

VILLAGE BOARD MEETING
Bethalto, IL
April 14, 2025
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 Dugger, Perkhiser, Keister, Mull and Sontag. Trustee Tweedy was absent. Also present were Public Works Director Rod Cheatham, Police Chief Jason Lamb, Jeremiah Grant of the Fire Department, and Village Finance Administrator/Treasurer Aleisha Randolph.

Motion made by Keister, seconded by Mull, to approve village board meeting minutes of March 10, 2025, as printed. All members voted aye viva voce. Motion carried 5-0.

REPORTS FROM DEPARTMENTAL SUPERVISORS:

Acting Fire Chief Jeremiah Grant presented the monthly Fire Department report. The department ran 172 calls in March. The ISO audit is complete, but results have not yet been received. The new rescue truck is on schedule, and the new fire truck is expected to be delivered tomorrow. The warranty will start on the date of delivery, as it has been a long time coming. There were no questions.

Police Chief Lamb presented the Police Department’s activity report for March. Lamb stated that the county 911 board is implementing a new radio platform that will allow all departments to communicate, which will be a huge upgrade. This will come at no cost to the Village apart from mobile units in squad cars, which we are starting to roll out now. The entire system is expected to go live this fall. The department has exhausted its current sergeants list, and a new one will be completed by the Fire & Police Commission, with testing to be done in May. We have five officers eligible to take the test. Patrolman White

will graduate the academy next Friday, with his first day at the PD set for April 28th. There were no questions.

Public Works Director Cheatham presented his departmental reports. System flushing was completed in March, and there were 4 main breaks as well. Crews installed two new hydrants. ISO tests require random hydrants to be opened, and these tests can cause discolored water which was noticed today in the areas around Village Hall. Strohbeck, West Drive, and a section of Albers Lane were milled & overlayed, and resurfacing work on Route 140 began today. Mahoney is the contractor for that job, and once they are finished, they will move to the resurfacing of Plegge Blvd. There were no questions.

Mayor Bost presented the Building & Zoning department's monthly report. Framing of the new Floor Store on Route 140 is nearly completed. The Planning & Zoning Board will be meeting this month to review preliminary plans for Moniger Subdivision at the corner of Moreland Rd and Route 140. We continue to have issues at Neumann's Old Oak Ridge Trailer Park, particularly Lot #70, but we are working to resolve those issues. There were no questions.

GUESTS/PUBLIC COMMENT:

Krista Brenner, 202 Wrigley Field Drive, addressed the board concerning her parents' recent high water bill due to a faulty toilet. She stated the bill was over \$400 and she had to pay it due to our policy of not issuing credits in these cases. Mayor Bost explained that this is a common occurrence and that unfortunately the Village cannot issue credits since the water is supplied, used, and sent to the treatment plant, all of which are costs to the Village. Bost stated that a payment plan should have been offered; Brenner stated that option was not given but that the bill was paid in full and the problem fixed. Brenner continued to state that she was told that we had given credits in the past, and that she had worked at Illinois American

Water, and they issued credits on a regular basis, so she didn't see why the Village could not do the same. Bost stated that to his knowledge no credits have ever been issued in these circumstances.

Mayor Bost recognized that several people in the audience were in attendance to speak on recent events surrounding a price increase for soccer field rental and read a statement (attached) which was provided to those in attendance that spelled out facts uncovered by our response to a recent FOIA request asking for income & expenses for Sports Complex 2 for the last calendar year. Bost reminded attendees of our guest/public comment policy and stated that each speaker would be allowed five minutes to address the board.

Paige Davis, 117 Quail Run, read her statement in support of Cloud 9 and their programs and stated that the increased price of field rental would be detrimental to Cloud 9. Davis questioned Bost when he stated the field price increase was \$5 per rental, adding that the price increase overall to Cloud 9 would be more than 300%.

Adam Jones, 4781 E. Golike Lane and founder of Cloud 9, stated that he can provide his figures to prove the 300% increase, but that he has no problem with the Village raising prices. He thanked the Village and Rod but stated he just decided to move on when the price increase was announced. He stated he had become a not-for-profit in August when Rod suggested he do so to receive discounted practice rentals and again stated he was here to thank the Village because Cloud 9 would not have been able to thrive without that support. He denied previously reported revenue of \$95,000 and noted the many expenses involved in running the league, stating he may have ended the year with \$3,000 left over after expenses. He added that when he moved back to Bethalto, he saw the opportunity to make something great happen and worked toward that goal. Jones believes the Village should have had a conversation about the prices prior to increasing them, that his Facebook video was simply to

inform his coaches, parents and players about their change of venue and that he just decided to leave and move on with no ill intentions.

Alyssa Spa, 4412 McCoy Road, addressed the board in support of Cloud 9 and their programs, noting that the decision to increase rental prices affects her as it would be “hurting her child”, who loves and looks forward to participating in all that Cloud 9 offers. She noted that Cloud 9 provides an affordable option to all families for sports, that their events bring people into town and that the Village should encourage and support such a program within the community. Spa stated she had “done the math for herself” and provided a handout (attached) to show how the price increase would affect Cloud 9.

