

**VILLAGE OF BETHALTO
COMMITTEE MEETING MINUTES
FEBRUARY 24, 2025, 6:00PM
VILLAGE HALL COUNCIL CHAMBERS**

Members Present:

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

Also Present:

Village Clerk Sue Lowrance	PW Director Rod Cheatham
Police Chief Jason Lamb	Village Attorney Ken Balsters
Acting Fire Chief Jay Grant	
Jon Roderick & Jeff Bartels w/Trio Catering	

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

2025 PEP Grant

Mayor Bost announced plans to apply for the 2025 Madison County PEP Grant, money from which could be put toward a handicapped-accessible playground behind the bandstand at Central Park. The park would have accessible equipment and a wheelchair-accessible surface. That area of the park is currently not utilized, and a playground would fit into the goal of updating the park outward. Equipment is being researched now and, as plans progress, he will keep the board informed.

Republic Services-Rhonda Breslin

Due to illness, Ms. Breslin was unable to attend tonight's meeting and asked us to reschedule her presentation for the March committee meeting.

Trio Catering Proposal

Jeff Bartels and Jon Roderick of Trio Catering were in attendance to present a business plan for a cafeteria-style restaurant and catering business, which they would like to open at the current senior citizens building. Roderick is currently the third-generation owner of Jerry's Catering in Granite City, and demographic changes in that area have led the team to research new locations. Bartels, who brings BBQ and smoker expertise to the table, and Roderick gave some insight into their backgrounds and why they see Bethalto as a good fit for their business model, which would include cafeteria-style lunches Monday-Friday from 11-2, with a variety of menu options that would change daily and would include BBQ/smoked favorites as well. They see their potential offerings as a niche currently missing in town and see the senior building as fitting their needs. To start, food would be prepared in their Granite City kitchen and brought

to Bethalto for service. Bartels reviewed their business model and financial needs, stating that they'd be looking to serve 100 meals per day to provide revenue of \$300-400k per year. The restaurant business has a targeted profit margin of 10%, profits would go into the purchase of the building, and they propose keeping their costs down by having a small staff and limited hours of operation. They would also offer catering, cooking classes, food pairings/theme dinners, and grab & go menu items as additional revenue streams. They propose a lease-to-purchase option of the building at \$295k (appraised value) which they would pay over a 5- to 7-year term, with increasing monthly payments annually. They noted their major concern is parking, with limited availability currently at the building. They would ask for updates to the building, such as an updated façade, interior flooring, and some other upgrades (details shown in proposal attached). They would have a small amount of initial funding to invest but would ask the Village to participate in funding some of the initial upgrades.

Trustee Tweedy asked about county certification; both Bartels & Roderick hold the required licenses and food handling certifications, and Roderick holds a federal food handling certification as well. Tweedy stated that, if the project were to move forward, he would encourage local contractors to be utilized for any improvements made.

Mayor Bost noted that no decision could be made at a committee meeting, and that this meeting was simply to allow Trio to present their business model to the board. He asked trustees to consider what they've heard tonight and to get with him with their input, questions, and concerns. Bost will be in touch with Roderick and Bartels soon.

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

Sue Lowrance, Village Clerk