

**VILLAGE OF BETHALTO  
COMMITTEE MEETING MINUTES  
OCTOBER 27, 2025, 6:00PM  
VILLAGE HALL COUNCIL CHAMBERS**

**Members Present:**

Gary Bost	Brady Dugger	Rachel Sontag	Jeff Mull
Maria Perkhiser	Jay Wright	Terri Keister	

**Also Present:**

Village Clerk Sue Lowrance	PW Director Rod Cheatham
Fire Chief Jeremiah Grant	

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

**Request for Crosswalk on Roosevelt**

As requested at the last Village board meeting, there was discussion over concerns along Roosevelt at higher pedestrian traffic areas such as Schreiber Farms/Heatherland Drive. Installation of a stop sign and crosswalk is not ideal, but we could possibly install signs like those along Prairie (“stop for pedestrians in crosswalks”) or a warning light like the one recently installed by the Arboretum, which is a push-button system that triggers flashing lights at the crosswalk. It was noted that there is a bus stop at that intersection, and all agreed that enforcement of the speed limit needs to be improved in that area, especially during periods of heavy pedestrian traffic. Discussion ensued over e-bikes and scooters, and Bost noted those also need to be discussed at a future meeting. The consensus was to check into installation of a crosswalk and light system like that at the Arboretum.

**Modular Home Code**

The Village recently had a contractor inquire about modular homes, which do not currently meet our code due to the inspection process. Modular homes come pre-assembled and pre-inspected and have been called the future of home construction. There are already several of these homes throughout Madison County, and it was noted that they are very nice and generally stronger than traditionally built homes. Construction is governed by several state authorities and strict guidelines, and inspection processes must be followed. Concern was expressed over the impact these homes would have on neighboring properties’ values, and the perception residents may have of these homes. Trustee Keister stated you cannot tell the difference in a modular home vs. a traditionally built home just by looking and agreed they are very nice. There was discussion of our inspection process and how we would be forfeiting some of our inspections if modular homes were permitted; it was again noted that these go through a rigid inspection process at the time of construction and are built to withstand transportation to the homesite as well so are structurally sound. Mayor noted that we could consider adding modular homes as a special use so we could consider each on an individual basis, and evaluate

the company, design, and inspection processes for each individual plan as they are submitted; the application would go through the P&Z Board with the final decision left to the Village Board. PW Director Cheatham stated that permitting these homes would offer an affordable option for lower-income areas; Bost agreed, noting there is a place for this, but we need to determine the best way to move forward with it and not rush the process. Most agreed that a special use may be the way to go. Bost said more research will be done and we will discuss further at the November committee meeting.

#### Fire Truck Loan

In the process of obtaining financing through Associated Bank for the new fire truck, we have discovered that over the life of the loan we would pay over \$144,000 in interest. Finance Director Randolph has suggested paying for the truck upfront and adjusting the Fire Department's allocated equipment budget over the next five years, thus saving those interest dollars and basically financing the truck "in house". Mayor noted that a budget amendment may be required if we exceed our overall budget, but that is unlikely since we have come in well under budget over the past few years. \$678,xxx is the balance due on the truck, and the board would pass a resolution authorizing an agreement with the Fire Department that will spell out the details of the action taken. It was suggested that the budget amendment be stretched out over 6 years rather than 5, to give the FD a little more wiggle room in their remaining budget amount; Mayor did note that when the purchase was agreed upon, that the FD agreed their volunteers would cover any equipment shortfall they encountered over the repayment period. Mayor will have our attorneys draft a resolution for the November meeting.

#### Water Update

PW Director Cheatham updated the board on water quality, stating that we have received no calls about discolored water in several weeks. Filter vessels have been prepped at the water plant, with new nozzles being installed this week; all filters will be fully operational again soon. Right of way acquisition is needed for some of the main replacement work, and that is going smoothly thus far. The Airline Drive project should go out for bid next week. Auto flushers are still in use, and there have been a few complaints about erosion around those areas. Cheatham plans to relocate some of the auto flushers to help alleviate erosion issues. The chemical feed relocation at the plant was fully approved by the IEPA and seems to have helped a lot as well. We have done independent PFAS testing and those results all came back well under acceptable levels.

Having no further items for discussion, the meeting was adjourned by Mayor Bost at 6:34pm.

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Sue Lowrance, Village Clerk