

VILLAGE BOARD MEETING
Bethalto, IL
July 14, 2025
Council Chambers, Village Hall
213 N. Prairie Street, Bethalto, Illinois

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, Sontag and Wright. Also present: Police Chief Jason Lamb, Public Works Director Rod Cheatham, Village Attorney Ken Balsters, Fire Chief Jay Grant, Village Finance Administrator/Treasurer Aleisha Randolph and several residents.

Motion made by Keister, seconded by Mull, to approve village board meeting minutes of June 9, 2025, as printed. All members voted aye viva voce. Motion carried 6-0.

REPORTS FROM DEPARTMENTAL SUPERVISORS:

Fire Chief Jay Grant reviewed the statistical report for the month of June. There were 121 calls, 1 structure fire and 2 mutual aid fire calls. Grant had no update on the Star Com system, but the new pumper truck is nearing completion in South Dakota. Two part-time firefighters have been added to the roster. There were no questions.

Police Chief Lamb presented the monthly activity report for June. The Fourth of July was relatively uneventful, with 7 fireworks calls received, all of which were handled without incident. Sergeant testing has been completed, and the Fire & Police Commission will be meeting on July 21st to finalize that list. Sgt. McMichael has announced his retirement, with his last day at work being August 14. Chief Lamb thanked McMichael for his years of service and stated that the #1 name on the sergeant’s testing list will replace Sgt. McMichael. An additional hire will need to be made to replace McMichael on the schedule. Two new

squad cars have been bid out, and we should have that information back within a couple of weeks. There were no questions.

Public Works Director Cheatham presented his departmental reports, noting 2 main breaks, 7 new auto-flushers in service, and all OSHA deficiencies from their site visit have been rectified. We are waiting for engineering plans for the replacement of some 2" mains. Plegge Boulevard construction should begin again later this week, as Ameren has finally relocated their utility pole that was holding up the project. The VFW Memorial in the Arboretum has been repaired and the flagpole and flag replaced. This was stolen earlier this summer. A new door will be installed at the museum soon. Cheatham is working on updating the department's personnel manual, and that will be discussed in committee meetings. There were no questions.

The monthly Building & Zoning report was reviewed with no questions. There was a meeting with Mike Moniger and his attorney regarding the development of property located at 140 and Moreland Road; Cheatham stated we will see if that meeting was productive sometime soon. There were no questions.

GUESTS/PUBLIC COMMENT:

Joan Ketcham, 413 Whispering Oaks Drive, was attending to address the board regarding her zoning appeal, which is on tonight's meeting agenda. Ms. Ketcham disagrees with the Zoning Board's recommendation to deny her a building permit for a carport at her home, which is based on no accessory structures being allowed in the front yard of a residence. Ketcham pleaded her case and stated that the denial is based on a lack of information by Zoning officials and on sections of Village code that can be interpreted as one sees fit.

Bobby Stilwell, 135 Rou Des Chateaux, addressed the board over concerns with the local T-Mobile tower failing on Friday night during a power outage. Stilwell stated that he lost internet and phone service two hours into the outage, and that he believes since T-Mobile leases space on our tower, the Village would be more influential in contacting T-Mobile about the concern that residents were unable to contact 911, etc. during that time. Stilwell stated that T-Mobile should be encouraged to have back-up plans for these situations. Mayor Bost stated he was unaware of the T-Mobile outage but would check into it.

Several residents were in attendance (those who signed in and/or spoke are listed on the attachment) to express concerns about frequent discolored water problems, stating that we have a failing system that must be addressed immediately. Residents are concerned about the safety of the water to drink, cook, and bathe in, ruined loads of laundry due to stained water, wasting water resources by running water to help clear the lines, whole house water filters being expensive and requiring frequent, costly changes, and monthly water bills increasing while being provided with “unusable” water. Some expressed displeasure with the Village spending money on a splash pad, multi-use trail, and lighting rather than prioritizing the safety of their water, stating that the Village Mayor and Board should be making sure that Cheatham and the Public Works Department have all the resources they need to fix this issue, and added that their concerns and complaints are “falling on deaf ears”. Mayor Bost asked the attendees to please contact the water office when they have discolored water, as doing so will allow our crews to immediately assess the situation and come flush the lines affected; without this contact the Village cannot know when and where these events are occurring, meaning we can do less to help alleviate the issue. Trustees acknowledged that the Board is aware that something is going on, and that we are doing everything we can to try to get to the bottom of it and find a solution. Bost further noted that Cheatham’s department has “all the resources we have” to put toward this issue. Cheatham then addressed the board, listing all the repairs and maintenance completed over the past several years: valve replacement, water

