

**VILLAGE BOARD MEETING**  
**Bethalto, IL**  
**December 8, 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 Perkhiser, Keister, Mull, Sontag and Wright. Trustee Dugger was absent. Also present: Police Chief Jason Lamb, Public Works Director Rod Cheatham, Village Attorney Amy Gabriel, Fire Chief Jay Grant, and Village Finance Administrator/Treasurer Aleisha Randolph.

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

**REPORTS FROM DEPARTMENTAL SUPERVISORS:**

Fire Chief Jay Grant reviewed the statistical report for the month of November. There were 137 calls for service, one of which included a life saved. The new pumper truck has arrived, and training will be next week. The department is doing live burn training in conjunction with LCCC this weekend. The StarComm radios are in and are expected to go live in April; truck radios are yet to be installed. There were no questions.

Police Chief Lamb presented his department’s monthly activity report, noting a quiet month. His department has also received their portable radios through StarComm. The department is still waiting for the two new police cars to be equipped. Starting in January, the PD’s monthly report will include information on FOIA requests including time spent on processing, as these requests have been increasing steadily and a lot of time spent on responses. There were no questions.

Public Works Director Cheatham presented his departmental reports and reviewed work completed in the water, sewer, street and parks departments as well as the water office. IEPA construction permits have been issued for Valley Drive, Ninth Street and East Airline Drive and bid docs are being prepared. The final Pledge Blvd. walkthrough is scheduled for this week. There were no questions.

The monthly Building & Zoning report was reviewed, noting that a commercial permit has been issued for a Jimmy John's location at 515 Bellwood. Property violations were reviewed as well. There were no questions.

**GUESTS/PUBLIC COMMENT:**

Joan Ketcham, 413 Whispering Oaks Drive, was in attendance to address the board and ask them to reconsider their findings/decision on her requested portico, as she claims that the construction material is of "like material" to her current home and should be allowed. Ketcham stated that PW Director Cheatham had visited her home to discuss the project and she showed him that the rear of the home is brick and steel and said that "he agreed" and stated that was "a game changer". Trustee Keister asked what would be involved in reconsidering and noted that perhaps the code needs to be reviewed; Mayor stated that this board acts on recommendations from the Planning & Zoning Board, so the review process would start with them. Bost further noted that material alone wasn't the reason for the denial, but the location of an accessory structure in the front yard was a deciding factor. Bost stated the board can discuss the matter in committee to allow review of the full history of the situation.

**RESOLUTIONS**

**Resolution 2025-08 A Resolution Authorizing Request to Intervene to the Board of Review (Cedarhurst of Bethalto Real Estate, LLC) was presented. This authorizes the**

Village Attorney to intervene on behalf of the Village for an appeal of assessment to the Madison County Board of Review. Cedarhurst is seeking a change in valuation of nearly \$1 million, which would impact property tax receipts. **Motion made by Wright, seconded by Mull, to approve Resolution 2025-08 A Resolution Authorizing Request to Intervene to the Board of Review (Cedarhurst of Bethalto Real Estate, LLC).** Trustees Perkhiser, Keister, Mull, Sontag and Wright voted aye; nays none. Motion carried 5-0.

**Resolution 2025-09 A Resolution for IDOT Section 25-00033-03-BT, Job Number P-98-006-26 Shared Use Path along Plegge from Ashbrook to Rogers Lane** was presented. This authorizes an IDOT funding agreement for engineering of this project, at an estimated cost of \$19,000 to the Village. **Motion made by Keister, seconded by Perkhiser, to approve Resolution 2025-08 A Resolution for IDOT Section 25-00033-03-BT, Job Number P-98-006-26 Shared Use Path along Plegge from Ashbrook to Rogers Lane.** Trustees Perkhiser, Keister, Mull, Sontag and Wright voted aye; nays none. Motion carried 5-0.

### ORDINANCES

**Ordinance 2025-16 An Ordinance Dissolving the Special Tax Allocation Fund and Terminating the Designation of the Bethalto Tax Increment Financing District #1 Within the Village of Bethalto** was presented. This formally dissolves the TIF financing fund and terminates the redevelopment project area. **Motion made by Mull, seconded by Sontag, to approve Ordinance 2025-16 An Ordinance Dissolving the Special Tax Allocation Fund and Terminating the Designation of the Bethalto Tax Increment Financing District #1 Within the Village of Bethalto.** Trustees Perkhiser, Keister, Mull, Sontag and Wright voted aye, nays none. Motion carried 5-0.

