

**VILLAGE BOARD MEETING**  
**Bethalto, IL**  
**March 11, 2024**  
**Council Chambers, Village Hall**  
**213 N. Prairie St, Bethalto, IL**

The Village Board of Trustees met on the above date in the Council Chambers of Village Hall for a regular meeting called to order by Mayor Gary 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 Tweedy, Keister, Mull and Sontag. Trustees Dugger and Perkhiser were absent. Also present: Police Chief Jason Lamb, Public Works Director Rod Cheatham, Village Finance Administrator/Treasurer Aleisha Randolph, Village Attorney Ken Balsters, Fire Chief Brian Buhs, and Zoning Administrator Chris Cameron.

**Motion made by Tweedy, seconded by Mull, to approve village board meeting minutes of February 12, 2024, as printed.** All members voted aye viva voce. Motion carried 4-0.

**REPORTS FROM DEPARTMENTAL SUPERVISORS:**

Fire Chief Brian Buhs reviewed the statistical report for the month of February, noting 153 calls for the month, bringing the total year-to-date to 380. Buhs commended Paramedic Aaron Davis for his response to a cardiac arrest call at Leisure World; Davis revived the victim by shocking him twice, thus saving a life. As an update on the new fire truck, Banner Equipment has had some turnover in employment but has a goal of having backorders completed within 13 months. There were no questions.

On behalf of Chief Lamb, Mayor Bost presented the Police Department’s monthly activity report for February. There were no questions.

Public Works Director Cheatham presented his departmental reports, noting 3 main breaks in February. CIPP lining work is now being completed in Rosewood Heights and Wood River Township; once that is completed, we will evaluate remaining funds and go from there.

Light foundations and conduit are in for lights along Plegge Boulevard, and Cheatham expects asphalt work to be complete by the end of the month, weather permitting. The Sports Complex needed repair due to damage caused by the neighboring horse. There were no questions.

Zoning Administrator Chris Cameron presented his department's monthly report, noting 54 permits issued and 40 code enforcement violations. Derelict vehicles have increased, with Cameron noting many of them are RVs parked incorrectly. Cameron updated the board on commercial projects and reviewed the status of our current nuisance properties. 203 Lakeside is a recurring problem; the property has been condemned but the owner is still living there. Cameron stated we are working with attorneys on our next plan of action. There were no questions.

**GUESTS/PUBLIC COMMENT:**

Danny Adams of St. Louis Regional Airport was in attendance to update the Board on activity at the airport. Adams stated that February was the busiest since 2008, and commercial projects like the WestStar expansion and their new academy are exciting additions. Adams was pleased to announce that Piston Aviation Flight School is opening a branch in the old restaurant on the property and will be hosting an open house on March 30 at 10am.

Resident Bill Rainey asked what, if anything, was planned for behind Walgreens where the building demolition occurred. Adams responded that airport authorities determined that those metal buildings needed too much work to bring up to code, so they decided to demolish and offer a clean slate on the property. Adams stated the goal is for a full development of those 50 acres.

Mayor Bost announced that CM's 2024 IHSA Class 2A 157# State Wrestling Champion Bryce Griffin was in attendance and presented a street sign in his honor. This sign will be placed along Bellwood Drive by Schnucks/Hit n Run to recognize Griffin's accomplishment.

## **RESOLUTIONS**

Mayor Bost noted that three Intergovernmental Agreements are being presented this evening, as discussed at length in committee meetings. We provide water service for East Alton, Rosewood Heights, and Wood River Township, and we turn off water service for non-payment of sewer bills to these entities when they require. These IGAs update those agreements.

**Resolution 2024-01 A Resolution Authorizing Execution of Intergovernmental Agreement Between the Village of Bethalto and the Village of East Alton** was presented. This authorizes an agreement between the two parties for discontinuance of water service for non-payment. **Motion made by Mull, seconded by Keister, to approve Resolution 2024-01 A Resolution Authorizing Execution of Intergovernmental Agreement Between the Village of Bethalto and the Village of East Alton.** Trustees Tweedy, Keister, Mull and Sontag voted aye; nays none. Motion carried 4-0.

**Resolution 2024-02 A Resolution Authorizing Execution of Intergovernmental Agreement Between the Village of Bethalto and Rosewood Heights Sanitary District** was presented. This authorizes an agreement between the two parties for discontinuance of water service for non-payment. **Motion made by Keister, seconded by Sontag, to approve Resolution 2024-02 A Resolution Authorizing Execution of Intergovernmental Agreement Between the Village of Bethalto and Rosewood Heights Sanitary District.** Trustees Tweedy, Keister, Mull and Sontag voted aye; nays none. Motion carried 4-0.

**Resolution 2024-03 A Resolution Authorizing Execution of Intergovernmental Agreement Between the Village of Bethalto and Wood River Township** was presented. This authorizes an agreement between the two parties for discontinuance of water service for non-payment. **Motion made by Mull, seconded by Keister, to approve Resolution 2024-03 A Resolution Authorizing Execution of Intergovernmental Agreement Between the Village of Bethalto and Wood River Township.** Trustees Tweedy, Keister, Mull and Sontag voted aye; nays none. Motion carried 4-0.

### **ORDINANCES**

Mayor Bost announced that there are three Ordinances tonight that are for dissolving the current three business districts within the Village, and a fourth to create a new, all-encompassing Business District IV. There was a public hearing in February regarding this plan, and these Ordinances will finalize that proposed action.