Mayor Bost stated that the only price increase was \$5 for a soccer game and stated that practices could be free since only reserved fields require payment of a fee. Bost added that growth of the program would lead to more expenses as well. There was discussion of whether rental pricing is per game or per field, as Cloud 9 takes one field and creates two to allow for more games to be played. They also utilized extra green space which the Village does not include in field rentals, but Jones lined himself to make additional field space. Bost said that the Village is not against Cloud 9 or any other sports program, but that we must be fiscally responsible with taxpayer funds and manage our facilities appropriately and fairly for everyone. Bost acknowledged that no park will make money or even break even, and that even with the \$5 increase we are still the lowest price around. The Village collects no tax money for parks, as we have no Park & Rec Department. There was discussion of how Village costs would have changed if nobody was using the fields; there would still be maintenance of the park and continued expenses.

Susan Jones, 225 Patriots Drive, spoke in support of Adam Jones, noting his passion for what he does and applauding him for wanting to create this in town. She asked the board “why

would you not want this in town” and stated that people come from all over the area to participate and attend. Bost again stated that the Village is not the enemy here, that we are just trying to be financially responsible.

Billy Ray Burton, 5 Rob Lake Court, spoke in support of Cloud 9, stating that he was originally from Jerseyville but chose Bethalto when he moved back to the area. He noted that he and his family have developed lasting friendships through Cloud 9 and that these programs build self-esteem and confidence in the participants, no matter their ability. Burton relayed the story of a young participant who he witnessed come out of her shell and blossom, largely in part because of Cloud 9 programs.

Trustee Keister and Mayor Bost both added that there is nobody on the board that does not want to see these programs in town, with Keister noting that growth and change is difficult, and these decisions are tough but necessary.

Ben Ashby, who stated he resides in Holiday Shores but owns property within the Village, addressed the board by noting he sees that perhaps the “per field vs. per game” verbiage may need clarification, as that seems to be a point of dissention. Keister agreed, noting that the entire rental process needs to be better managed. Bost added that since the Village does not have a Park & Rec Department, we don’t have the means to monitor the use and rental of the fields. Trustee Dugger asked if the \$400 fee quoted for the entire complex for a day includes lining all the fields; Cheatham stated fields are lined once per week. Dugger asked why fields were lined if only for practices; Cheatham responded that lining is continued in order to keep up with future games. In response to a question by Trustee Dugger, Finance Administrator Randolph added that her research into field rentals and scheduling showed that there were no game fees collected for Saturday rentals last Spring, only practice fees and that many practices were at no charge; it was an audit of the system in response to the FOIA that

uncovered these discrepancies. Jones responded that he was never given any codes and that he did not book the fields on his own, stating that “Brett (Heflin) did it all and sent a bill”. Bost noted that a lot of things were done in trying to help get Cloud 9 on their feet. Keister added that we all need to do better moving forward, and that’s the best we can do.

RESOLUTIONS

Resolution 2025-02 A Resolution for Approval of an Intergovernmental Agreement for Emergency and Other Communication Services was presented by Attorney Balsters. Balsters noted that this is a five-year agreement as opposed to the three-year agreement that is expiring. He noted some date discrepancies within the agreement, which have been called to Wood River’s attention but have not yet been corrected since Wood River has already voted to accept the agreement as-is. The Village will approve this agreement with the notation that these typos will be corrected, as they affect anyone who contracts with Wood River for their dispatch services. Keister asked why there was a 4% jump in the middle of the contract term rather than 3%; Lamb stated this is due to the increased costs of equipment due to the 911 system upgrade referred to earlier. **Motion made by Keister, seconded by Perkhiser, to approve Resolution 2025-02 A Resolution for Approval of an Intergovernmental Agreement for Emergency and Other Communication Services.** Trustees Dugger, Perkhiser, Keister, Mull and Sontag voted aye, nays none. Motion carried 5-0.

ORDINANCES

The Planning & Zoning Board has recommended that 1409 West Drive be rezoned from RS-5 Single Family Residential to RM Multi-Family. This parcel already houses a multi-family complex but could not be zoned as RM until a neighboring piece of property was recently zoned RM as well. Changing the zoning to RM will bring this parcel up to code. The current owner does have the property listed for sale but has done an excellent job of rehabbing it as it

was once a nuisance property on our radar. **Motion made by Keister, seconded by Dugger, to accept the Planning & Zoning Board's recommendation and rezone the parcel known as 1409 West Drive to RM Multi-Family Residential.** Trustees Dugger, Perkhiser, Keister, Mull and Sontag voted aye, nays none. Motion carried 5-0.

Ordinance 2025-03 An Ordinance Updating Chapter 40-Zoning Code/Official Zoning Map was presented. This updates the Village official zoning map to reflect the change of 1409 West Drive from RS-5 to RM zoning as recommended by the Planning & Zoning Board. **Motion made by Mull, seconded by Sontag, to approve Ordinance 2025-03 An Ordinance Updating Chapter 40-Zoning Code/Official Zoning Map.** Trustees Dugger, Perkhiser, Keister, Mull and Sontag voted aye, nays none. Motion carried 5-0.