**Ordinance 2025-17 Tax Levy Ordinance** was presented by Finance Administrator Aleisha Randolph. As discussed in committee, the final levied amount would stand at \$2,787,866.00, and the Village tax rate would show a slight decrease. It was noted that any increase in tax bills would be due to an increase in property value or tax increase by another taxing body.

**Motion made by Wright, seconded by Keister, to approve Ordinance 2025-17 Tax Levy Ordinance.** Trustees Perkhiser, Keister, Mull, Sontag and Wright voted aye, nays none.

Motion carried 5-0.

**Ordinance 2025-18 An Ordinance Amending Chapter 23-Manufactured Housing Zoning Code** was presented. This sets general provisions and construction standards for modular homes within the Village, as discussed in previous meetings, and keeps our code up to Madison County code as well. PW Director Cheatham stated that these homes are built to stringent standards and meet or exceed our codes for standard stick-built homes. Approval for each home would be through a special use permit, so each application would be reviewed by the Planning & Zoning Board and recommended to the Village Board for final approval on a case-by-case basis. Trustee Wright expressed concerns, noting the Village could be “painting ourselves into a corner” and that this could have a negative impact on local builders.

**Motion made by Perkhiser, seconded by Keister, to approve Ordinance 2025-18 An Ordinance Amending Chapter 23-Manufactured Housing Zoning Code.** Trustees Perkhiser, Keister, Mull, and Sontag voted aye, Trustee Wright voted nay.

Motion carried 4-1.

**REPORTS FROM THE MAYOR:**

None

**MONTHLY TREASURER'S REPORT:**

The November Treasurer's Report was presented by Treasurer Aleisha Randolph. Revenue and expenses were reviewed, and our cash balance decreased from the previous month due to some large expenses. There were no questions. **Motion made by Mull, seconded by Wright, to approve the Treasurer's Report for the month of November, 2025.** Trustees Perkhiser, Keister, Mull, Sontag and Wright voted aye, nays none. Motion carried 5-0.

**BILLS**

**GENERAL FUND**

**Motion by Mull, seconded by Perkhiser, authorizing payment of bills in the amount of \$183,029.98.** Trustees Perkhiser, Keister, Mull, Sontag and Wright voted aye, nays none. Motion carried 5-0.

**WATER & SEWER FUND**

**Motion by Keister, seconded by Sontag, authorizing payment of bills in the amount of \$530,028.99.** Trustees Perkhiser, Keister, Mull, Sontag and Wright voted aye, nays none. Motion carried 5-0.

**GARBAGE FUND**

**Motion by Mull, seconded by Perkhiser, authorizing payment of bills in the amount of \$62,526.91.** Trustees Perkhiser, Keister, Mull, Sontag and Wright voted aye, nays none. Motion carried 5-0.

**BUSINESS DISTRICT FUND**

**Motion by Mull, seconded by Sontag, authorizing payment of bills in the amount of \$12,500.00.** Trustees Perkhiser, Keister, Mull, Sontag and Wright 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) (23) The operation by a municipality of a municipal utility or the operation of a municipal power agency or municipal natural gas agency when the discussion involves (i) contracts relating to the purchase, sale, or delivery of electricity or natural gas or (ii) the results or conclusions of load forecast studies.** Entered executive session at 7:26 pm.

Re-convened into regular session at 8:01pm with Mayor Bost, Trustees Perkhiser, Keister, Mull, Sontag and Wright, Attorney Gabriel, PW Director Cheatham, Finance Administrator Aleisha Randolph, and Village Clerk Sue Lowrance in attendance. **Motion made by Mull, seconded by Sontag, to approve Executive Session meeting minutes from April 14, 2025.** Trustees voted aye viva voce; minutes were approved. There was no further action taken following the closed session.

There will be no December committee meetings due to the holidays; the next regularly scheduled Village Board meeting will be held on January 12, 2026, at 7:00pm.

Having no further business, a **motion to adjourn the meeting was made by Perkhiser, seconded by Keister.** All voted aye viva voce. Meeting adjourned at 8:03pm.

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Sue Lowrance, Village Clerk

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Gary Bost, Mayor