**Ordinance 2024-04 An Ordinance Dissolving Existing Bethalto Route 111 Business District; Approving the Dissolution of the Business District; and Discontinuing the Imposition and Collection of a Sales Tax Within Such Business District** was presented. This dissolves the existing Route 111 Business District in order to establish one all-encompassing business district for the Village. **Motion made by Mull, seconded by Keister, to approve Ordinance 2024-04 An Ordinance Dissolving Existing Bethalto Route 111 Business District; Approving the Dissolution of the Business District; and Discontinuing the Imposition and Collection of a Sales Tax Within Such Business District.** Trustees Tweedy, Keister, Mull and Sontag voted aye; nays none. Motion carried 4-0.

**Ordinance 2024-05 An Ordinance Dissolving Existing Bethalto Route 140 Corridor Business District; Approving the Dissolution of the Business District; and Discontinuing**

**the Imposition and Collection of a Sales Tax Within Such Business District** was presented. This dissolves the existing Route 140 Corridor Business District in order to establish one all-encompassing business district for the Village. **Motion made by Keister, seconded by Sontag, to approve Ordinance 2024-05 An Ordinance Dissolving Existing Bethalto Route 140 Corridor Business District; Approving the Dissolution of the Business District; and Discontinuing the Imposition and Collection of a Sales Tax Within Such Business District.** Trustees Tweedy, Keister, Mull and Sontag voted aye; nays none. Motion carried 4-0.

**Ordinance 2024-06 An Ordinance Dissolving Existing Bethalto Prairie Street Business District; Approving the Dissolution of the Business District; and Discontinuing the Imposition and Collection of a Sales Tax Within Such Business District** was presented. This dissolves the existing Prairie Street Business District in order to establish one all-encompassing business district for the Village. **Motion made by Keister, seconded by Mull, to approve Ordinance 2024-06 An Ordinance Dissolving Existing Bethalto Prairie Street Business District; Approving the Dissolution of the Business District; and Discontinuing the Imposition and Collection of a Sales Tax Within Such Business District.** Trustees Tweedy, Keister, Mull and Sontag voted aye; nays none. Motion carried 4-0.

**Ordinance 2024-07 An Ordinance Establishing the Bethalto Business District IV; Approving a Business District Plan; Authorizing the Imposition and Collection of a Sales Tax Within Such Business District; and Approving Certain Actions in Connection with the Establishment of Such Business District** was presented. This creates a new, all-encompassing business district for the Village, which includes all dissolved districts and some properties that were not originally included. This also re-starts the timeline for collection of the business district tax. **Motion made by Keister, seconded by Sontag, to**

**approve Ordinance 2024-07 An Ordinance Establishing the Bethalto Business District IV; Approving a Business District Plan; Authorizing the Imposition and Collection of a Sales Tax Within Such Business District; and Approving Certain Actions in Connection with the Establishment of Such Business District.** Trustees Tweedy, Keister, Mull and Sontag voted aye; nays none. Motion carried 4-0.

The Planning & Zoning Board has forwarded a recommendation to the Village Board for creation of the dwelling type “senior living” in our RM Multi-Family Residential zoning district. The committee has recommended a definition of senior living and includes minimum dwelling size along with other minimum standards. **Motion made by Mull, seconded by Keister, to accept the Planning & Zoning Board recommendation for creation of the dwelling type “senior living” in our RM Multi-Family Residential zoning district.** Trustees Tweedy, Keister, Mull and Sontag voted aye; nays none. Motion carried 4-0.

**Ordinance 2024-08 An Ordinance Amending Chapter 40-Zoning Code** was presented. This updates the zoning code to establish and define the dwelling type of “senior living” in our RM Multi-Family Residential zoning district, as recommended by the Planning & Zoning Board. **Motion made by Keister, seconded by Sontag, to approve Ordinance 2024-08 An Ordinance Amending Chapter 40-Zoning Code.** Trustees Tweedy, Keister, Mull and Sontag voted aye; nays none. Motion carried 4-0.

**REPORTS FROM THE MAYOR:**

There were no further reports from the Mayor.

**MONTHLY TREASURER'S REPORT:**

The February Treasurer's Report was presented by Finance Administrator/Treasurer Aleisha Randolph. Revenue and notable expenses were reviewed, and the ending cash balance decreased by \$568,000 over the previous month. There were no questions. **Motion made by Tweedy, seconded by Keister, to approve the Treasurer's Report for the month of February, 2024.** Trustees Tweedy, Keister, Mull and Sontag voted aye, nays none. Motion carried 4-0.

**BILLS**

**GENERAL FUND**

**Motion by Tweedy, seconded by Mull, authorizing payment of bills in the amount of \$242,159.53.** Trustees Tweedy, Keister, Mull and Sontag voted aye, nays none. Motion carried 4-0.

**WATER & SEWER FUND**

**Motion by Mull, seconded by Sontag, authorizing payment of bills in the amount of \$219,780.94.** Trustees Tweedy, Keister, Mull and Sontag voted aye, nays none. Motion carried 4-0.

**GARBAGE FUND**

**Motion by Mull, seconded by Tweedy, authorizing payment of bills in the amount of \$56,310.30.** Trustees Tweedy, Keister, Mull and Sontag voted aye, nays none. Motion carried 4-0.

**BUSINESS DISTRICT FUND**

**Motion by Keister, seconded by Mull, authorizing payment of bills in the amount \$15,518.76.** Trustees Tweedy, Keister, Mull and Sontag voted aye, nays none. Motion carried 4-0.

**TIF FUND**

**Motion by Keister, seconded by Mull, authorizing payment of bills in the amount of \$103,592.43.** Trustees Tweedy, Keister, Mull and Sontag voted aye, nays none. Motion carried 4-0.

Monthly committees will meet this month on March 25 at 6pm. The next Village Board meeting is scheduled for April 8, 2024, at 7:00pm.

Having no further business, a **motion to adjourn the meeting was made by Mull, seconded by Keister.** All voted aye viva voce. Meeting adjourned at 7:25pm.

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Sue Lowrance, Village Clerk

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Gary Bost, Mayor