main replacement, filters updated at the water plant, several 2” mains replaced and more still in the works, waiting for engineering to return then EPA approval then bidding the project. Cheatham stated the Village has contacted four engineering firms and the filter media supplier to assist in assessments, and that we are working as fast as possible. Auto-flushers have been installed and are now in use, and even more are on-order to expand their use; these auto-flushers work overnight to flush out discolored water in the lines; the entire water system is scheduled to be scoured/flushed at the end of July and into August. Cheatham explained that other projects such as the trail, lighting, and splash pad are funded through other sources, not water funds, and are largely paid for through grants. Cheatham noted that in the past 10 years, the Village’s water supply has not seen an EPA violation when tested, but that nobody at the Village will rest until we get to the bottom of what’s going on. Concerns were noted about increasing water bills; Cheatham responded that the Village’s water utility is not a profit-making operation, and that revenue covers our expenses which is why rate increases are necessary. Residents hinted at legal action, and some asked about a “grand master plan”, to which Cheatham responded that the main priority right now is replacement of the 2” mains, which is about 30% of our system and is being mandated by the EPA. Cheatham responded to suggestions that the flushers don’t help by stating that these units flush stained water out of the system and do provide some relief. He explained the difference between the auto-flushing process and the system-wide flushing, which also scours the lines. All system-wide flushing notices are posted on water bills, social media, and our website; emergency flushing cannot be predicted so notifications aren’t always feasible. Cheatham added that some of the problems could be attributed to an outside contractor breaching our system, and that he is following up on that and has crews monitoring contractor work; sometimes, it can even be the galvanized lines from the meter to the house that are old and deteriorating as well, which can cause discoloration. One resident asked about refunds, discounts, or rebates due to rising costs to residents, and another suggested the Village provide bottled water to those affected. One resident stated she felt

that the Village's responses this evening were "cavalier" by asking residents to call in; others suggested that a survey be sent out to determine the areas most affected by discolored water. Bost again stated that by calling into the office, we can immediately send a crew out to investigate and flush lines, along with keeping records of where issues are occurring. Bost said that the Village is treating this as a system-wide concern, and not just specific areas.

Josh Wilcott, Morse Home Improvement, addressed the board regarding Ms. Ketcham's appeal, and stated that he has never had such a project shut down like this and asked the board to reconsider her case.

RESOLUTIONS

Resolution 2025-06 A Resolution Authorizing New Contract Term for a School Resource Officer to the Board of Education of BCUSD No. 8 was presented. This resolution authorizes the Village to extend the agreement with Bethalto Schools for an SRO for the upcoming school year; the school board has already signed the agreement. **Motion made by Mull, seconded by Keister, to approve Resolution 2025-06 A Resolution Authorizing New Contract Term for a School Resource Officer to the Board of Education of BCUSD No. 8.** Trustees Dugger, Perkhiser, Keister, Mull, Sontag and Wright voted aye; nays none. Motion carried 6-0.

ORDINANCES

Mayor Bost presented a recommendation from the Planning & Zoning Board regarding rezoning of Village-owned surplus property located off Culp Lane and I-255, noting that the property is currently under contract for sale pending this rezoning. **Motion made by Keister, seconded by Dugger, to accept the recommendation of the Planning & Zoning Board to rezone property off Culp Lane and west of I-255 from GS Green Space to AG**

Agriculture. Trustees Dugger, Perkhiser, Keister, Mull, Sontag and Wright voted aye; nays none. Motion carried 6-0

Ordinance 2025-10 An Ordinance Amending Chapter 40-Zoning Code, Official Zoning Map was presented. This updates the Village zoning map to reflect the changes in zoning of three Village-owned parcels located off Culp Lane and I-255 from GS Green Space to AG Agriculture, as recommended by the Planning & Zoning Board. **Motion made by Keister, seconded by Perkhiser, to approve Ordinance 2025-10 An Ordinance Amending Chapter 40-Zoning Code, Official Zoning Map.** Trustees Dugger, Perkhiser, Keister, Mull, Sontag and Wright voted aye; nays none. Motion carried 6-0.

