepared if the situation comes up. Alton's Chief was instrumental in developing this proposed ordinance, and Lamb has already prepared our department's policies and procedures as well. Mayor asked the Trustees to review the proposed ordinance and that we'd discuss further at a future meeting.

Having no further items for discussion, the meeting was adjourned by Mayor Bost at 6:40pm.

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Sue Lowrance, Village Clerk