Ordinance 2025-04 An Ordinance Amending Chapter 6-Building Code was presented. This updates our code to ICC 2018 standards as required by the State of Illinois and IML. **Motion made by Keister, seconded by Mull, to approve Ordinance 2025-04 An Ordinance Amending Chapter 6-Building Code.** Trustees Dugger, Perkhiser, Keister, Mull and Sontag voted aye, nays none. Motion carried 5-0.

Ordinance 2025-05 An Ordinance Amending Chapter 29-Property Maintenance Code was presented. This updates the Property Maintenance Code to reflect 2018 standards as required by the State of Illinois. **Motion made by Mull, seconded by Keister, to approve Ordinance 2025-05 An Ordinance Amending Chapter 29-Property Maintenance Code.** Trustees Dugger, Perkhiser, Keister, Mull and Sontag voted aye, nays none. Motion carried 5-0.

Ordinance 2025-06 Salary Ordinance was presented. This updates the salaries of non-union personnel for the 2025-2026 fiscal year and reflects a 3% pay increase for those

positions. **Motion made by Keister, seconded by Dugger, to approve Ordinance 2025-06 Salary Ordinance.** Trustees Dugger, Perkhiser, Keister, Mull and Sontag voted aye, nays none. Motion carried 5-0.

Ordinance 2025-07 An Ordinance Amending Chapter 31-Recreation was presented. This deletes the section of code related to Golf Course fees and inserts fees for use of fields and park facilities. **Motion made by Dugger, seconded by Keister, to approve Ordinance 2025-07.** Trustees Dugger, Perkhiser, Keister, Mull and Sontag voted aye, nays none. Motion carried 5-0.

REPORTS FROM THE MAYOR:

The Planning & Zoning Board has forwarded a recommendation to approve a special use permit for property located at 3 W. MacArthur Drive, the former Myers Welding building. Bost noted that Mr. Ashby has done a great job of updating the property, and the Planning & Zoning board sees no issue with granting this special use permit. There will be no hazardous materials on the property. **Motion made by Mull, seconded by Sontag, to accept the recommendation of the Planning & Zoning Board and grant a special use permit for 3 W. MacArthur Drive.** Trustees Dugger, Perkhiser, Keister, Mull and Sontag voted aye, nays none. Motion carried 5-0.

We have reached an agreement with the police union for a four-year contract. The proposed agreement was distributed to the trustees and has been reviewed for accuracy. **Motion made by Sontag, seconded by Mull, to approve the four-year collective bargaining agreement with the police union.** Trustees Dugger, Perkhiser, Keister, Mull and Sontag voted aye, nays none. Motion carried 5-0.

MONTHLY TREASURER'S REPORT:

The March Treasurer's Report was presented by Finance Administrator/Treasurer Aleisha Randolph. Revenue and notable expenses were reviewed; our final CIPP reimbursement was received, and the ending cash balance stands at \$15,276,614. There were no questions.

Motion made by Keister, seconded by Mull, to approve the Treasurer's Report for the month of March, 2025. Trustees Dugger, Perkhiser, Keister, Mull, and Sontag voted aye, nays none. Motion carried 5-0.

BILLS

GENERAL FUND

Motion by Keister, seconded by Mull, authorizing payment of bills in the amount of \$502,300.81. Trustees Dugger, Perkhiser, Keister, Mull and Sontag voted aye, nays none. Motion carried 5-0.

WATER & SEWER FUND

Motion by Keister, seconded by Dugger, authorizing payment of bills in the amount of \$267,010.12. Trustees Dugger, Perkhiser, Keister, Mull and Sontag voted aye, nays none. Motion carried 5-0.

ESDA FUND

Motion by Mull, seconded by Perkhiser, authorizing payment of bills in the amount of \$462.50. Trustees Dugger, Perkhiser, Keister, Mull and Sontag voted aye, nays none. Motion carried 5-0.

GARBAGE FUND

Motion by Keister, seconded by Mull, authorizing payment of bills in the amount of \$57,426.36. Trustees Dugger, Perkhiser, Keister, Mull and Sontag voted aye, nays none. Motion carried 5-0.

Mayor Bost announced the need to enter Executive Session per Chapter 5 ILCS Act 120 Section 2 (c) (1) Personnel. Entered executive session at 8:06pm.

Reconvened into regular session at 8:41pm. **Motion made by Mull, seconded by Keister, to approve Executive Session minutes from March 10, 2025, as presented.** Trustees Dugger, Perkhiser, Keister, Mull and Sontag voted aye, nays none. Motion carried 5-0.

Monthly committees will meet April 28, 2025, at 6pm. The next Village Board meeting is scheduled for May 12, 2025, 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 8:42pm.

Sue Lowrance, Village Clerk

Gary Bost, Mayor