Ordinance 2025-11 Appropriation Ordinance was presented. This sets the budget for the 2025-2026 fiscal year and anticipates revenues at \$14,495,822 and expenses at \$14,479,791. **Motion made by Mull, seconded by Keister, to approve Ordinance 2025-11 Appropriation Ordinance.** Trustees Dugger, Perkhiser, Keister, Mull, Sontag and Wright voted aye; nays none. Motion carried 6-0.

Ordinance 2025-12 An Ordinance Authorizing the Acceptance of the Contract and By-Laws Document of the Intergovernmental Personnel Benefit Cooperative and Authorizing Membership in the IPBC by a Municipality was presented. This allows the Village to join IPBC for employee medical and ancillary benefits purposes. Mayor Bost added that David Wiegand from the Wealthcare Group called him today to thank the Village for their years of business and added that if they can assist in this process in any way, they'd be happy to do so. **Motion made by Keister, seconded by Perkhiser, to approve Ordinance 2025-12 An Ordinance Authorizing the Acceptance of the Contract and By-Laws Document of the Intergovernmental Personnel Benefit Cooperative and**

Authorizing Membership in the IPBC by a Municipality. Trustees Dugger, Perkhiser, Keister, Mull, Sontag and Wright voted aye; nays none. Motion carried 6-0.

REPORTS FROM THE MAYOR:

Mayor Bost presented the recommendation from the Zoning Board regarding 413 Whispering Oaks Drive, where a building permit was denied based on improper location of the structure. The resident appealed to the Zoning Board, who recommends this board uphold that denial. Zoning Administrator Cheatham reviewed the appeal, noting that the improper location was the main point of contention, as no accessory structure is allowed in a front yard. He stated the next step for the petitioner would be to apply for a variance, if they choose. **Motion made by Keister, seconded by Wright, to accept the recommendation of the Zoning Board of Appeals regarding 413 Whispering Oaks Drive and uphold the denial of the building permit.** Trustees Dugger, Perkhiser, Keister, Mull, Sontag and Wright voted aye; nays none. Motion carried 6-0.

Attorney Balsters reviewed the background of the proposed Hoover Resubdivision, noting this has been a long process to subdivide a parcel that houses two separate duplex units. All suggested changes have been noted on the proposed final plat: the throat to Moreland Road has been expanded to show the necessary 60' access, the owner's certificate language has been updated to show no public easements (all are private) and all conveyances and private easements are referenced but yet to be recorded. These will be recorded prior to the Village signing off on the final plat. **Motion made by Mull, seconded by Sontag, to accept the recommendation of the Planning & Zoning Board for approval of the final plat of Hoover Resubdivision.** Trustees Dugger, Perkhiser, Keister, Mull, Sontag and Wright voted aye; nays none. Motion carried 6-0.

Villa Rose Senior Living is celebrating 40 years in business with an Open House to be held on July 22. Cindy Cannon, their director, was in attendance to invite the public to join them that day and thanked the community for their support over the last 40 years.

MONTHLY TREASURER'S REPORT:

The June Treasurer's Report was presented by Treasurer Aleisha Randolph. Revenue and expenses were reviewed, and the ending cash balance increased approximately \$225,000 from the previous month. There were no questions. **Motion made by Sontag, seconded by Mull, to approve the Treasurer's Report for the month of June, 2025.** Trustees Dugger, Perkhiser, Keister, Mull, Sontag and Wright voted aye, nays none. Motion carried 6-0.

BILLS

GENERAL FUND

Motion by Mull, seconded by Sontag, authorizing payment of bills in the amount of \$172,701.07. Trustees Dugger, Perkhiser, Keister, Mull, Sontag and Wright voted aye, nays none. Motion carried 6-0.

WATER & SEWER FUND

Motion by Perkhiser, seconded by Dugger, authorizing payment of bills in the amount of \$190,398.09. Trustees Dugger, Perkhiser, Keister, Mull, Sontag and Wright voted aye, nays none. Motion carried 6-0.

GARBAGE FUND

Motion by Mull, seconded by Sontag, authorizing payment of bills in the amount of \$57,429.10. Trustees Dugger, Perkhiser, Keister, Mull, Sontag and Wright voted aye, nays none. Motion carried 6-0.

July committee meetings will be held on Monday, July 28, 2025, at 6:00pm. The next regularly scheduled meeting will be held on August 11, 2025, at 7:00pm.

Having no further business, a **motion to adjourn the meeting was made by Mull, seconded by Sontag**. All voted aye viva voce. Meeting adjourned at 8:19pm.

Sue Lowrance, Village Clerk

Gary Bost, Mayor